

Local Market Update for November 2018

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

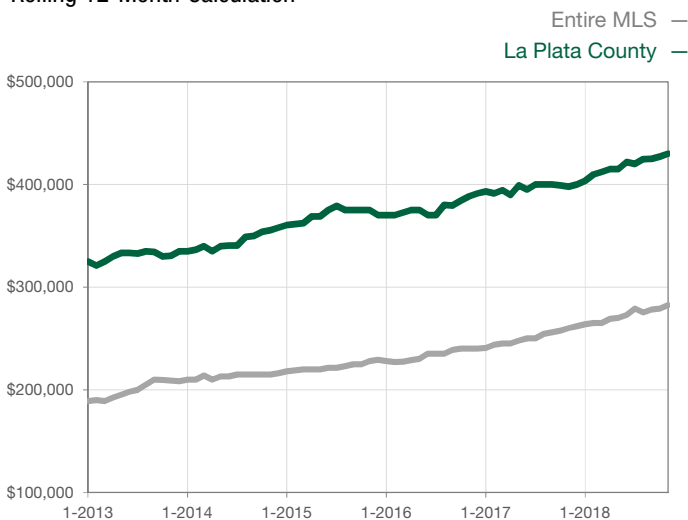
Key Metrics	November			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
New Listings	53	59	+ 11.3%	1,273	1,249	- 1.9%
Sold Listings	62	67	+ 8.1%	756	749	- 0.9%
Median Sales Price*	\$399,500	\$485,000	+ 21.4%	\$395,500	\$430,000	+ 8.7%
Average Sales Price*	\$451,384	\$690,538	+ 53.0%	\$451,707	\$508,325	+ 12.5%
Percent of List Price Received*	94.1%	96.1%	+ 2.1%	97.3%	97.0%	- 0.3%
Days on Market Until Sale	145	162	+ 11.7%	125	128	+ 2.4%
Cumulative Days on Market Until Sale	146	214	+ 46.6%	141	152	+ 7.8%
Inventory of Homes for Sale	448	420	- 6.3%	--	--	--
Months Supply of Inventory	6.6	6.1	- 7.6%	--	--	--

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

Key Metrics	November			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
New Listings	31	27	- 12.9%	411	407	- 1.0%
Sold Listings	23	33	+ 43.5%	306	315	+ 2.9%
Median Sales Price*	\$269,000	\$349,000	+ 29.7%	\$295,000	\$292,500	- 0.8%
Average Sales Price*	\$277,248	\$374,029	+ 34.9%	\$322,646	\$315,627	- 2.2%
Percent of List Price Received*	96.3%	98.1%	+ 1.9%	97.9%	97.5%	- 0.4%
Days on Market Until Sale	144	138	- 4.2%	130	126	- 3.1%
Cumulative Days on Market Until Sale	180	146	- 18.9%	140	136	- 2.9%
Inventory of Homes for Sale	134	131	- 2.2%	--	--	--
Months Supply of Inventory	5.0	4.6	- 8.0%	--	--	--

* 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

