

# Local Market Update for November 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## La Plata County

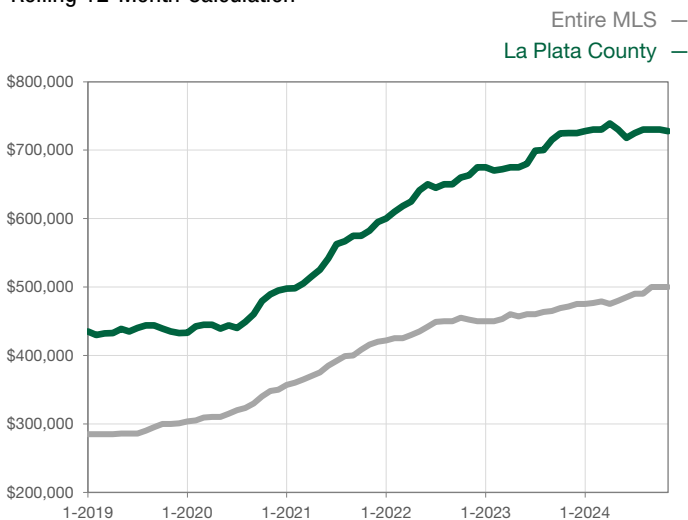
Single Family	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	31	35	+ 12.9%	823	855	+ 3.9%
Sold Listings	47	56	+ 19.1%	579	566	- 2.2%
Median Sales Price*	\$870,000	<b>\$784,500</b>	- 9.8%	\$725,000	<b>\$725,100</b>	+ 0.0%
Average Sales Price*	\$1,141,986	<b>\$870,575</b>	- 23.8%	\$947,329	<b>\$893,332</b>	- 5.7%
Percent of List Price Received*	98.7%	<b>96.3%</b>	- 2.4%	97.9%	<b>97.8%</b>	- 0.1%
Days on Market Until Sale	74	102	+ 37.8%	86	94	+ 9.3%
Cumulative Days on Market Until Sale	77	104	+ 35.1%	94	100	+ 6.4%
Inventory of Homes for Sale	183	209	+ 14.2%	--	--	--
Months Supply of Inventory	3.6	4.1	+ 13.9%	--	--	--

\* 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	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	17	17	0.0%	265	338	+ 27.5%
Sold Listings	13	20	+ 53.8%	214	231	+ 7.9%
Median Sales Price*	\$489,000	<b>\$1,000,000</b>	+ 104.5%	\$529,250	<b>\$570,000</b>	+ 7.7%
Average Sales Price*	\$613,947	<b>\$977,620</b>	+ 59.2%	\$607,387	<b>\$649,575</b>	+ 6.9%
Percent of List Price Received*	96.2%	<b>96.8%</b>	+ 0.6%	98.3%	<b>98.1%</b>	- 0.2%
Days on Market Until Sale	66	154	+ 133.3%	81	97	+ 19.8%
Cumulative Days on Market Until Sale	66	166	+ 151.5%	85	101	+ 18.8%
Inventory of Homes for Sale	66	83	+ 25.8%	--	--	--
Months Supply of Inventory	3.4	4.2	+ 23.5%	--	--	--

\* 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

