

# Local Market Update for July 2020

A Research Tool Provided by the Colorado Association of REALTORS®



## San Juan County

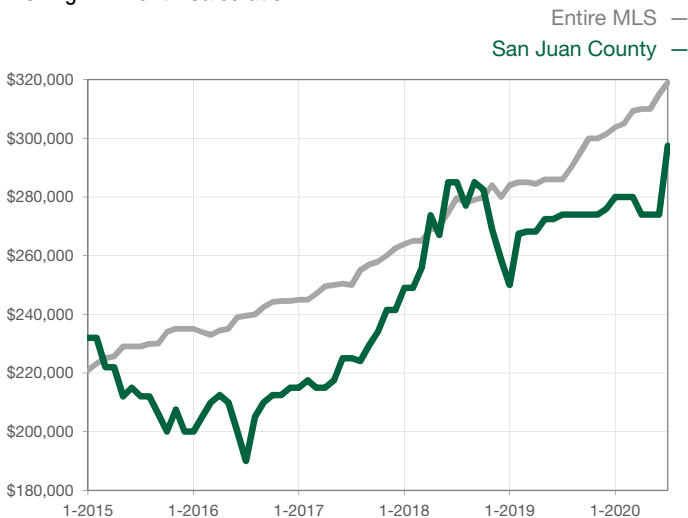
Key Metrics	July			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
New Listings	4	10	+ 150.0%	27	34	+ 25.9%
Sold Listings	6	2	- 66.7%	12	13	+ 8.3%
Median Sales Price*	\$262,000	<b>\$347,500</b>	+ 32.6%	\$275,000	<b>\$295,000</b>	+ 7.3%
Average Sales Price*	\$258,000	<b>\$347,500</b>	+ 34.7%	\$299,750	<b>\$310,923</b>	+ 3.7%
Percent of List Price Received*	96.4%	<b>101.4%</b>	+ 5.2%	97.4%	<b>94.1%</b>	- 3.4%
Days on Market Until Sale	280	<b>48</b>	- 82.9%	248	<b>198</b>	- 20.2%
Cumulative Days on Market Until Sale	280	<b>48</b>	- 82.9%	248	<b>198</b>	- 20.2%
Inventory of Homes for Sale	34	<b>30</b>	- 11.8%	--	--	--
Months Supply of Inventory	14.6	<b>15.0</b>	+ 2.7%	--	--	--

\* 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	July			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
New Listings	5	1	- 80.0%	15	11	- 26.7%
Sold Listings	3	5	+ 66.7%	8	6	- 25.0%
Median Sales Price*	\$126,500	<b>\$389,000</b>	+ 207.5%	\$242,500	<b>\$365,000</b>	+ 50.5%
Average Sales Price*	\$124,833	<b>\$386,000</b>	+ 209.2%	\$266,813	<b>\$344,000</b>	+ 28.9%
Percent of List Price Received*	96.2%	<b>96.9%</b>	+ 0.7%	96.8%	<b>97.3%</b>	+ 0.5%
Days on Market Until Sale	57	<b>86</b>	+ 50.9%	67	<b>80</b>	+ 19.4%
Cumulative Days on Market Until Sale	57	<b>86</b>	+ 50.9%	67	<b>80</b>	+ 19.4%
Inventory of Homes for Sale	6	<b>3</b>	- 50.0%	--	--	--
Months Supply of Inventory	4.5	<b>1.2</b>	- 73.3%	--	--	--

\* 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

