

Local Market Update for March 2020

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

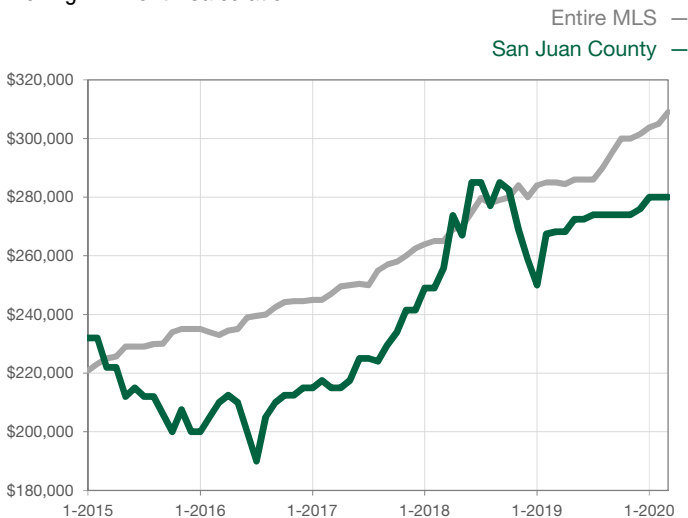
Single Family	March			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 03-2019	Thru 03-2020	Percent Change from Previous Year
Key Metrics						
New Listings	2	3	+ 50.0%	4	7	+ 75.0%
Sold Listings	3	1	- 66.7%	5	7	+ 40.0%
Median Sales Price*	\$330,000	\$435,000	+ 31.8%	\$284,000	\$318,000	+ 12.0%
Average Sales Price*	\$403,000	\$435,000	+ 7.9%	\$353,800	\$350,714	- 0.9%
Percent of List Price Received*	98.6%	100.0%	+ 1.4%	98.6%	93.0%	- 5.7%
Days on Market Until Sale	143	0	- 100.0%	192	255	+ 32.8%
Cumulative Days on Market Until Sale	143	0	- 100.0%	192	255	+ 32.8%
Inventory of Homes for Sale	24	20	- 16.7%	--	--	--
Months Supply of Inventory	13.2	8.7	- 34.1%	--	--	--

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

Townhouse/Condo	March			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 03-2019	Thru 03-2020	Percent Change from Previous Year
Key Metrics						
New Listings	2	0	- 100.0%	5	3	- 40.0%
Sold Listings	0	0	--	2	1	- 50.0%
Median Sales Price*	\$0	\$0	--	\$305,000	\$134,000	- 56.1%
Average Sales Price*	\$0	\$0	--	\$305,000	\$134,000	- 56.1%
Percent of List Price Received*	0.0%	0.0%	--	96.0%	99.3%	+ 3.4%
Days on Market Until Sale	0	0	--	86	51	- 40.7%
Cumulative Days on Market Until Sale	0	0	--	86	51	- 40.7%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	4.2	2.5	- 40.5%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

