

# Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



## San Juan County

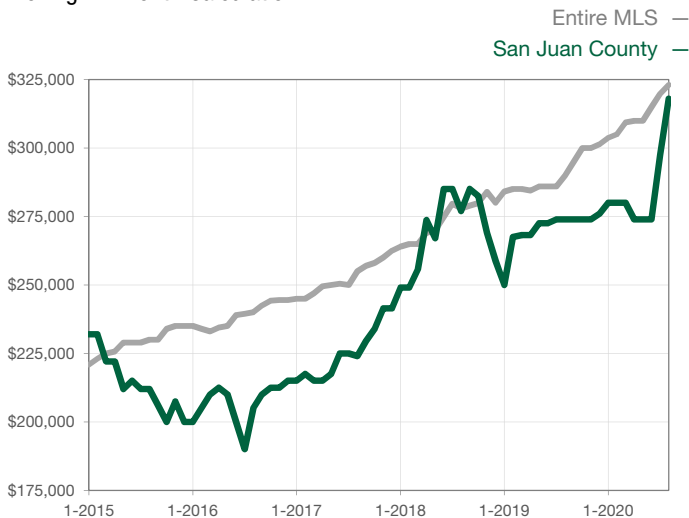
Key Metrics	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
New Listings	1	4	+ 300.0%	28	38	+ 35.7%
Sold Listings	2	3	+ 50.0%	14	16	+ 14.3%
Median Sales Price*	\$364,000	<b>\$370,000</b>	+ 1.6%	\$275,000	<b>\$309,000</b>	+ 12.4%
Average Sales Price*	\$364,000	<b>\$381,667</b>	+ 4.9%	\$308,929	<b>\$324,188</b>	+ 4.9%
Percent of List Price Received*	91.4%	<b>98.7%</b>	+ 8.0%	96.6%	<b>95.0%</b>	- 1.7%
Days on Market Until Sale	319	<b>41</b>	- 87.1%	258	<b>169</b>	- 34.5%
Cumulative Days on Market Until Sale	319	<b>41</b>	- 87.1%	258	<b>169</b>	- 34.5%
Inventory of Homes for Sale	32	<b>26</b>	- 18.8%	--	--	--
Months Supply of Inventory	13.7	<b>12.4</b>	- 9.5%	--	--	--

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

Key Metrics	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
New Listings	0	3	--	15	14	- 6.7%
Sold Listings	2	6	+ 200.0%	10	12	+ 20.0%
Median Sales Price*	\$265,000	<b>\$289,350</b>	+ 9.2%	\$242,500	<b>\$334,850</b>	+ 38.1%
Average Sales Price*	\$265,000	<b>\$323,117</b>	+ 21.9%	\$266,450	<b>\$333,558</b>	+ 25.2%
Percent of List Price Received*	100.0%	<b>98.5%</b>	- 1.5%	97.4%	<b>97.9%</b>	+ 0.5%
Days on Market Until Sale	39	<b>196</b>	+ 402.6%	61	<b>138</b>	+ 126.2%
Cumulative Days on Market Until Sale	222	<b>196</b>	- 11.7%	98	<b>138</b>	+ 40.8%
Inventory of Homes for Sale	4	<b>4</b>	0.0%	--	--	--
Months Supply of Inventory	2.8	<b>1.2</b>	- 57.1%	--	--	--

\* 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

