

Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

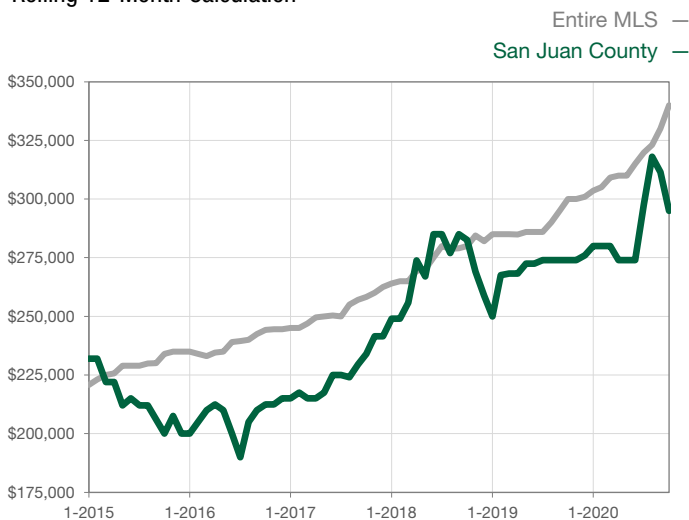
Key Metrics	October			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
New Listings	3	2	- 33.3%	37	43	+ 16.2%
Sold Listings	1	6	+ 500.0%	18	28	+ 55.6%
Median Sales Price*	\$575,000	\$209,450	- 63.6%	\$278,000	\$297,500	+ 7.0%
Average Sales Price*	\$575,000	\$226,150	- 60.7%	\$337,500	\$307,246	- 9.0%
Percent of List Price Received*	100.0%	96.4%	- 3.6%	96.6%	95.2%	- 1.4%
Days on Market Until Sale	158	208	+ 31.6%	289	186	- 35.6%
Cumulative Days on Market Until Sale	158	208	+ 31.6%	289	194	- 32.9%
Inventory of Homes for Sale	33	18	- 45.5%	--	--	--
Months Supply of Inventory	13.5	6.4	- 52.6%	--	--	--

* 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	October			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
New Listings	1	0	- 100.0%	18	14	- 22.2%
Sold Listings	0	2	--	13	16	+ 23.1%
Median Sales Price*	\$0	\$224,500	--	\$215,000	\$289,000	+ 34.4%
Average Sales Price*	\$0	\$224,500	--	\$247,346	\$294,013	+ 18.9%
Percent of List Price Received*	0.0%	95.7%	--	96.6%	98.3%	+ 1.8%
Days on Market Until Sale	0	383	--	75	155	+ 106.7%
Cumulative Days on Market Until Sale	0	383	--	103	155	+ 50.5%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	3.4	0.0	- 100.0%	--	--	--

* 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

