

Local Market Update for February 2022

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

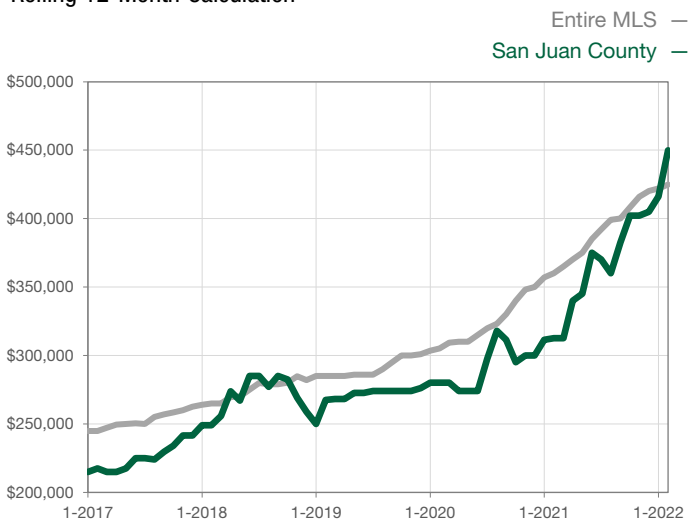
Key Metrics	February			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 02-2021	Thru 02-2022	Percent Change from Previous Year
New Listings	1	5	+ 400.0%	4	6	+ 50.0%
Sold Listings	2	3	+ 50.0%	5	5	0.0%
Median Sales Price*	\$345,000	\$475,000	+ 37.7%	\$423,700	\$475,000	+ 12.1%
Average Sales Price*	\$345,000	\$681,667	+ 97.6%	\$531,740	\$662,100	+ 24.5%
Percent of List Price Received*	95.6%	92.9%	- 2.8%	94.9%	93.7%	- 1.3%
Days on Market Until Sale	335	77	- 77.0%	361	104	- 71.2%
Cumulative Days on Market Until Sale	393	77	- 80.4%	385	104	- 73.0%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	4.1	2.9	- 29.3%	--	--	--

* 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	February			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 02-2021	Thru 02-2022	Percent Change from Previous Year
New Listings	3	2	- 33.3%	3	3	0.0%
Sold Listings	2	2	0.0%	2	2	0.0%
Median Sales Price*	\$401,000	\$349,000	- 13.0%	\$401,000	\$349,000	- 13.0%
Average Sales Price*	\$401,000	\$349,000	- 13.0%	\$401,000	\$349,000	- 13.0%
Percent of List Price Received*	98.1%	101.9%	+ 3.9%	98.1%	101.9%	+ 3.9%
Days on Market Until Sale	156	130	- 16.7%	156	130	- 16.7%
Cumulative Days on Market Until Sale	156	130	- 16.7%	156	130	- 16.7%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.1	--	--	--	--

* 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

