

Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

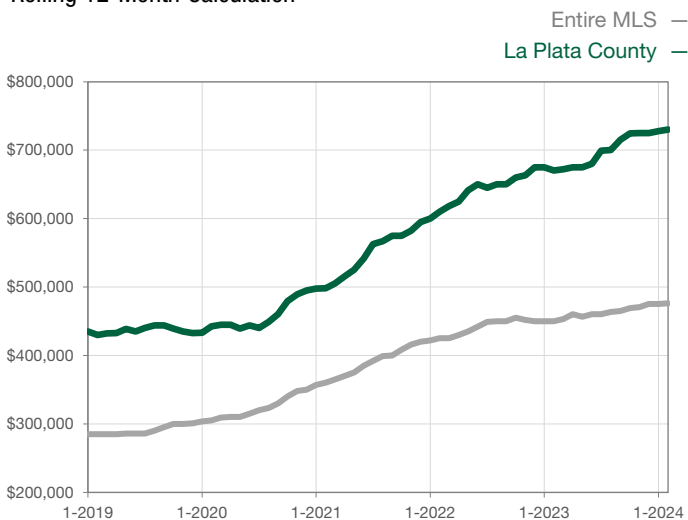
Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	30	34	+ 13.3%	63	57	- 9.5%
Sold Listings	34	22	- 35.3%	52	49	- 5.8%
Median Sales Price*	\$537,500	\$591,250	+ 10.0%	\$587,500	\$680,000	+ 15.7%
Average Sales Price*	\$678,992	\$746,355	+ 9.9%	\$711,016	\$848,520	+ 19.3%
Percent of List Price Received*	97.0%	94.3%	- 2.8%	96.2%	96.0%	- 0.2%
Days on Market Until Sale	98	129	+ 31.6%	103	123	+ 19.4%
Cumulative Days on Market Until Sale	117	138	+ 17.9%	123	142	+ 15.4%
Inventory of Homes for Sale	117	132	+ 12.8%	--	--	--
Months Supply of Inventory	1.9	2.6	+ 36.8%	--	--	--

* 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	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	11	28	+ 154.5%	21	54	+ 157.1%
Sold Listings	10	13	+ 30.0%	25	27	+ 8.0%
Median Sales Price*	\$356,688	\$535,000	+ 50.0%	\$520,000	\$490,000	- 5.8%
Average Sales Price*	\$414,538	\$532,692	+ 28.5%	\$503,775	\$498,074	- 1.1%
Percent of List Price Received*	98.3%	97.2%	- 1.1%	97.2%	97.4%	+ 0.2%
Days on Market Until Sale	90	107	+ 18.9%	84	97	+ 15.5%
Cumulative Days on Market Until Sale	90	116	+ 28.9%	86	102	+ 18.6%
Inventory of Homes for Sale	42	72	+ 71.4%	--	--	--
Months Supply of Inventory	1.8	3.9	+ 116.7%	--	--	--

* 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

