

Local Market Update for April 2020

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

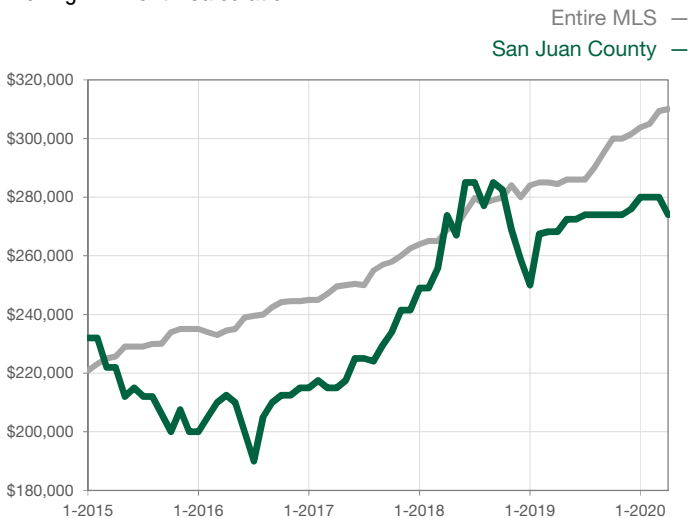
Single Family	April			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Key Metrics						
New Listings	1	1	0.0%	5	8	+ 60.0%
Sold Listings	1	2	+ 100.0%	6	9	+ 50.0%
Median Sales Price*	\$280,000	\$166,500	- 40.5%	\$282,000	\$282,500	+ 0.2%
Average Sales Price*	\$280,000	\$166,500	- 40.5%	\$341,500	\$309,778	- 9.3%
Percent of List Price Received*	97.9%	89.9%	- 8.2%	98.5%	92.3%	- 6.3%
Days on Market Until Sale	334	202	- 39.5%	215	243	+ 13.0%
Cumulative Days on Market Until Sale	334	202	- 39.5%	215	243	+ 13.0%
Inventory of Homes for Sale	22	22	0.0%	--	--	--
Months Supply of Inventory	12.1	9.2	- 24.0%	--	--	--

* 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	April			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Key Metrics						
New Listings	1	2	+ 100.0%	6	5	- 16.7%
Sold Listings	2	0	- 100.0%	4	1	- 75.0%
Median Sales Price*	\$325,000	\$0	- 100.0%	\$325,000	\$134,000	- 58.8%
Average Sales Price*	\$325,000	\$0	- 100.0%	\$315,000	\$134,000	- 57.5%
Percent of List Price Received*	99.8%	0.0%	- 100.0%	97.9%	99.3%	+ 1.4%
Days on Market Until Sale	55	0	- 100.0%	70	51	- 27.1%
Cumulative Days on Market Until Sale	55	0	- 100.0%	70	51	- 27.1%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	4.5	4.0	- 11.1%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

