

# Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## La Plata County

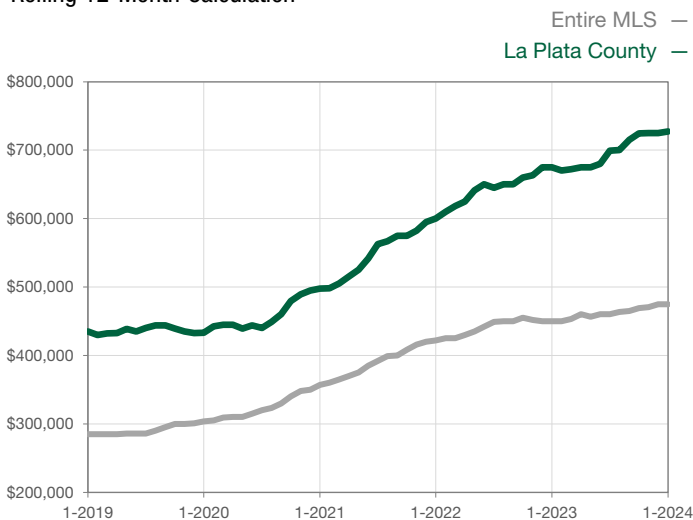
Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	33	24	- 27.3%	33	24	- 27.3%
Sold Listings	18	27	+ 50.0%	18	27	+ 50.0%
Median Sales Price*	\$693,500	<b>\$750,000</b>	+ 8.1%	\$693,500	<b>\$750,000</b>	+ 8.1%
Average Sales Price*	\$771,506	<b>\$931,766</b>	+ 20.8%	\$771,506	<b>\$931,766</b>	+ 20.8%
Percent of List Price Received*	94.7%	<b>97.4%</b>	+ 2.9%	94.7%	<b>97.4%</b>	+ 2.9%
Days on Market Until Sale	111	<b>113</b>	+ 1.8%	111	<b>113</b>	+ 1.8%
Cumulative Days on Market Until Sale	134	<b>140</b>	+ 4.5%	134	<b>140</b>	+ 4.5%
Inventory of Homes for Sale	141	<b>139</b>	- 1.4%	--	--	--
Months Supply of Inventory	2.3	<b>2.7</b>	+ 17.4%	--	--	--

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

Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	10	26	+ 160.0%	10	26	+ 160.0%
Sold Listings	15	14	- 6.7%	15	14	- 6.7%
Median Sales Price*	\$565,000	<b>\$486,250</b>	- 13.9%	\$565,000	<b>\$486,250</b>	- 13.9%
Average Sales Price*	\$563,267	<b>\$465,929</b>	- 17.3%	\$563,267	<b>\$465,929</b>	- 17.3%
Percent of List Price Received*	96.5%	<b>97.6%</b>	+ 1.1%	96.5%	<b>97.6%</b>	+ 1.1%
Days on Market Until Sale	81	<b>88</b>	+ 8.6%	81	<b>88</b>	+ 8.6%
Cumulative Days on Market Until Sale	84	<b>88</b>	+ 4.8%	84	<b>88</b>	+ 4.8%
Inventory of Homes for Sale	45	<b>65</b>	+ 44.4%	--	--	--
Months Supply of Inventory	1.8	<b>3.5</b>	+ 94.4%	--	--	--

\* 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

