

Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

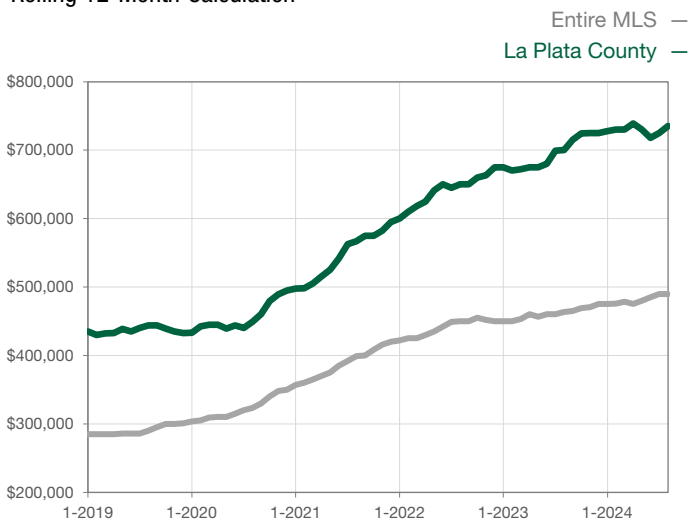
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	85	90	+ 5.9%	650	661	+ 1.7%
Sold Listings	80	66	- 17.5%	406	364	- 10.3%
Median Sales Price*	\$730,000	\$816,750	+ 11.9%	\$721,610	\$732,500	+ 1.5%
Average Sales Price*	\$873,220	\$951,605	+ 9.0%	\$902,064	\$885,064	- 1.9%
Percent of List Price Received*	99.3%	98.2%	- 1.1%	98.1%	98.1%	0.0%
Days on Market Until Sale	68	69	+ 1.5%	82	93	+ 13.4%
Cumulative Days on Market Until Sale	78	72	- 7.7%	92	100	+ 8.7%
Inventory of Homes for Sale	232	276	+ 19.0%	--	--	--
Months Supply of Inventory	4.4	5.7	+ 29.5%	--	--	--

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

Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	31	29	- 6.5%	201	256	+ 27.4%
Sold Listings	29	26	- 10.3%	152	159	+ 4.6%
Median Sales Price*	\$670,000	\$456,750	- 31.8%	\$529,250	\$549,000	+ 3.7%
Average Sales Price*	\$680,268	\$537,462	- 21.0%	\$568,732	\$572,488	+ 0.7%
Percent of List Price Received*	98.9%	97.9%	- 1.0%	98.5%	98.3%	- 0.2%
Days on Market Until Sale	82	98	+ 19.5%	85	85	0.0%
Cumulative Days on Market Until Sale	85	98	+ 15.3%	90	89	- 1.1%
Inventory of Homes for Sale	64	100	+ 56.3%	--	--	--
Months Supply of Inventory	3.3	5.2	+ 57.6%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

