

# Local Market Update for December 2019

A Research Tool Provided by the Colorado Association of REALTORS®



## San Juan County

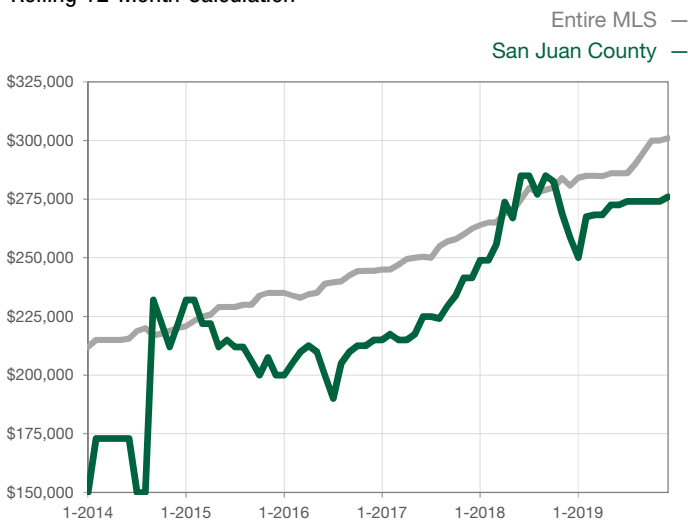
Key Metrics	December			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
New Listings	2	2	0.0%	39	40	+ 2.6%
Sold Listings	2	2	0.0%	16	21	+ 31.3%
Median Sales Price*	\$234,500	<b>\$350,000</b>	+ 49.3%	\$258,750	<b>\$276,000</b>	+ 6.7%
Average Sales Price*	\$234,500	<b>\$350,000</b>	+ 49.3%	\$285,428	<b>\$330,476</b>	+ 15.8%
Percent of List Price Received*	93.1%	<b>93.7%</b>	+ 0.6%	96.2%	<b>96.4%</b>	+ 0.2%
Days on Market Until Sale	279	<b>345</b>	+ 23.7%	192	<b>289</b>	+ 50.5%
Cumulative Days on Market Until Sale	279	<b>345</b>	+ 23.7%	201	<b>289</b>	+ 43.8%
Inventory of Homes for Sale	28	<b>27</b>	- 3.6%	--	--	--
Months Supply of Inventory	17.5	<b>11.6</b>	- 33.7%	--	--	--

\* 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	December			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
New Listings	1	2	+ 100.0%	14	20	+ 42.9%
Sold Listings	0	2	--	10	15	+ 50.0%
Median Sales Price*	\$0	<b>\$290,500</b>	--	\$217,000	<b>\$215,000</b>	- 0.9%
Average Sales Price*	\$0	<b>\$290,500</b>	--	\$227,830	<b>\$253,100</b>	+ 11.1%
Percent of List Price Received*	0.0%	<b>99.7%</b>	--	95.6%	<b>97.0%</b>	+ 1.5%
Days on Market Until Sale	0	<b>57</b>	--	139	<b>73</b>	- 47.5%
Cumulative Days on Market Until Sale	0	<b>57</b>	--	139	<b>97</b>	- 30.2%
Inventory of Homes for Sale	3	<b>6</b>	+ 100.0%	--	--	--
Months Supply of Inventory	2.4	<b>3.2</b>	+ 33.3%	--	--	--

\* 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

