

Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

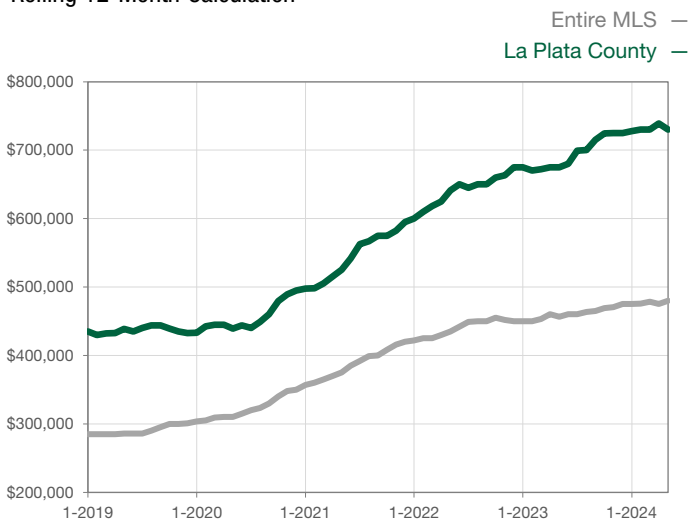
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	126	113	- 10.3%	328	341	+ 4.0%
Sold Listings	56	56	0.0%	184	172	- 6.5%
Median Sales Price*	\$760,000	\$667,510	- 12.2%	\$705,000	\$722,100	+ 2.4%
Average Sales Price*	\$847,393	\$818,550	- 3.4%	\$880,431	\$853,575	- 3.1%
Percent of List Price Received*	98.6%	98.7%	+ 0.1%	97.2%	97.4%	+ 0.2%
Days on Market Until Sale	83	89	+ 7.2%	101	107	+ 5.9%
Cumulative Days on Market Until Sale	86	92	+ 7.0%	111	118	+ 6.3%
Inventory of Homes for Sale	190	234	+ 23.2%	--	--	--
Months Supply of Inventory	3.6	4.6	+ 27.8%	--	--	--

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

Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	35	36	+ 2.9%	107	154	+ 43.9%
Sold Listings	22	21	- 4.5%	78	85	+ 9.0%
Median Sales Price*	\$460,000	\$499,000	+ 8.5%	\$522,500	\$499,000	- 4.5%
Average Sales Price*	\$513,741	\$571,459	+ 11.2%	\$532,561	\$556,654	+ 4.5%
Percent of List Price Received*	98.8%	99.1%	+ 0.3%	98.5%	98.2%	- 0.3%
Days on Market Until Sale	62	76	+ 22.6%	87	88	+ 1.1%
Cumulative Days on Market Until Sale	71	76	+ 7.0%	97	91	- 6.2%
Inventory of Homes for Sale	58	93	+ 60.3%	--	--	--
Months Supply of Inventory	2.7	4.9	+ 81.5%	--	--	--

* 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

