

Local Market Update for April 2019

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

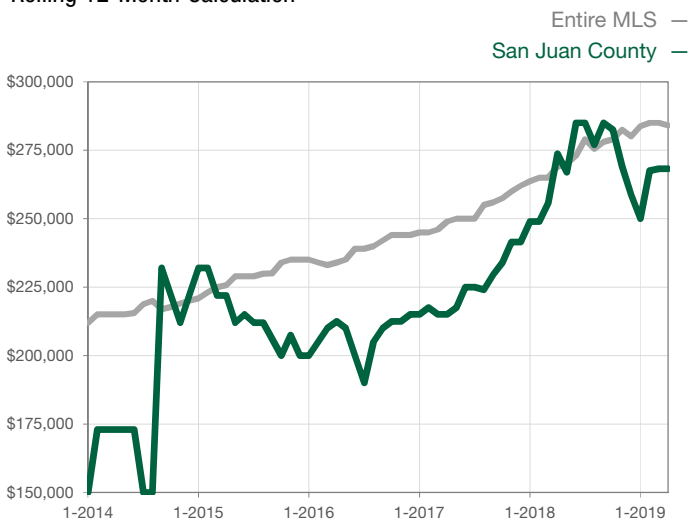
Key Metrics	April			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 04-2018	Thru 04-2019	Percent Change from Previous Year
New Listings	3	1	- 66.7%	11	5	- 54.5%
Sold Listings	1	1	0.0%	2	6	+ 200.0%
Median Sales Price*	\$365,000	\$280,000	- 23.3%	\$488,925	\$282,000	- 42.3%
Average Sales Price*	\$365,000	\$280,000	- 23.3%	\$488,925	\$341,500	- 30.2%
Percent of List Price Received*	94.9%	97.9%	+ 3.2%	96.2%	98.5%	+ 2.4%
Days on Market Until Sale	50	334	+ 568.0%	295	215	- 27.1%
Cumulative Days on Market Until Sale	50	334	+ 568.0%	295	215	- 27.1%
Inventory of Homes for Sale	25	22	- 12.0%	--	--	--
Months Supply of Inventory	15.6	12.1	- 22.4%	--	--	--

* 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	April			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 04-2018	Thru 04-2019	Percent Change from Previous Year
New Listings	2	1	- 50.0%	7	6	- 14.3%
Sold Listings	3	2	- 33.3%	3	4	+ 33.3%
Median Sales Price*	\$154,500	\$325,000	+ 110.4%	\$154,500	\$325,000	+ 110.4%
Average Sales Price*	\$145,333	\$325,000	+ 123.6%	\$145,333	\$315,000	+ 116.7%
Percent of List Price Received*	95.4%	99.8%	+ 4.6%	95.4%	97.9%	+ 2.6%
Days on Market Until Sale	178	55	- 69.1%	178	70	- 60.7%
Cumulative Days on Market Until Sale	178	55	- 69.1%	178	70	- 60.7%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	2.1	4.5	+ 114.3%	--	--	--

* 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

