

Local Market Update for September 2018

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

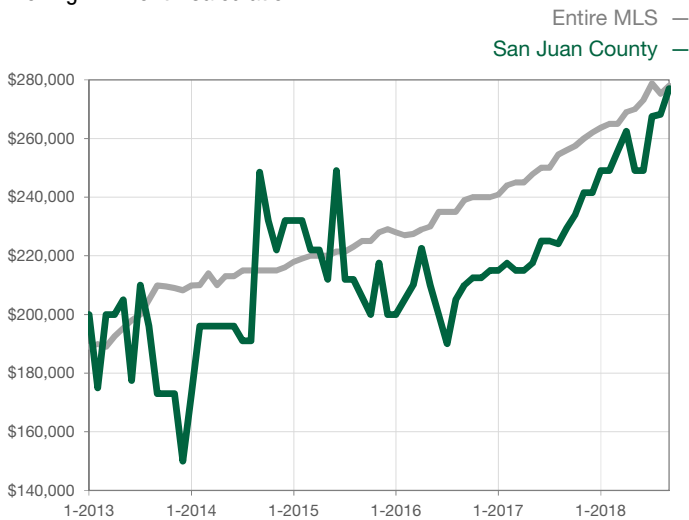
Key Metrics	September			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 09-2018	Percent Change from Previous Year
New Listings	1	2	+ 100.0%	28	28	0.0%
Sold Listings	3	1	- 66.7%	14	8	- 42.9%
Median Sales Price*	\$249,000	\$289,000	+ 16.1%	\$224,062	\$251,250	+ 12.1%
Average Sales Price*	\$243,000	\$289,000	+ 18.9%	\$264,830	\$284,794	+ 7.5%
Percent of List Price Received*	91.6%	98.0%	+ 7.0%	92.0%	97.6%	+ 6.1%
Days on Market Until Sale	98	142	+ 44.9%	228	220	- 3.5%
Cumulative Days on Market Until Sale	98	142	+ 44.9%	209	220	+ 5.3%
Inventory of Homes for Sale	23	29	+ 26.1%	--	--	--
Months Supply of Inventory	14.4	21.8	+ 51.4%	--	--	--

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

Key Metrics	September			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 09-2018	Percent Change from Previous Year
New Listings	0	0	--	14	11	- 21.4%
Sold Listings	3	1	- 66.7%	12	8	- 33.3%
Median Sales Price*	\$202,000	\$313,000	+ 55.0%	\$206,000	\$217,000	+ 5.3%
Average Sales Price*	\$194,833	\$313,000	+ 60.7%	\$229,058	\$219,575	- 4.1%
Percent of List Price Received*	96.3%	96.3%	0.0%	95.5%	95.7%	+ 0.2%
Days on Market Until Sale	166	221	+ 33.1%	136	142	+ 4.4%
Cumulative Days on Market Until Sale	192	221	+ 15.1%	180	142	- 21.1%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.9	1.8	+ 100.0%	--	--	--

* 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

