

# Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## La Plata County

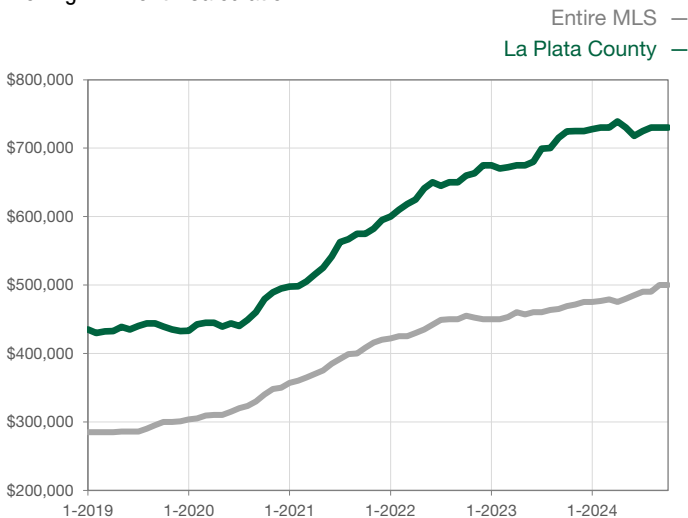
Single Family	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	58	66	+ 13.8%	792	813	+ 2.7%
Sold Listings	61	61	0.0%	532	509	- 4.3%
Median Sales Price*	\$689,000	<b>\$625,000</b>	- 9.3%	\$719,683	<b>\$725,000</b>	+ 0.7%
Average Sales Price*	\$1,064,143	<b>\$925,047</b>	- 13.1%	\$930,132	<b>\$896,481</b>	- 3.6%
Percent of List Price Received*	97.3%	<b>98.3%</b>	+ 1.0%	97.9%	<b>98.0%</b>	+ 0.1%
Days on Market Until Sale	89	<b>90</b>	+ 1.1%	87	<b>93</b>	+ 6.9%
Cumulative Days on Market Until Sale	91	<b>100</b>	+ 9.9%	95	<b>100</b>	+ 5.3%
Inventory of Homes for Sale	221	<b>255</b>	+ 15.4%	--	--	--
Months Supply of Inventory	4.3	<b>5.1</b>	+ 18.6%	--	--	--

\* 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	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	20	25	+ 25.0%	248	321	+ 29.4%
Sold Listings	26	32	+ 23.1%	201	211	+ 5.0%
Median Sales Price*	\$630,000	<b>\$654,500</b>	+ 3.9%	\$530,000	<b>\$560,000</b>	+ 5.7%
Average Sales Price*	\$712,285	<b>\$823,235</b>	+ 15.6%	\$606,963	<b>\$618,481</b>	+ 1.9%
Percent of List Price Received*	98.1%	<b>98.3%</b>	+ 0.2%	98.4%	<b>98.2%</b>	- 0.2%
Days on Market Until Sale	83	<b>99</b>	+ 19.3%	82	<b>92</b>	+ 12.2%
Cumulative Days on Market Until Sale	83	<b>99</b>	+ 19.3%	86	<b>95</b>	+ 10.5%
Inventory of Homes for Sale	67	<b>87</b>	+ 29.9%	--	--	--
Months Supply of Inventory	3.5	<b>4.5</b>	+ 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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

