

Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

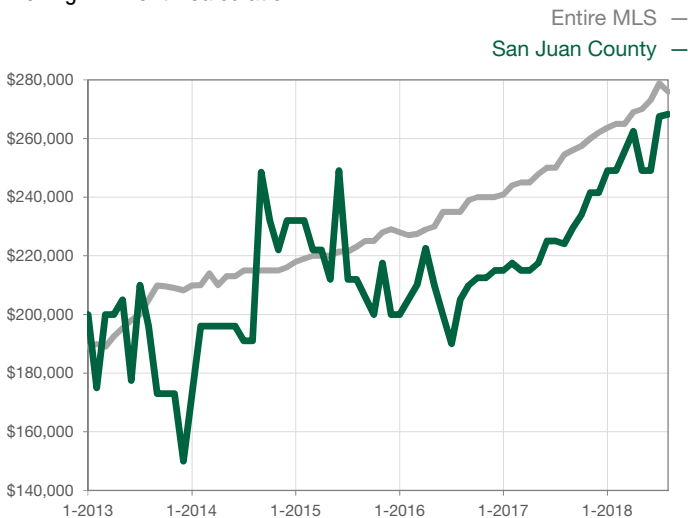
Key Metrics	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
New Listings	7	3	- 57.1%	27	26	- 3.7%
Sold Listings	3	2	- 33.3%	11	7	- 36.4%
Median Sales Price*	\$223,123	\$217,000	- 2.7%	\$223,123	\$235,000	+ 5.3%
Average Sales Price*	\$241,041	\$217,000	- 10.0%	\$270,784	\$284,193	+ 5.0%
Percent of List Price Received*	95.0%	96.1%	+ 1.2%	92.1%	97.5%	+ 5.9%
Days on Market Until Sale	146	48	- 67.1%	264	231	- 12.5%
Cumulative Days on Market Until Sale	146	48	- 67.1%	242	231	- 4.5%
Inventory of Homes for Sale	24	29	+ 20.8%	--	--	--
Months Supply of Inventory	17.1	18.6	+ 8.8%	--	--	--

* 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	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
New Listings	1	0	- 100.0%	14	11	- 21.4%
Sold Listings	2	1	- 50.0%	9	7	- 22.2%
Median Sales Price*	\$290,000	\$250,000	- 13.8%	\$219,000	\$184,000	- 16.0%
Average Sales Price*	\$290,000	\$250,000	- 13.8%	\$240,467	\$206,229	- 14.2%
Percent of List Price Received*	96.9%	94.3%	- 2.7%	95.3%	95.6%	+ 0.3%
Days on Market Until Sale	89	92	+ 3.4%	126	131	+ 4.0%
Cumulative Days on Market Until Sale	89	92	+ 3.4%	176	131	- 25.6%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	2.5	1.0	- 60.0%	--	--	--

* 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

