

Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

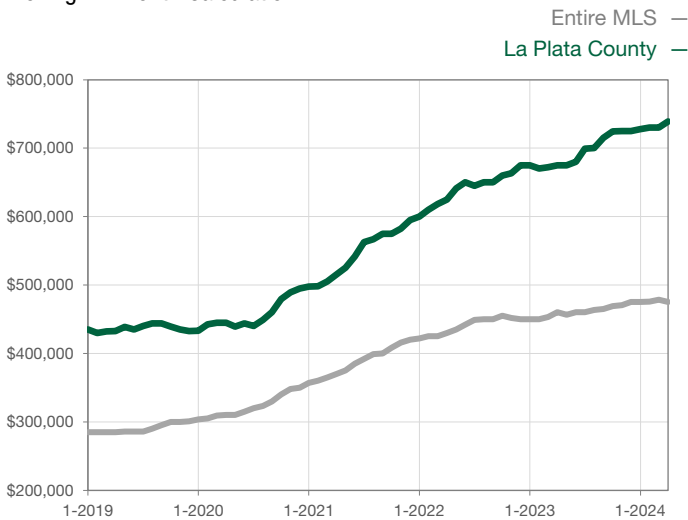
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Key Metrics						
New Listings	87	92	+ 5.7%	202	225	+ 11.4%
Sold Listings	36	34	- 5.6%	128	114	- 10.9%
Median Sales Price*	\$732,000	\$892,500	+ 21.9%	\$680,000	\$750,000	+ 10.3%
Average Sales Price*	\$1,055,248	\$957,562	- 9.3%	\$894,885	\$870,466	- 2.7%
Percent of List Price Received*	97.0%	98.1%	+ 1.1%	96.7%	96.8%	+ 0.1%
Days on Market Until Sale	116	79	- 31.9%	108	116	+ 7.4%
Cumulative Days on Market Until Sale	119	95	- 20.2%	121	131	+ 8.3%
Inventory of Homes for Sale	147	188	+ 27.9%	--	--	--
Months Supply of Inventory	2.6	3.7	+ 42.3%	--	--	--

* 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	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Key Metrics						
New Listings	26	40	+ 53.8%	72	115	+ 59.7%
Sold Listings	13	17	+ 30.8%	56	64	+ 14.3%
Median Sales Price*	\$527,500	\$435,000	- 17.5%	\$526,250	\$497,250	- 5.5%
Average Sales Price*	\$598,108	\$609,029	+ 1.8%	\$539,955	\$551,797	+ 2.2%
Percent of List Price Received*	99.5%	98.1%	- 1.4%	98.4%	97.9%	- 0.5%
Days on Market Until Sale	114	92	- 19.3%	97	92	- 5.2%
Cumulative Days on Market Until Sale	153	97	- 36.6%	107	96	- 10.3%
Inventory of Homes for Sale	40	87	+ 117.5%	--	--	--
Months Supply of Inventory	1.8	4.5	+ 150.0%	--	--	--

* 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

