

Local Market Update for March 2021

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

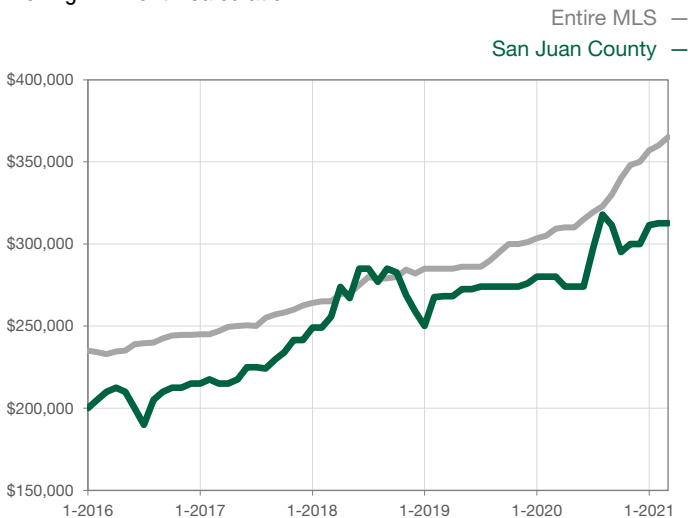
Key Metrics	March			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
New Listings	3	4	+ 33.3%	7	8	+ 14.3%
Sold Listings	1	1	0.0%	7	6	- 14.3%
Median Sales Price*	\$435,000	\$550,000	+ 26.4%	\$318,000	\$456,850	+ 43.7%
Average Sales Price*	\$435,000	\$550,000	+ 26.4%	\$350,714	\$534,783	+ 52.5%
Percent of List Price Received*	100.0%	110.2%	+ 10.2%	93.0%	97.5%	+ 4.8%
Days on Market Until Sale	0	0	--	255	361	+ 41.6%
Cumulative Days on Market Until Sale	0	0	--	255	385	+ 51.0%
Inventory of Homes for Sale	23	5	- 78.3%	--	--	--
Months Supply of Inventory	10.0	1.7	- 83.0%	--	--	--

* 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	March			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
New Listings	0	1	--	3	4	+ 33.3%
Sold Listings	0	3	--	1	4	+ 300.0%
Median Sales Price*	\$0	\$175,000	--	\$134,000	\$181,750	+ 35.6%
Average Sales Price*	\$0	\$173,833	--	\$134,000	\$235,375	+ 75.7%
Percent of List Price Received*	0.0%	100.2%	--	99.3%	98.8%	- 0.5%
Days on Market Until Sale	0	27	--	51	48	- 5.9%
Cumulative Days on Market Until Sale	0	27	--	51	48	- 5.9%
Inventory of Homes for Sale	7	0	- 100.0%	--	--	--
Months Supply of Inventory	3.5	0.0	- 100.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

