

Local Market Update for October 2019

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

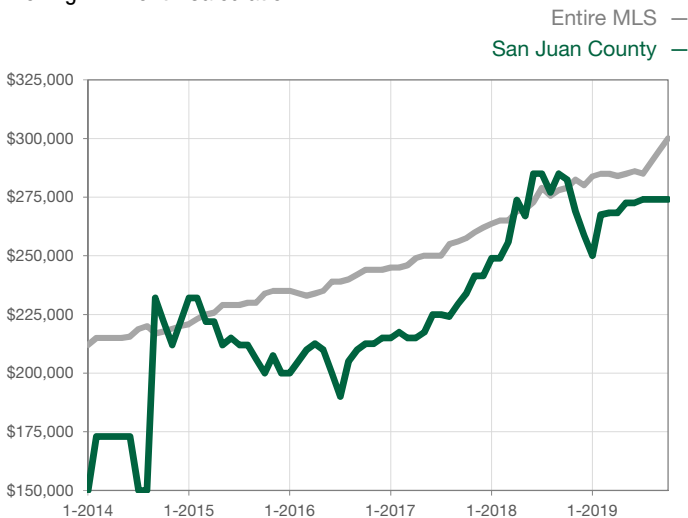
Key Metrics	October			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
New Listings	2	3	+ 50.0%	37	37	0.0%
Sold Listings	1	1	0.0%	12	18	+ 50.0%
Median Sales Price*	\$354,500	\$575,000	+ 62.2%	\$272,500	\$278,000	+ 2.0%
Average Sales Price*	\$354,500	\$575,000	+ 62.2%	\$307,613	\$337,500	+ 9.7%
Percent of List Price Received*	94.5%	100.0%	+ 5.8%	97.2%	96.6%	- 0.6%
Days on Market Until Sale	0	158	--	184	289	+ 57.1%
Cumulative Days on Market Until Sale	0	158	--	195	289	+ 48.2%
Inventory of Homes for Sale	30	33	+ 10.0%	--	--	--
Months Supply of Inventory	21.4	13.5	- 36.9%	--	--	--

* 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	October			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
New Listings	1	1	0.0%	12	18	+ 50.0%
Sold Listings	1	0	- 100.0%	9	13	+ 44.4%
Median Sales Price*	\$172,000	\$0	- 100.0%	\$184,000	\$215,000	+ 16.8%
Average Sales Price*	\$172,000	\$0	- 100.0%	\$214,289	\$247,346	+ 15.4%
Percent of List Price Received*	95.6%	0.0%	- 100.0%	95.7%	96.6%	+ 0.9%
Days on Market Until Sale	168	0	- 100.0%	145	75	- 48.3%
Cumulative Days on Market Until Sale	168	0	- 100.0%	145	103	- 29.0%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	2.3	3.4	+ 47.8%	--	--	--

* 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

