

Local Market Update for May 2018

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

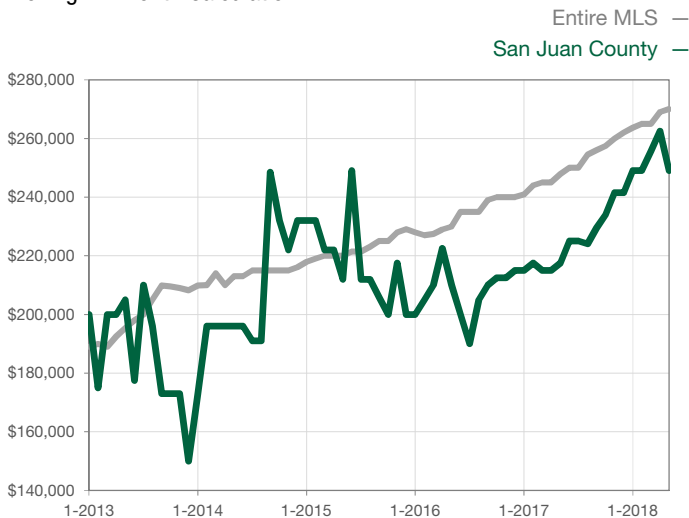
Key Metrics	May			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 05-2017	Thru 05-2018	Percent Change from Previous Year
New Listings	4	4	0.0%	10	12	+ 20.0%
Sold Listings	2	2	0.0%	6	3	- 50.0%
Median Sales Price*	\$167,250	\$227,500	+ 36.0%	\$229,500	\$235,000	+ 2.4%
Average Sales Price*	\$167,250	\$227,500	+ 36.0%	\$310,250	\$355,950	+ 14.7%
Percent of List Price Received*	80.3%	98.0%	+ 22.0%	88.3%	97.8%	+ 10.8%
Days on Market Until Sale	456	293	- 35.7%	377	375	- 0.5%
Cumulative Days on Market Until Sale	456	293	- 35.7%	356	375	+ 5.3%
Inventory of Homes for Sale	14	23	+ 64.3%	--	--	--
Months Supply of Inventory	7.8	13.8	+ 76.9%	--	--	--

* 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	May			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 05-2017	Thru 05-2018	Percent Change from Previous Year
New Listings	3	2	- 33.3%	12	9	- 25.0%
Sold Listings	1	1	0.0%	6	4	- 33.3%
Median Sales Price*	\$95,200	\$346,000	+ 263.4%	\$157,100	\$169,250	+ 7.7%
Average Sales Price*	\$95,200	\$346,000	+ 263.4%	\$225,117	\$195,500	- 13.2%
Percent of List Price Received*	82.9%	99.1%	+ 19.5%	95.6%	96.3%	+ 0.7%
Days on Market Until Sale	119	82	- 31.1%	140	154	+ 10.0%
Cumulative Days on Market Until Sale	119	82	- 31.1%	215	154	- 28.4%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	3.9	2.1	- 46.2%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

