

Local Market Update for February 2019

A Research Tool Provided by the Colorado Association of REALTORS®



La Plata County

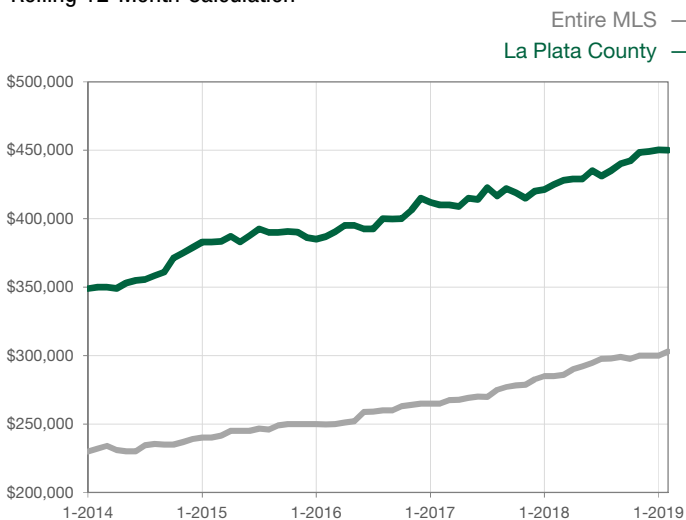
Key Metrics	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
New Listings	67	54	- 19.4%	144	104	- 27.8%
Sold Listings	38	32	- 15.8%	76	70	- 7.9%
Median Sales Price*	\$520,000	\$429,000	- 17.5%	\$442,405	\$440,000	- 0.5%
Average Sales Price*	\$552,895	\$421,266	- 23.8%	\$512,882	\$466,813	- 9.0%
Percent of List Price Received*	98.0%	98.1%	+ 0.1%	97.4%	97.7%	+ 0.3%
Days on Market Until Sale	132	136	+ 3.0%	147	137	- 6.8%
Cumulative Days on Market Until Sale	190	136	- 28.4%	187	150	- 19.8%
Inventory of Homes for Sale	306	267	- 12.7%	--	--	--
Months Supply of Inventory	4.9	4.5	- 8.2%	--	--	--

* 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	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
New Listings	34	30	- 11.8%	63	62	- 1.6%
Sold Listings	23	18	- 21.7%	47	38	- 19.1%
Median Sales Price*	\$262,500	\$296,500	+ 13.0%	\$274,900	\$294,500	+ 7.1%
Average Sales Price*	\$265,670	\$280,656	+ 5.6%	\$279,730	\$269,405	- 3.7%
Percent of List Price Received*	96.8%	97.3%	+ 0.5%	96.7%	97.1%	+ 0.4%
Days on Market Until Sale	87	139	+ 59.8%	115	135	+ 17.4%
Cumulative Days on Market Until Sale	136	139	+ 2.2%	134	140	+ 4.5%
Inventory of Homes for Sale	127	127	0.0%	--	--	--
Months Supply of Inventory	4.5	4.7	+ 4.4%	--	--	--

* 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

