

Local Market Update for June 2024

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

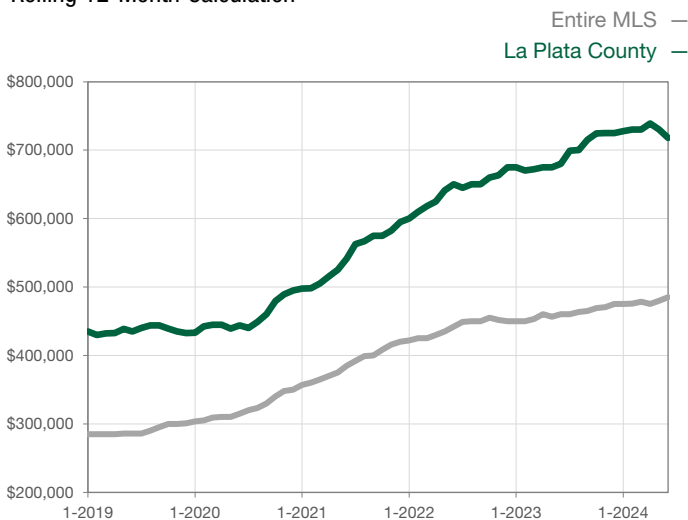
Single Family	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
Key Metrics						
New Listings	134	116	- 13.4%	462	460	- 0.4%
Sold Listings	74	56	- 24.3%	258	229	- 11.2%
Median Sales Price*	\$754,000	\$687,500	- 8.8%	\$724,610	\$700,000	- 3.4%
Average Sales Price*	\$936,239	\$881,033	- 5.9%	\$896,438	\$865,684	- 3.4%
Percent of List Price Received*	98.6%	99.4%	+ 0.8%	97.6%	97.9%	+ 0.3%
Days on Market Until Sale	65	83	+ 27.7%	90	102	+ 13.3%
Cumulative Days on Market Until Sale	78	90	+ 15.4%	101	112	+ 10.9%
Inventory of Homes for Sale	225	265	+ 17.8%	--	--	--
Months Supply of Inventory	4.2	5.4	+ 28.6%	--	--	--

* 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	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
Key Metrics						
New Listings	36	38	+ 5.6%	143	193	+ 35.0%
Sold Listings	23	17	- 26.1%	101	102	+ 1.0%
Median Sales Price*	\$560,000	\$620,000	+ 10.7%	\$525,000	\$557,500	+ 6.2%
Average Sales Price*	\$588,409	\$667,129	+ 13.4%	\$545,279	\$575,067	+ 5.5%
Percent of List Price Received*	98.7%	98.9%	+ 0.2%	98.5%	98.3%	- 0.2%
Days on Market Until Sale	84	69	- 17.9%	87	85	- 2.3%
Cumulative Days on Market Until Sale	84	88	+ 4.8%	94	91	- 3.2%
Inventory of Homes for Sale	66	102	+ 54.5%	--	--	--
Months Supply of Inventory	3.1	5.5	+ 77.4%	--	--	--

* 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

