

Local Market Update for May 2020

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

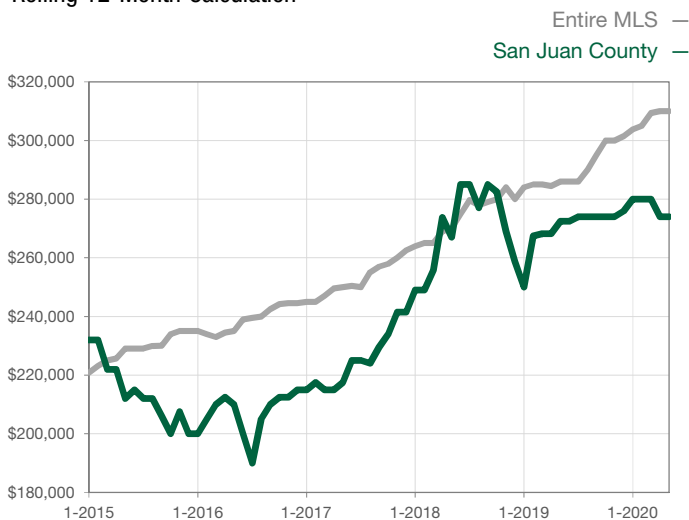
Key Metrics	May			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
New Listings	9	1	- 88.9%	14	9	- 35.7%
Sold Listings	0	0	--	6	9	+ 50.0%
Median Sales Price*	\$0	\$0	--	\$282,000	\$282,500	+ 0.2%
Average Sales Price*	\$0	\$0	--	\$341,500	\$309,778	- 9.3%
Percent of List Price Received*	0.0%	0.0%	--	98.5%	92.3%	- 6.3%
Days on Market Until Sale	0	0	--	215	243	+ 13.0%
Cumulative Days on Market Until Sale	0	0	--	215	243	+ 13.0%
Inventory of Homes for Sale	27	22	- 18.5%	--	--	--
Months Supply of Inventory	15.0	9.2	- 38.7%	--	--	--

* 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	May			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
New Listings	1	2	+ 100.0%	7	7	0.0%
Sold Listings	1	0	- 100.0%	5	1	- 80.0%
Median Sales Price*	\$500,000	\$0	- 100.0%	\$380,000	\$134,000	- 64.7%
Average Sales Price*	\$500,000	\$0	- 100.0%	\$352,000	\$134,000	- 61.9%
Percent of List Price Received*	94.3%	0.0%	- 100.0%	97.2%	99.3%	+ 2.2%
Days on Market Until Sale	83	0	- 100.0%	73	51	- 30.1%
Cumulative Days on Market Until Sale	83	0	- 100.0%	73	51	- 30.1%
Inventory of Homes for Sale	4	8	+ 100.0%	--	--	--
Months Supply of Inventory	3.6	3.6	0.0%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

