

# Local Market Update for March 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## La Plata County

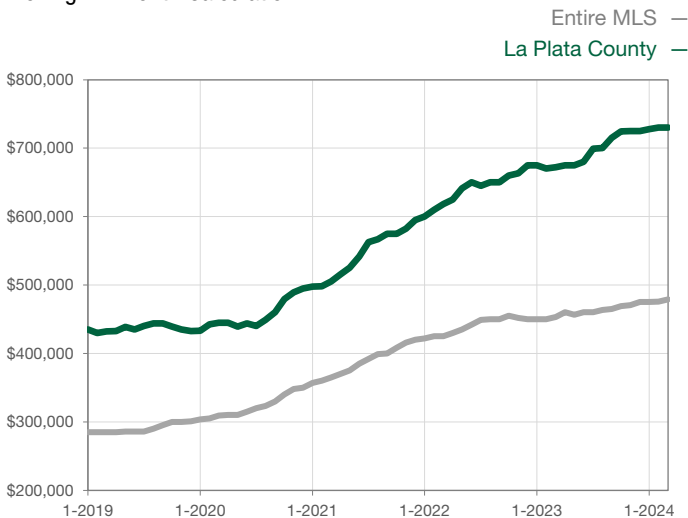
Single Family	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	52	71	+ 36.5%	115	130	+ 13.0%
Sold Listings	40	31	- 22.5%	92	80	- 13.0%
Median Sales Price*	\$760,000	<b>\$750,000</b>	- 1.3%	\$638,500	<b>\$699,500</b>	+ 9.6%
Average Sales Price*	\$989,590	<b>\$809,629</b>	- 18.2%	\$832,135	<b>\$833,450</b>	+ 0.2%
Percent of List Price Received*	96.9%	<b>96.8%</b>	- 0.1%	96.5%	<b>96.3%</b>	- 0.2%
Days on Market Until Sale	108	<b>148</b>	+ 37.0%	105	<b>132</b>	+ 25.7%
Cumulative Days on Market Until Sale	121	<b>154</b>	+ 27.3%	122	<b>146</b>	+ 19.7%
Inventory of Homes for Sale	121	<b>150</b>	+ 24.0%	--	--	--
Months Supply of Inventory	2.0	<b>3.0</b>	+ 50.0%	--	--	--

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

Townhouse/Condo	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	25	20	- 20.0%	46	74	+ 60.9%
Sold Listings	18	19	+ 5.6%	43	47	+ 9.3%
Median Sales Price*	\$537,000	<b>\$580,000</b>	+ 8.0%	\$525,000	<b>\$535,000</b>	+ 1.9%
Average Sales Price*	\$548,206	<b>\$511,763</b>	- 6.6%	\$522,374	<b>\$531,096</b>	+ 1.7%
Percent of List Price Received*	99.2%	<b>98.2%</b>	- 1.0%	98.0%	<b>97.8%</b>	- 0.2%
Days on Market Until Sale	103	<b>85</b>	- 17.5%	92	<b>92</b>	0.0%
Cumulative Days on Market Until Sale	103	<b>87</b>	- 15.5%	93	<b>95</b>	+ 2.2%
Inventory of Homes for Sale	41	<b>73</b>	+ 78.0%	--	--	--
Months Supply of Inventory	1.8	<b>3.9</b>	+ 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

