

Local Market Update for April 2021

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

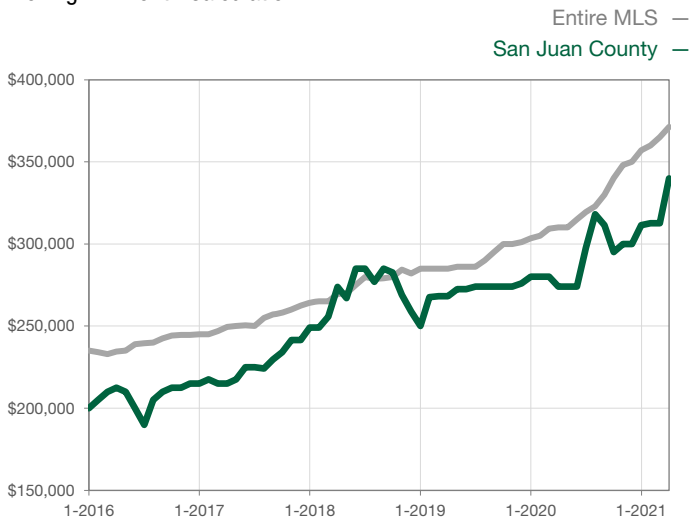
Key Metrics	April			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
New Listings	1	2	+ 100.0%	8	10	+ 25.0%
Sold Listings	2	1	- 50.0%	9	7	- 22.2%
Median Sales Price*	\$166,500	\$385,000	+ 131.2%	\$282,500	\$423,700	+ 50.0%
Average Sales Price*	\$166,500	\$385,000	+ 131.2%	\$309,778	\$513,386	+ 65.7%
Percent of List Price Received*	89.9%	89.6%	- 0.3%	92.3%	96.4%	+ 4.4%
Days on Market Until Sale	202	638	+ 215.8%	243	408	+ 67.9%
Cumulative Days on Market Until Sale	202	638	+ 215.8%	243	427	+ 75.7%
Inventory of Homes for Sale	24	5	- 79.2%	--	--	--
Months Supply of Inventory	10.0	1.8	- 82.0%	--	--	--

* 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	April			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
New Listings	2	2	0.0%	6	6	0.0%
Sold Listings	0	1	--	1	6	+ 500.0%
Median Sales Price*	\$0	\$242,000	--	\$134,000	\$215,250	+ 60.6%
Average Sales Price*	\$0	\$242,000	--	\$134,000	\$260,917	+ 94.7%
Percent of List Price Received*	0.0%	100.0%	--	99.3%	99.5%	+ 0.2%
Days on Market Until Sale	0	53	--	51	74	+ 45.1%
Cumulative Days on Market Until Sale	0	53	--	51	74	+ 45.1%
Inventory of Homes for Sale	9	0	- 100.0%	--	--	--
Months Supply of Inventory	4.5	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

