

# Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®



## San Juan County

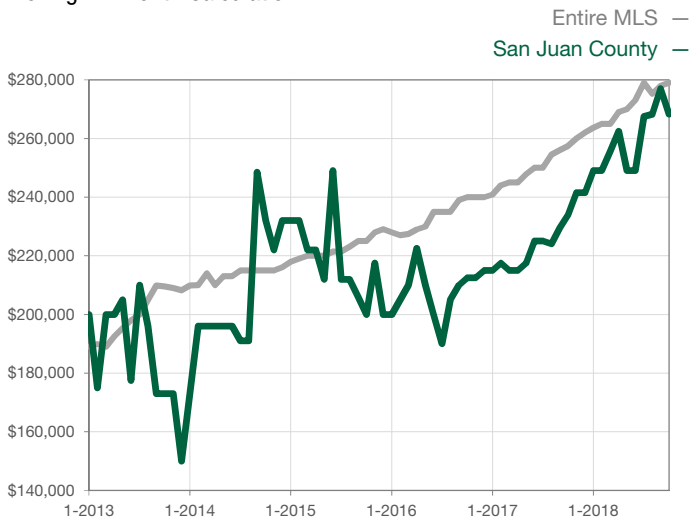
Key Metrics	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
New Listings	3	1	- 66.7%	31	29	- 6.5%
Sold Listings	2	0	- 100.0%	16	8	- 50.0%
Median Sales Price*	\$296,250	\$0	- 100.0%	\$229,500	<b>\$251,250</b>	+ 9.5%
Average Sales Price*	\$296,250	\$0	- 100.0%	\$268,758	<b>\$284,794</b>	+ 6.0%
Percent of List Price Received*	94.9%	0.0%	- 100.0%	92.3%	<b>97.6%</b>	+ 5.7%
Days on Market Until Sale	155	0	- 100.0%	219	<b>220</b>	+ 0.5%
Cumulative Days on Market Until Sale	155	0	- 100.0%	202	<b>220</b>	+ 8.9%
Inventory of Homes for Sale	25	27	+ 8.0%	--	--	--
Months Supply of Inventory	14.7	21.6	+ 46.9%	--	--	--

\* 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	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
New Listings	0	1	--	14	12	- 14.3%
Sold Listings	4	1	- 75.0%	16	9	- 43.8%
Median Sales Price*	\$148,750	<b>\$172,000</b>	+ 15.6%	\$168,750	<b>\$184,000</b>	+ 9.0%
Average Sales Price*	\$141,600	<b>\$172,000</b>	+ 21.5%	\$207,194	<b>\$214,289</b>	+ 3.4%
Percent of List Price Received*	95.2%	<b>95.6%</b>	+ 0.4%	95.4%	<b>95.7%</b>	+ 0.3%
Days on Market Until Sale	217	168	- 22.6%	156	145	- 7.1%
Cumulative Days on Market Until Sale	217	168	- 22.6%	189	145	- 23.3%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.9	2.3	+ 155.6%	--	--	--

\* 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

