

Local Market Update for August 2016

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

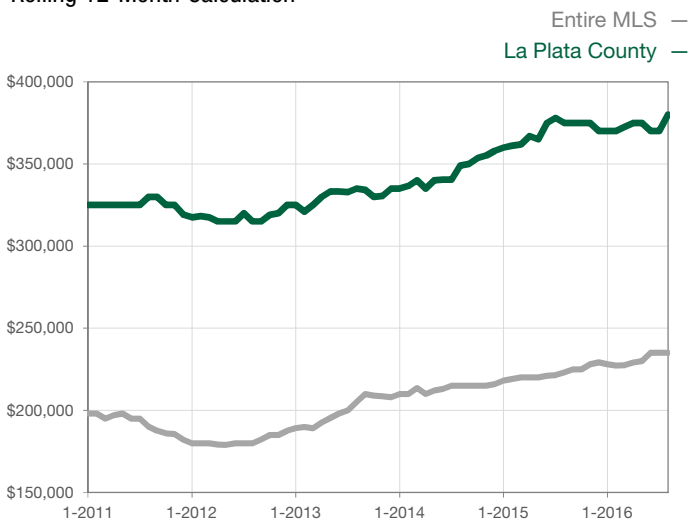
Single Family	August			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Key Metrics						
New Listings	123	131	+ 6.5%	1,097	1,050	- 4.3%
Sold Listings	95	78	- 17.9%	563	534	- 5.2%
Median Sales Price*	\$345,000	\$425,750	+ 23.4%	\$375,000	\$385,000	+ 2.7%
Average Sales Price*	\$395,083	\$596,541	+ 51.0%	\$412,133	\$444,609	+ 7.9%
Percent of List Price Received*	98.4%	96.9%	- 1.5%	97.4%	96.8%	- 0.6%
Days on Market Until Sale	99	141	+ 42.4%	124	132	+ 6.5%
Cumulative Days on Market Until Sale	120	159	+ 32.5%	149	153	+ 2.7%
Inventory of Homes for Sale	606	567	- 6.4%	--	--	--
Months Supply of Inventory	8.8	8.9	+ 1.1%	--	--	--

* 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		
	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Key Metrics						
New Listings	37	46	+ 24.3%	298	293	- 1.7%
Sold Listings	29	25	- 13.8%	197	195	- 1.0%
Median Sales Price*	\$240,000	\$242,000	+ 0.8%	\$263,000	\$284,100	+ 8.0%
Average Sales Price*	\$257,424	\$366,583	+ 42.4%	\$291,926	\$318,942	+ 9.3%
Percent of List Price Received*	97.0%	97.7%	+ 0.7%	97.2%	97.6%	+ 0.4%
Days on Market Until Sale	132	151	+ 14.4%	137	132	- 3.6%
Cumulative Days on Market Until Sale	156	163	+ 4.5%	145	147	+ 1.4%
Inventory of Homes for Sale	172	142	- 17.4%	--	--	--
Months Supply of Inventory	7.0	5.7	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

