

# Local Market Update for May 2019

A Research Tool Provided by the Colorado Association of REALTORS®



## San Juan County

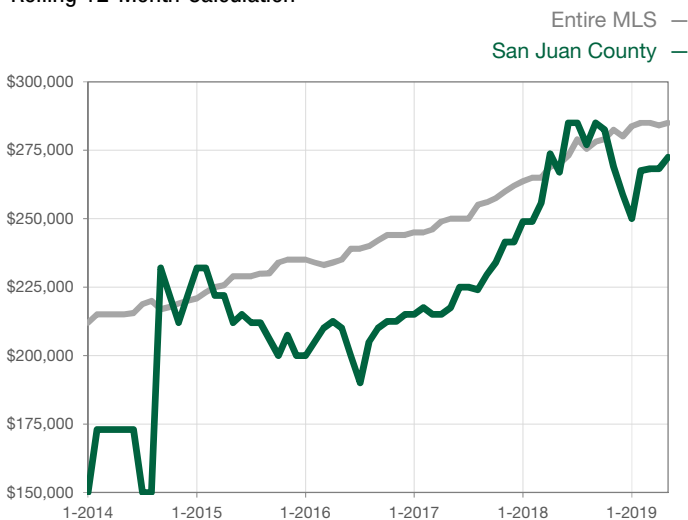
Key Metrics	May			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
New Listings	4	9	+ 125.0%	15	14	- 6.7%
Sold Listings	2	0	- 100.0%	4	6	+ 50.0%
Median Sales Price*	\$227,500	\$0	- 100.0%	\$300,000	<b>\$282,000</b>	- 6.0%
Average Sales Price*	\$227,500	\$0	- 100.0%	\$358,213	<b>\$341,500</b>	- 4.7%
Percent of List Price Received*	98.0%	0.0%	- 100.0%	97.1%	<b>98.5%</b>	+ 1.4%
Days on Market Until Sale	293	0	- 100.0%	294	<b>215</b>	- 26.9%
Cumulative Days on Market Until Sale	293	0	- 100.0%	294	<b>215</b>	- 26.9%
Inventory of Homes for Sale	27	27	0.0%	--	--	--
Months Supply of Inventory	16.9	15.0	- 11.2%	--	--	--

\* 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	May			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
New Listings	2	1	- 50.0%	9	7	- 22.2%
Sold Listings	1	1	0.0%	4	5	+ 25.0%
Median Sales Price*	\$346,000	<b>\$500,000</b>	+ 44.5%	\$169,250	<b>\$380,000</b>	+ 124.5%
Average Sales Price*	\$346,000	<b>\$500,000</b>	+ 44.5%	\$195,500	<b>\$352,000</b>	+ 80.1%
Percent of List Price Received*	99.1%	<b>94.3%</b>	- 4.8%	96.3%	<b>97.2%</b>	+ 0.9%
Days on Market Until Sale	82	83	+ 1.2%	154	<b>73</b>	- 52.6%
Cumulative Days on Market Until Sale	82	83	+ 1.2%	154	<b>73</b>	- 52.6%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	2.1	3.6	+ 71.4%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

