

Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

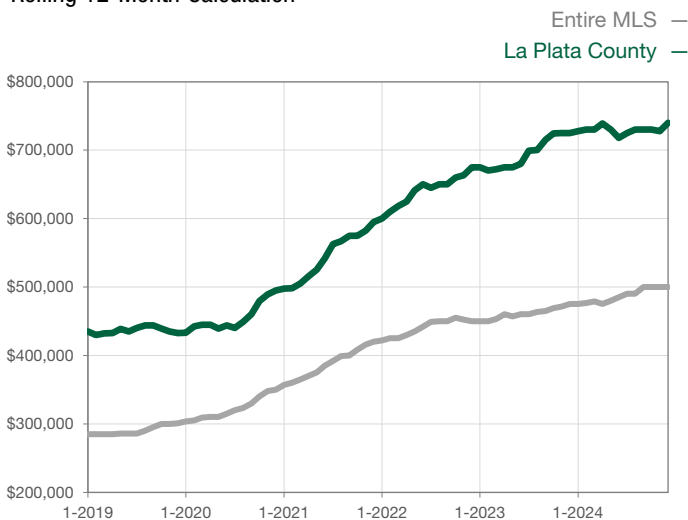
Single Family	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Key Metrics						
New Listings	28	32	+ 14.3%	851	889	+ 4.5%
Sold Listings	40	40	0.0%	619	606	- 2.1%
Median Sales Price*	\$749,500	\$822,500	+ 9.7%	\$725,000	\$740,000	+ 2.1%
Average Sales Price*	\$855,708	\$1,064,225	+ 24.4%	\$941,408	\$904,612	- 3.9%
Percent of List Price Received*	95.8%	96.4%	+ 0.6%	97.8%	97.7%	- 0.1%
Days on Market Until Sale	109	94	- 13.8%	88	94	+ 6.8%
Cumulative Days on Market Until Sale	109	120	+ 10.1%	95	101	+ 6.3%
Inventory of Homes for Sale	160	173	+ 8.1%	--	--	--
Months Supply of Inventory	3.1	3.4	+ 9.7%	--	--	--

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

Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Key Metrics						
New Listings	19	11	- 42.1%	284	352	+ 23.9%
Sold Listings	8	22	+ 175.0%	222	253	+ 14.0%
Median Sales Price*	\$410,000	\$437,500	+ 6.7%	\$528,250	\$549,500	+ 4.0%
Average Sales Price*	\$447,269	\$506,070	+ 13.1%	\$601,617	\$637,097	+ 5.9%
Percent of List Price Received*	97.9%	97.4%	- 0.5%	98.3%	98.0%	- 0.3%
Days on Market Until Sale	71	110	+ 54.9%	80	98	+ 22.5%
Cumulative Days on Market Until Sale	71	133	+ 87.3%	84	104	+ 23.8%
Inventory of Homes for Sale	61	72	+ 18.0%	--	--	--
Months Supply of Inventory	3.3	3.4	+ 3.0%	--	--	--

* 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

