

Local Market Update for December 2017

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

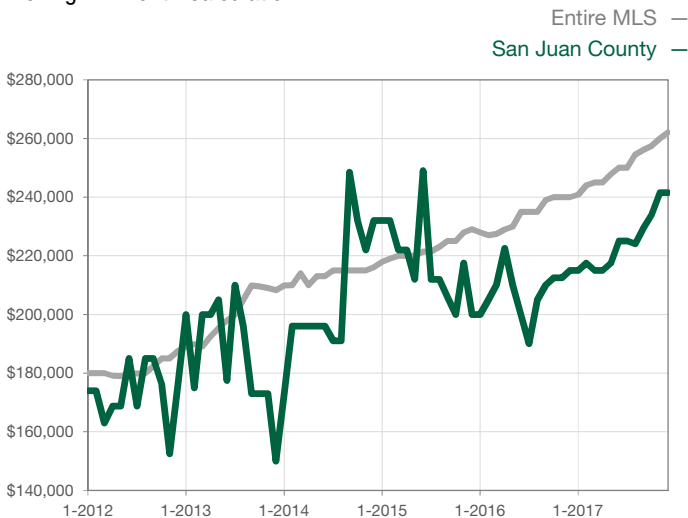
Key Metrics	December			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 12-2016	Thru 12-2017	Percent Change from Previous Year
New Listings	0	0	--	35	32	- 8.6%
Sold Listings	1	1	0.0%	20	18	- 10.0%
Median Sales Price*	\$295,000	\$329,000	+ 11.5%	\$215,000	\$241,500	+ 12.3%
Average Sales Price*	\$295,000	\$329,000	+ 11.5%	\$289,000	\$274,840	- 4.9%
Percent of List Price Received*	98.7%	94.3%	- 4.5%	94.8%	92.7%	- 2.2%
Days on Market Until Sale	88	72	- 18.2%	152	202	+ 32.9%
Cumulative Days on Market Until Sale	88	72	- 18.2%	229	186	- 18.8%
Inventory of Homes for Sale	16	22	+ 37.5%	--	--	--
Months Supply of Inventory	8.8	13.4	+ 52.3%	--	--	--

* 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	December			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 12-2016	Thru 12-2017	Percent Change from Previous Year
New Listings	0	1	--	26	15	- 42.3%
Sold Listings	2	0	- 100.0%	30	16	- 46.7%
Median Sales Price*	\$164,750	\$0	- 100.0%	\$173,500	\$168,750	- 2.7%
Average Sales Price*	\$164,750	\$0	- 100.0%	\$196,955	\$207,194	+ 5.2%
Percent of List Price Received*	96.2%	0.0%	- 100.0%	95.8%	95.4%	- 0.4%
Days on Market Until Sale	304	0	- 100.0%	176	156	- 11.4%
Cumulative Days on Market Until Sale	45	0	- 100.0%	213	189	- 11.3%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--

* 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

