

# Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## La Plata County

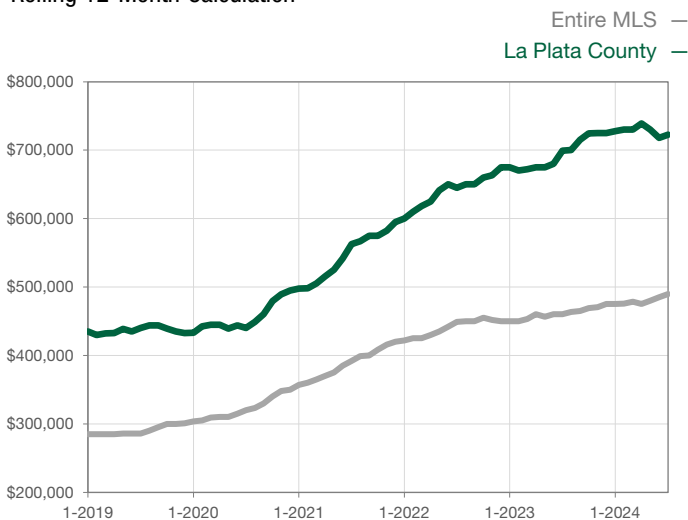
Single Family	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	103	108	+ 4.9%	565	567	+ 0.4%
Sold Listings	68	68	0.0%	326	297	- 8.9%
Median Sales Price*	\$701,450	\$770,000	+ 9.8%	\$717,000	\$710,000	- 1.0%
Average Sales Price*	\$957,341	\$878,172	- 8.3%	\$909,142	\$868,544	- 4.5%
Percent of List Price Received*	98.2%	98.5%	+ 0.3%	97.8%	98.1%	+ 0.3%
Days on Market Until Sale	65	87	+ 33.8%	85	98	+ 15.3%
Cumulative Days on Market Until Sale	71	87	+ 22.5%	95	106	+ 11.6%
Inventory of Homes for Sale	237	294	+ 24.1%	--	--	--
Months Supply of Inventory	4.5	6.0	+ 33.3%	--	--	--

\* 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	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	27	29	+ 7.4%	170	224	+ 31.8%
Sold Listings	22	30	+ 36.4%	123	132	+ 7.3%
Median Sales Price*	\$523,000	\$575,000	+ 9.9%	\$525,000	\$562,500	+ 7.1%
Average Sales Price*	\$529,375	\$596,494	+ 12.7%	\$542,434	\$579,937	+ 6.9%
Percent of List Price Received*	97.8%	98.8%	+ 1.0%	98.4%	98.4%	0.0%
Days on Market Until Sale	79	78	- 1.3%	85	83	- 2.4%
Cumulative Days on Market Until Sale	79	78	- 1.3%	91	88	- 3.3%
Inventory of Homes for Sale	63	101	+ 60.3%	--	--	--
Months Supply of Inventory	3.1	5.2	+ 67.7%	--	--	--

\* 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

