

Local Market Update for May 2022

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

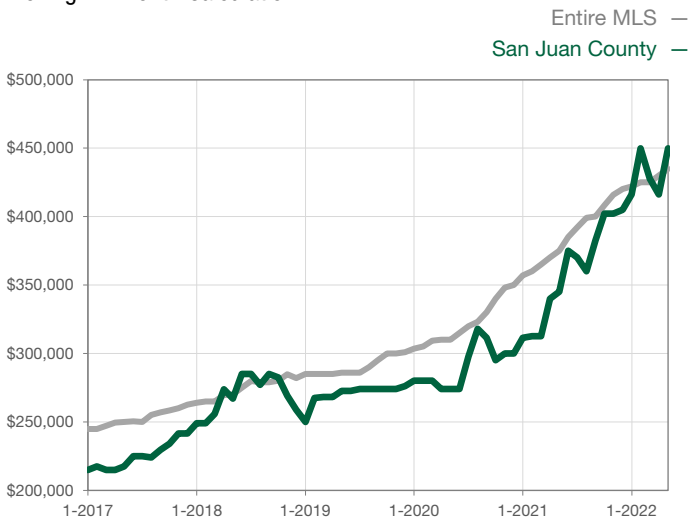
Key Metrics	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
New Listings	4	5	+ 25.0%	14	18	+ 28.6%
Sold Listings	5	2	- 60.0%	12	12	0.0%
Median Sales Price*	\$399,000	\$724,400	+ 81.6%	\$411,350	\$470,000	+ 14.3%
Average Sales Price*	\$856,590	\$724,400	- 15.4%	\$656,388	\$504,233	- 23.2%
Percent of List Price Received*	98.4%	98.4%	0.0%	97.2%	97.7%	+ 0.5%
Days on Market Until Sale	105	62	- 41.0%	270	100	- 63.0%
Cumulative Days on Market Until Sale	250	62	- 75.2%	347	100	- 71.2%
Inventory of Homes for Sale	7	12	+ 71.4%	--	--	--
Months Supply of Inventory	2.3	4.9	+ 113.0%	--	--	--

* 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		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
New Listings	1	2	+ 100.0%	7	12	+ 71.4%
Sold Listings	1	1	0.0%	7	10	+ 42.9%
Median Sales Price*	\$431,000	\$750,000	+ 74.0%	\$242,000	\$412,500	+ 70.5%
Average Sales Price*	\$431,000	\$750,000	+ 74.0%	\$285,214	\$455,700	+ 59.8%
Percent of List Price Received*	106.4%	100.0%	- 6.0%	100.5%	100.2%	- 0.3%
Days on Market Until Sale	23	60	+ 160.9%	67	71	+ 6.0%
Cumulative Days on Market Until Sale	23	60	+ 160.9%	67	79	+ 17.9%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.4	1.9	+ 375.0%	--	--	--

* 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

