

# Local Market Update for July 2019

A Research Tool Provided by the Colorado Association of REALTORS®



## San Juan County

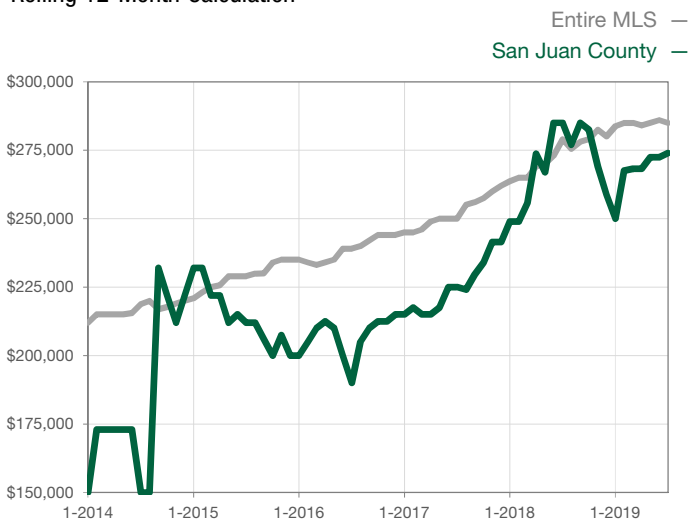
Key Metrics	July			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 07-2018	Thru 07-2019	Percent Change from Previous Year
New Listings	6	4	- 33.3%	29	27	- 6.9%
Sold Listings	1	6	+ 500.0%	7	12	+ 71.4%
Median Sales Price*	\$267,500	<b>\$262,000</b>	- 2.1%	\$267,500	<b>\$275,000</b>	+ 2.8%
Average Sales Price*	\$267,500	<b>\$258,000</b>	- 3.6%	\$333,979	<b>\$299,750</b>	- 10.2%
Percent of List Price Received*	99.4%	<b>96.4%</b>	- 3.0%	97.3%	<b>97.4%</b>	+ 0.1%
Days on Market Until Sale	76	<b>280</b>	+ 268.4%	243	<b>248</b>	+ 2.1%
Cumulative Days on Market Until Sale	76	<b>280</b>	+ 268.4%	243	<b>248</b>	+ 2.1%
Inventory of Homes for Sale	30	<b>34</b>	+ 13.3%	--	--	--
Months Supply of Inventory	17.6	<b>14.6</b>	- 17.0%	--	--	--

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

Key Metrics	July			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 07-2018	Thru 07-2019	Percent Change from Previous Year
New Listings	1	5	+ 400.0%	11	15	+ 36.4%
Sold Listings	1	3	+ 200.0%	6	8	+ 33.3%
Median Sales Price*	\$310,000	<b>\$126,500</b>	- 59.2%	\$169,250	<b>\$242,500</b>	+ 43.3%
Average Sales Price*	\$310,000	<b>\$124,833</b>	- 59.7%	\$198,933	<b>\$266,813</b>	+ 34.1%
Percent of List Price Received*	92.5%	<b>96.2%</b>	+ 4.0%	95.8%	<b>96.8%</b>	+ 1.0%
Days on Market Until Sale	151	<b>57</b>	- 62.3%	138	<b>67</b>	- 51.4%
Cumulative Days on Market Until Sale	151	<b>57</b>	- 62.3%	138	<b>67</b>	- 51.4%
Inventory of Homes for Sale	3	<b>6</b>	+ 100.0%	--	--	--
Months Supply of Inventory	1.4	<b>4.5</b>	+ 221.4%	--	--	--

\* 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

