

# Local Market Update for February 2020

A Research Tool Provided by the Colorado Association of REALTORS®



## San Juan County

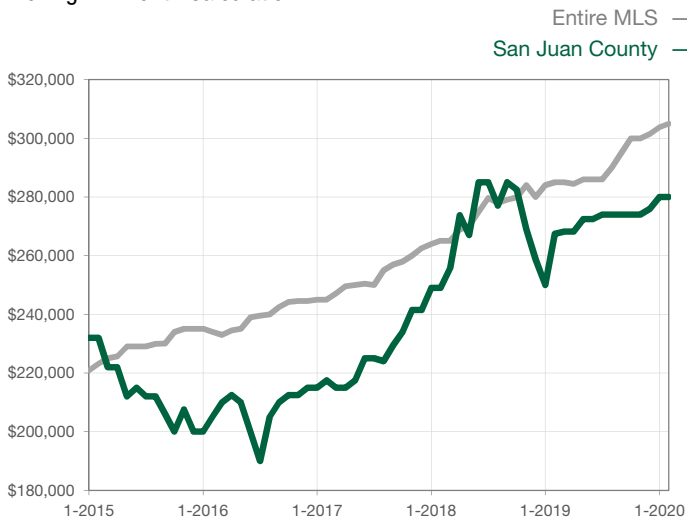
Key Metrics	February			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
New Listings	0	3	--	2	4	+ 100.0%
Sold Listings	2	4	+ 100.0%	2	6	+ 200.0%
Median Sales Price*	\$280,000	<b>\$264,000</b>	- 5.7%	\$280,000	<b>\$300,250</b>	+ 7.2%
Average Sales Price*	\$280,000	<b>\$316,125</b>	+ 12.9%	\$280,000	<b>\$336,667</b>	+ 20.2%
Percent of List Price Received*	98.6%	<b>91.7%</b>	- 7.0%	98.6%	<b>91.9%</b>	- 6.8%
Days on Market Until Sale	264	<b>263</b>	- 0.4%	264	<b>297</b>	+ 12.5%
Cumulative Days on Market Until Sale	264	<b>263</b>	- 0.4%	264	<b>297</b>	+ 12.5%
Inventory of Homes for Sale	24	<b>23</b>	- 4.2%	--	--	--
Months Supply of Inventory	14.1	<b>9.2</b>	- 34.8%	--	--	--

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

Key Metrics	February			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
New Listings	3	0	- 100.0%	3	3	0.0%
Sold Listings	1	1	0.0%	2	1	- 50.0%
Median Sales Price*	\$215,000	<b>\$134,000</b>	- 37.7%	\$305,000	<b>\$134,000</b>	- 56.1%
Average Sales Price*	\$215,000	<b>\$134,000</b>	- 37.7%	\$305,000	<b>\$134,000</b>	- 56.1%
Percent of List Price Received*	95.6%	<b>99.3%</b>	+ 3.9%	96.0%	<b>99.3%</b>	+ 3.4%
Days on Market Until Sale	65	<b>51</b>	- 21.5%	86	<b>51</b>	- 40.7%
Cumulative Days on Market Until Sale	65	<b>51</b>	- 21.5%	86	<b>51</b>	- 40.7%
Inventory of Homes for Sale	5	<b>7</b>	+ 40.0%	--	--	--
Months Supply of Inventory	4.2	<b>3.5</b>	- 16.7%	--	--	--

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

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



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

