

Local Market Update for August 2021

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

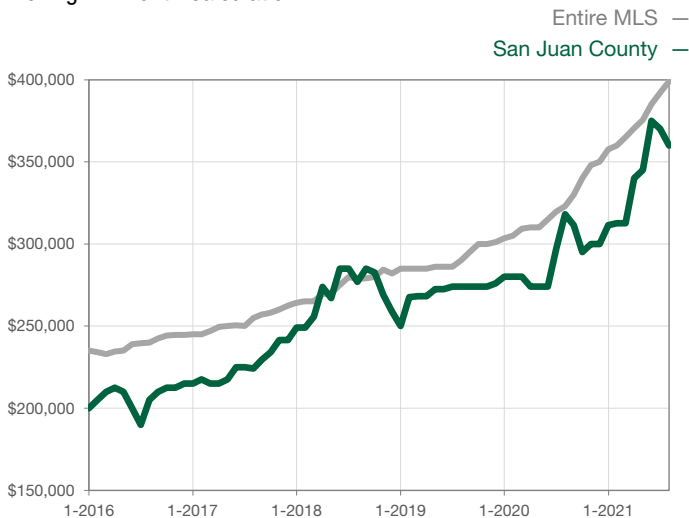
Key Metrics	August			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
New Listings	4	2	- 50.0%	38	25	- 34.2%
Sold Listings	3	4	+ 33.3%	16	19	+ 18.8%
Median Sales Price*	\$370,000	\$364,950	- 1.4%	\$309,000	\$405,000	+ 31.1%
Average Sales Price*	\$381,667	\$374,225	- 1.9%	\$324,188	\$571,555	+ 76.3%
Percent of List Price Received*	98.7%	95.8%	- 2.9%	95.0%	98.2%	+ 3.4%
Days on Market Until Sale	41	256	+ 524.4%	169	234	+ 38.5%
Cumulative Days on Market Until Sale	41	256	+ 524.4%	169	281	+ 66.3%
Inventory of Homes for Sale	30	10	- 66.7%	--	--	--
Months Supply of Inventory	14.3	3.3	- 76.9%	--	--	--

* 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	August			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
New Listings	3	4	+ 33.3%	15	12	- 20.0%
Sold Listings	6	1	- 83.3%	12	9	- 25.0%
Median Sales Price*	\$289,350	\$359,000	+ 24.1%	\$334,850	\$292,000	- 12.8%
Average Sales Price*	\$323,117	\$359,000	+ 11.1%	\$333,558	\$294,167	- 11.8%
Percent of List Price Received*	98.5%	97.3%	- 1.2%	97.9%	100.1%	+ 2.2%
Days on Market Until Sale	196	44	- 77.6%	138	63	- 54.3%
Cumulative Days on Market Until Sale	196	44	- 77.6%	138	63	- 54.3%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	1.5	0.6	- 60.0%	--	--	--

* 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

