

Local Market Update for September 2020

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

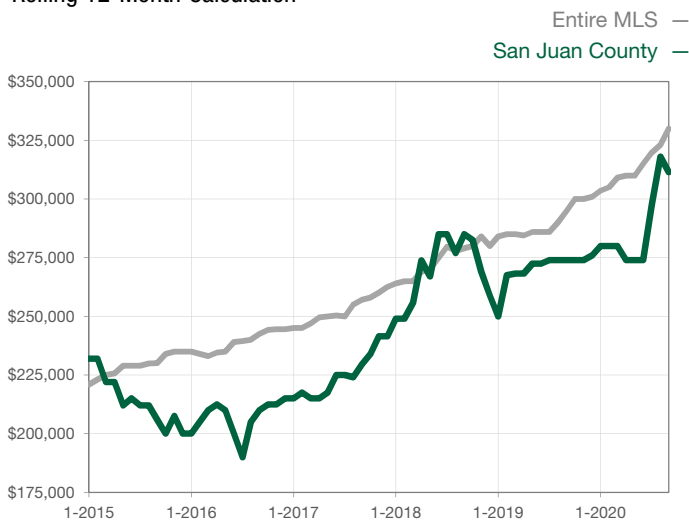
Key Metrics	September			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
New Listings	6	3	- 50.0%	34	41	+ 20.6%
Sold Listings	3	6	+ 100.0%	17	22	+ 29.4%
Median Sales Price*	\$435,000	\$312,500	- 28.2%	\$276,000	\$311,500	+ 12.9%
Average Sales Price*	\$391,667	\$343,167	- 12.4%	\$323,529	\$329,364	+ 1.8%
Percent of List Price Received*	95.6%	94.7%	- 0.9%	96.4%	94.9%	- 1.6%
Days on Market Until Sale	480	209	- 56.5%	297	180	- 39.4%
Cumulative Days on Market Until Sale	480	249	- 48.1%	297	191	- 35.7%
Inventory of Homes for Sale	35	24	- 31.4%	--	--	--
Months Supply of Inventory	14.3	10.2	- 28.7%	--	--	--

* 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	September			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
New Listings	2	0	- 100.0%	17	14	- 17.6%
Sold Listings	3	2	- 33.3%	13	14	+ 7.7%
Median Sales Price*	\$175,000	\$126,250	- 27.9%	\$215,000	\$328,350	+ 52.7%
Average Sales Price*	\$183,667	\$126,250	- 31.3%	\$247,346	\$303,943	+ 22.9%
Percent of List Price Received*	93.9%	103.6%	+ 10.3%	96.6%	98.7%	+ 2.2%
Days on Market Until Sale	121	32	- 73.6%	75	123	+ 64.0%
Cumulative Days on Market Until Sale	121	32	- 73.6%	103	123	+ 19.4%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	3.0	0.3	- 90.0%	--	--	--

* 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

