

Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

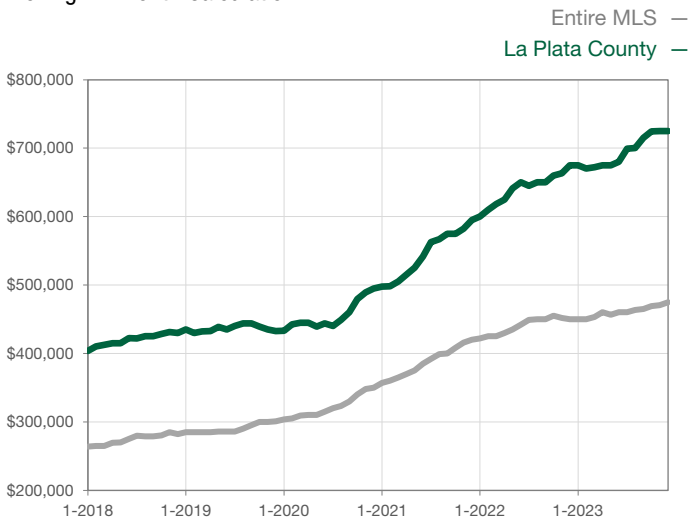
Single Family	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Key Metrics						
New Listings	27	28	+ 3.7%	986	849	- 13.9%
Sold Listings	38	40	+ 5.3%	761	619	- 18.7%
Median Sales Price*	\$688,000	\$749,500	+ 8.9%	\$674,900	\$725,000	+ 7.4%
Average Sales Price*	\$851,937	\$855,708	+ 0.4%	\$854,291	\$941,408	+ 10.2%
Percent of List Price Received*	97.3%	95.8%	- 1.5%	99.5%	97.8%	- 1.7%
Days on Market Until Sale	91	109	+ 19.8%	86	88	+ 2.3%
Cumulative Days on Market Until Sale	114	109	- 4.4%	92	95	+ 3.3%
Inventory of Homes for Sale	162	162	0.0%	--	--	--
Months Supply of Inventory	2.6	3.1	+ 19.2%	--	--	--

* 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	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Key Metrics						
New Listings	11	19	+ 72.7%	323	285	- 11.8%
Sold Listings	16	8	- 50.0%	302	222	- 26.5%
Median Sales Price*	\$372,500	\$410,000	+ 10.1%	\$458,250	\$528,250	+ 15.3%
Average Sales Price*	\$444,314	\$447,269	+ 0.7%	\$554,545	\$601,617	+ 8.5%
Percent of List Price Received*	98.3%	97.9%	- 0.4%	99.8%	98.3%	- 1.5%
Days on Market Until Sale	81	71	- 12.3%	90	80	- 11.1%
Cumulative Days on Market Until Sale	82	71	- 13.4%	92	84	- 8.7%
Inventory of Homes for Sale	49	62	+ 26.5%	--	--	--
Months Supply of Inventory	1.9	3.4	+ 78.9%	--	--	--

* 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

