

Local Market Update for November 2023

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

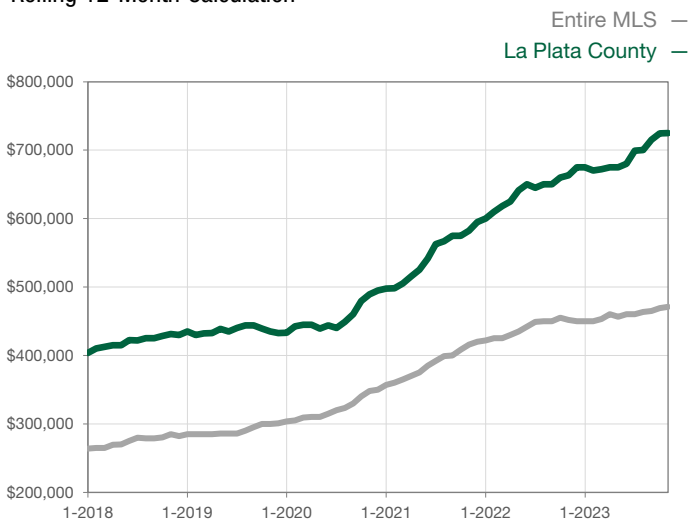
Single Family	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Key Metrics						
New Listings	38	31	- 18.4%	959	819	- 14.6%
Sold Listings	49	46	- 6.1%	723	578	- 20.1%
Median Sales Price*	\$799,000	\$872,500	+ 9.2%	\$672,000	\$725,000	+ 7.9%
Average Sales Price*	\$832,271	\$1,158,812	+ 39.2%	\$854,414	\$948,331	+ 11.0%
Percent of List Price Received*	97.5%	98.7%	+ 1.2%	99.6%	97.9%	- 1.7%
Days on Market Until Sale	101	76	- 24.8%	85	86	+ 1.2%
Cumulative Days on Market Until Sale	117	78	- 33.3%	90	94	+ 4.4%
Inventory of Homes for Sale	181	186	+ 2.8%	--	--	--
Months Supply of Inventory	2.7	3.6	+ 33.3%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Key Metrics						
New Listings	10	18	+ 80.0%	312	266	- 14.7%
Sold Listings	16	13	- 18.8%	286	214	- 25.2%
Median Sales Price*	\$408,975	\$489,000	+ 19.6%	\$464,722	\$529,250	+ 13.9%
Average Sales Price*	\$444,016	\$613,947	+ 38.3%	\$560,712	\$607,387	+ 8.3%
Percent of List Price Received*	97.7%	96.2%	- 1.5%	99.9%	98.3%	- 1.6%
Days on Market Until Sale	61	66	+ 8.2%	91	81	- 11.0%
Cumulative Days on Market Until Sale	61	66	+ 8.2%	92	85	- 7.6%
Inventory of Homes for Sale	50	72	+ 44.0%	--	--	--
Months Supply of Inventory	1.9	3.8	+ 100.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

