

Local Market Update for May 2021

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

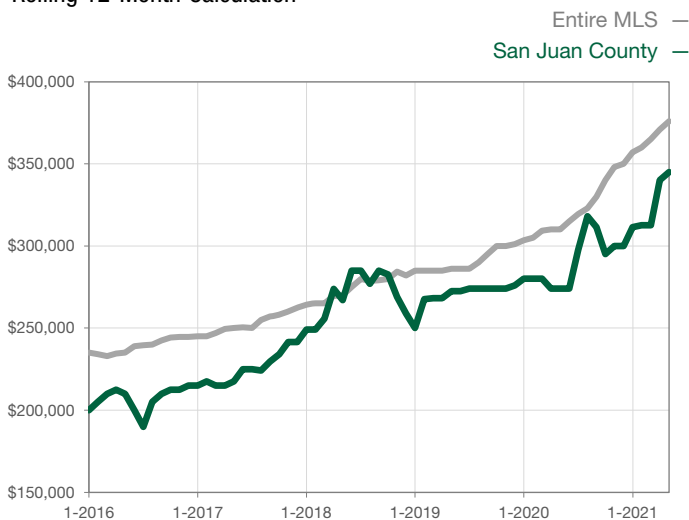
Key Metrics	May			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
New Listings	2	4	+ 100.0%	10	14	+ 40.0%
Sold Listings	0	5	--	9	12	+ 33.3%
Median Sales Price*	\$0	\$399,000	--	\$282,500	\$411,350	+ 45.6%
Average Sales Price*	\$0	\$856,590	--	\$309,778	\$656,388	+ 111.9%
Percent of List Price Received*	0.0%	98.4%	--	92.3%	97.2%	+ 5.3%
Days on Market Until Sale	0	105	--	243	270	+ 11.1%
Cumulative Days on Market Until Sale	0	250	--	243	347	+ 42.8%
Inventory of Homes for Sale	24	6	- 75.0%	--	--	--
Months Supply of Inventory	10.0	2.0	- 80.0%	--	--	--

* 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	May			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
New Listings	2	1	- 50.0%	8	7	- 12.5%
Sold Listings	0	1	--	1	7	+ 600.0%
Median Sales Price*	\$0	\$431,000	--	\$134,000	\$242,000	+ 80.6%
Average Sales Price*	\$0	\$431,000	--	\$134,000	\$285,214	+ 112.8%
Percent of List Price Received*	0.0%	106.4%	--	99.3%	100.5%	+ 1.2%
Days on Market Until Sale	0	23	--	51	67	+ 31.4%
Cumulative Days on Market Until Sale	0	23	--	51	67	+ 31.4%
Inventory of Homes for Sale	9	1	- 88.9%	--	--	--
Months Supply of Inventory	4.1	0.4	- 90.2%	--	--	--

* 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

