

Local Market Update for April 2022

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

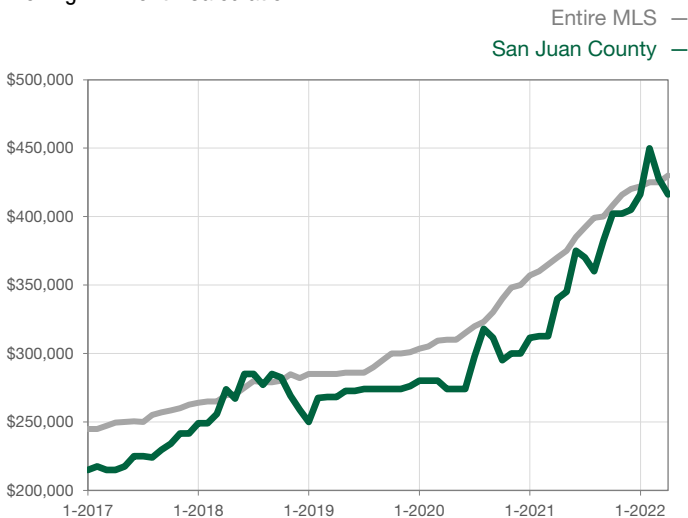
Single Family	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
Key Metrics						
New Listings	2	4	+ 100.0%	10	12	+ 20.0%
Sold Listings	1	4	+ 300.0%	7	10	+ 42.9%
Median Sales Price*	\$385,000	\$172,250	- 55.3%	\$423,700	\$446,250	+ 5.3%
Average Sales Price*	\$385,000	\$240,375	- 37.6%	\$513,386	\$460,200	- 10.4%
Percent of List Price Received*	89.6%	102.1%	+ 14.0%	96.4%	97.5%	+ 1.1%
Days on Market Until Sale	638	63	- 90.1%	408	107	- 73.8%
Cumulative Days on Market Until Sale	638	63	- 90.1%	427	107	- 74.9%
Inventory of Homes for Sale	6	10	+ 66.7%	--	--	--
Months Supply of Inventory	2.1	3.7	+ 76.2%	--	--	--

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

Townhouse/Condo	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
Key Metrics						
New Listings	2	1	- 50.0%	6	10	+ 66.7%
Sold Listings	1	3	+ 200.0%	6	9	+ 50.0%
Median Sales Price*	\$242,000	\$440,000	+ 81.8%	\$215,250	\$385,000	+ 78.9%
Average Sales Price*	\$242,000	\$467,333	+ 93.1%	\$260,917	\$423,000	+ 62.1%
Percent of List Price Received*	100.0%	100.1%	+ 0.1%	99.5%	100.2%	+ 0.7%
Days on Market Until Sale	53	44	- 17.0%	74	73	- 1.4%
Cumulative Days on Market Until Sale	53	44	- 17.0%	74	82	+ 10.8%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	0.9	--	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

