

# Local Market Update for April 2018

A Research Tool Provided by the Colorado Association of REALTORS®



## San Juan County

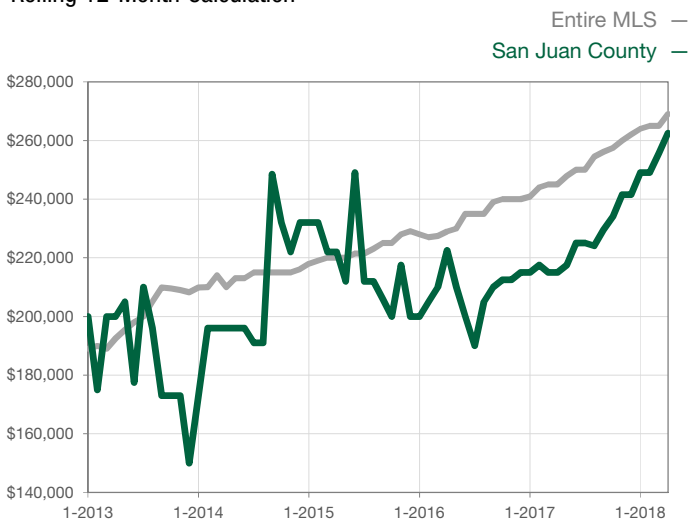
Key Metrics	April			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
New Listings	4	3	- 25.0%	6	8	+ 33.3%
Sold Listings	1	0	- 100.0%	4	1	- 75.0%
Median Sales Price*	\$225,000	\$0	- 100.0%	\$229,500	\$612,850	+ 167.0%
Average Sales Price*	\$225,000	\$0	- 100.0%	\$381,750	\$612,850	+ 60.5%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	92.4%	97.4%	+ 5.4%
Days on Market Until Sale	0	0	--	338	540	+ 59.8%
Cumulative Days on Market Until Sale	0	0	--	290	540	+ 86.2%
Inventory of Homes for Sale	10	22	+ 120.0%	--	--	--
Months Supply of Inventory	5.9	13.2	+ 123.7%	--	--	--

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

Key Metrics	April			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
New Listings	3	2	- 33.3%	9	7	- 22.2%
Sold Listings	0	3	--	5	3	- 40.0%
Median Sales Price*	\$0	\$154,500	--	\$219,000	\$154,500	- 29.5%
Average Sales Price*	\$0	\$145,333	--	\$251,100	\$145,333	- 42.1%
Percent of List Price Received*	0.0%	95.4%	--	98.1%	95.4%	- 2.8%
Days on Market Until Sale	0	178	--	144	178	+ 23.6%
Cumulative Days on Market Until Sale	0	178	--	234	178	- 23.9%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	3.0	2.1	- 30.0%	--	--	--

\* 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

