

Local Market Update for February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

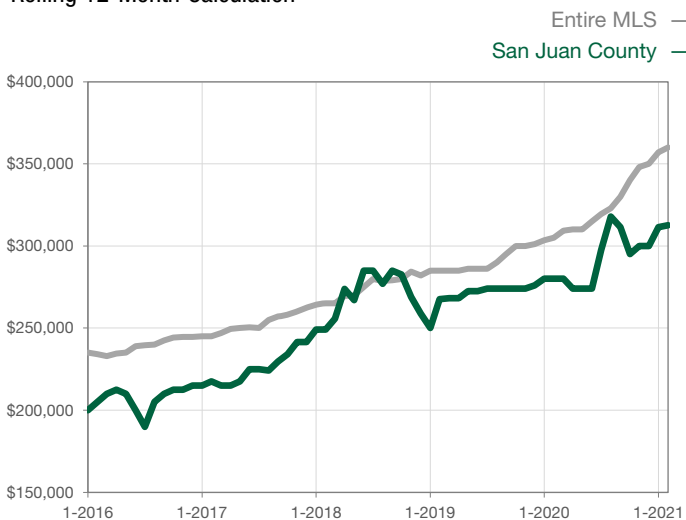
Key Metrics	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	3	1	- 66.7%	4	4	0.0%
Sold Listings	4	2	- 50.0%	6	5	- 16.7%
Median Sales Price*	\$264,000	\$345,000	+ 30.7%	\$300,250	\$423,700	+ 41.1%
Average Sales Price*	\$316,125	\$345,000	+ 9.1%	\$336,667	\$531,740	+ 57.9%
Percent of List Price Received*	91.7%	95.6%	+ 4.3%	91.9%	94.9%	+ 3.3%
Days on Market Until Sale	263	335	+ 27.4%	297	361	+ 21.5%
Cumulative Days on Market Until Sale	263	393	+ 49.4%	297	385	+ 29.6%
Inventory of Homes for Sale	25	9	- 64.0%	--	--	--
Months Supply of Inventory	10.0	3.1	- 69.0%	--	--	--

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

Key Metrics	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	0	3	--	3	3	0.0%
Sold Listings	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$134,000	\$420,000	+ 213.4%	\$134,000	\$420,000	+ 213.4%
Average Sales Price*	\$134,000	\$420,000	+ 213.4%	\$134,000	\$420,000	+ 213.4%
Percent of List Price Received*	99.3%	94.4%	- 4.9%	99.3%	94.4%	- 4.9%
Days on Market Until Sale	51	109	+ 113.7%	51	109	+ 113.7%
Cumulative Days on Market Until Sale	51	109	+ 113.7%	51	109	+ 113.7%
Inventory of Homes for Sale	7	0	- 100.0%	--	--	--
Months Supply of Inventory	3.5	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

