

Local Market Update for December 2018

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

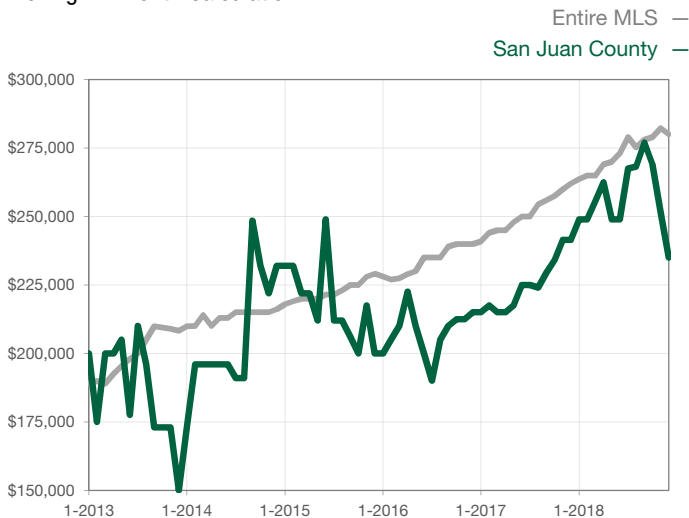
Key Metrics	December			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
New Listings	0	1	--	32	30	- 6.3%
Sold Listings	1	2	+ 100.0%	18	13	- 27.8%
Median Sales Price*	\$329,000	\$234,500	- 28.7%	\$241,500	\$235,000	- 2.7%
Average Sales Price*	\$329,000	\$234,500	- 28.7%	\$274,840	\$269,873	- 1.8%
Percent of List Price Received*	94.3%	93.1%	- 1.3%	92.7%	96.0%	+ 3.6%
Days on Market Until Sale	72	279	+ 287.5%	202	218	+ 7.9%
Cumulative Days on Market Until Sale	72	279	+ 287.5%	186	218	+ 17.2%
Inventory of Homes for Sale	23	24	+ 4.3%	--	--	--
Months Supply of Inventory	14.1	16.6	+ 17.7%	--	--	--

* 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	December			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
New Listings	1	1	0.0%	15	14	- 6.7%
Sold Listings	0	0	--	16	10	- 37.5%
Median Sales Price*	\$0	\$0	--	\$168,750	\$217,000	+ 28.6%
Average Sales Price*	\$0	\$0	--	\$207,194	\$227,830	+ 10.0%
Percent of List Price Received*	0.0%	0.0%	--	95.4%	95.6%	+ 0.2%
Days on Market Until Sale	0	0	--	156	139	- 10.9%
Cumulative Days on Market Until Sale	0	0	--	189	139	- 26.5%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.5	2.4	+ 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

