

# Local Market Update for August 2019

A Research Tool Provided by the Colorado Association of REALTORS®



## San Juan County

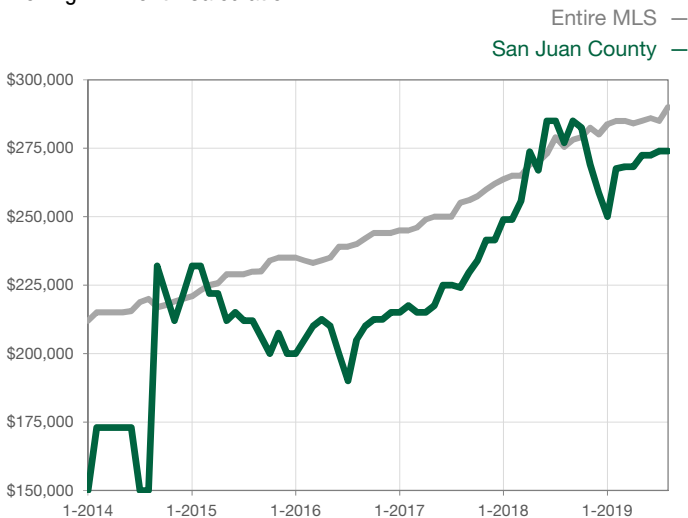
Key Metrics	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
New Listings	4	1	- 75.0%	33	28	- 15.2%
Sold Listings	2	2	0.0%	9	14	+ 55.6%
Median Sales Price*	\$217,000	<b>\$364,000</b>	+ 67.7%	\$267,500	<b>\$275,000</b>	+ 2.8%
Average Sales Price*	\$217,000	<b>\$364,000</b>	+ 67.7%	\$307,983	<b>\$308,929</b>	+ 0.3%
Percent of List Price Received*	96.1%	<b>91.4%</b>	- 4.9%	97.0%	<b>96.6%</b>	- 0.4%
Days on Market Until Sale	48	<b>319</b>	+ 564.6%	200	<b>258</b>	+ 29.0%
Cumulative Days on Market Until Sale	48	<b>319</b>	+ 564.6%	200	<b>258</b>	+ 29.0%
Inventory of Homes for Sale	32	<b>32</b>	0.0%	--	--	--
Months Supply of Inventory	20.0	<b>13.7</b>	- 31.5%	--	--	--

\* 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	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
New Listings	0	0	--	11	15	+ 36.4%
Sold Listings	1	2	+ 100.0%	7	10	+ 42.9%
Median Sales Price*	\$250,000	<b>\$265,000</b>	+ 6.0%	\$184,000	<b>\$242,500</b>	+ 31.8%
Average Sales Price*	\$250,000	<b>\$265,000</b>	+ 6.0%	\$206,229	<b>\$266,450</b>	+ 29.2%
Percent of List Price Received*	94.3%	<b>100.0%</b>	+ 6.0%	95.6%	<b>97.4%</b>	+ 1.9%
Days on Market Until Sale	92	<b>39</b>	- 57.6%	131	<b>61</b>	- 53.4%
Cumulative Days on Market Until Sale	92	<b>222</b>	+ 141.3%	131	<b>98</b>	- 25.2%
Inventory of Homes for Sale	3	<b>4</b>	+ 33.3%	--	--	--
Months Supply of Inventory	1.5	<b>2.8</b>	+ 86.7%	--	--	--

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



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

