

# Local Market Update for July 2021

A Research Tool Provided by the Colorado Association of REALTORS®



## San Juan County

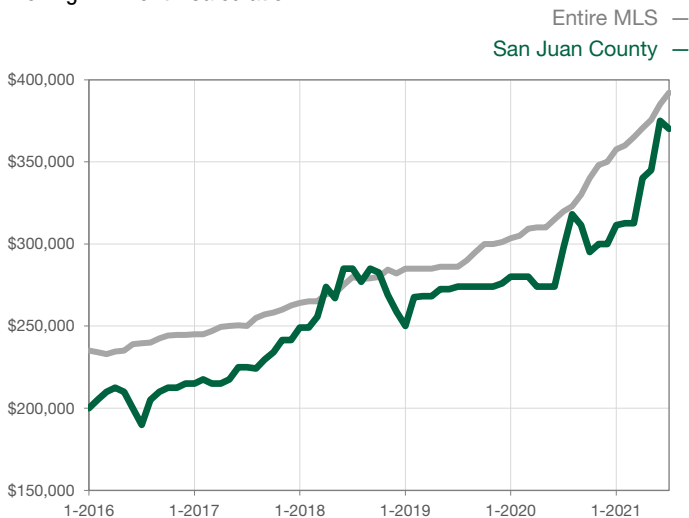
Single Family	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	10	5	- 50.0%	34	23	- 32.4%
Sold Listings	2	1	- 50.0%	13	15	+ 15.4%
Median Sales Price*	\$347,500	<b>\$231,000</b>	- 33.5%	\$295,000	<b>\$405,000</b>	+ 37.3%
Average Sales Price*	\$347,500	<b>\$231,000</b>	- 33.5%	\$310,923	<b>\$624,177</b>	+ 100.7%
Percent of List Price Received*	101.4%	<b>102.7%</b>	+ 1.3%	94.1%	<b>98.9%</b>	+ 5.1%
Days on Market Until Sale	48	<b>57</b>	+ 18.8%	198	<b>228</b>	+ 15.2%
Cumulative Days on Market Until Sale	48	<b>57</b>	+ 18.8%	198	<b>288</b>	+ 45.5%
Inventory of Homes for Sale	34	<b>11</b>	- 67.6%	--	--	--
Months Supply of Inventory	17.0	<b>3.8</b>	- 77.6%	--	--	--

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

Townhouse/Condo	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1	0	- 100.0%	12	8	- 33.3%
Sold Listings	5	0	- 100.0%	6	8	+ 33.3%
Median Sales Price*	\$389,000	<b>\$0</b>	- 100.0%	\$365,000	<b>\$267,000</b>	- 26.8%
Average Sales Price*	\$386,000	<b>\$0</b>	- 100.0%	\$344,000	<b>\$286,063</b>	- 16.8%
Percent of List Price Received*	96.9%	<b>0.0%</b>	- 100.0%	97.3%	<b>100.5%</b>	+ 3.3%
Days on Market Until Sale	86	0	- 100.0%	80	<b>66</b>	- 17.5%
Cumulative Days on Market Until Sale	86	0	- 100.0%	80	<b>66</b>	- 17.5%
Inventory of Homes for Sale	4	<b>1</b>	- 75.0%	--	--	--
Months Supply of Inventory	1.5	<b>0.5</b>	- 66.7%	--	--	--

\* 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

