

Local Market Update for August 2022

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

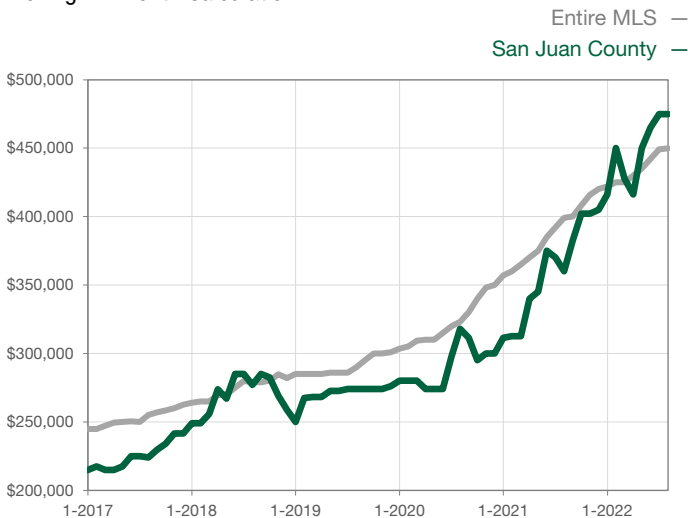
Single Family	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
Key Metrics						
New Listings	3	3	0.0%	26	34	+ 30.8%
Sold Listings	4	4	0.0%	19	22	+ 15.8%
Median Sales Price*	\$364,950	\$577,500	+ 58.2%	\$405,000	\$492,500	+ 21.6%
Average Sales Price*	\$374,225	\$760,000	+ 103.1%	\$571,555	\$602,309	+ 5.4%
Percent of List Price Received*	95.8%	91.7%	- 4.3%	98.2%	95.2%	- 3.1%
Days on Market Until Sale	256	108	- 57.8%	234	93	- 60.3%
Cumulative Days on Market Until Sale	256	108	- 57.8%	281	93	- 66.9%
Inventory of Homes for Sale	12	17	+ 41.7%	--	--	--
Months Supply of Inventory	4.0	6.2	+ 55.0%	--	--	--

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

Townhouse/Condo	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
Key Metrics						
New Listings	5	3	- 40.0%	13	19	+ 46.2%
Sold Listings	1	1	0.0%	9	13	+ 44.4%
Median Sales Price*	\$359,000	\$332,500	- 7.4%	\$292,000	\$385,000	+ 31.8%
Average Sales Price*	\$359,000	\$332,500	- 7.4%	\$294,167	\$466,115	+ 58.5%
Percent of List Price Received*	97.3%	103.9%	+ 6.8%	100.1%	99.7%	- 0.4%
Days on Market Until Sale	44	48	+ 9.1%	63	73	+ 15.9%
Cumulative Days on Market Until Sale	44	48	+ 9.1%	63	79	+ 25.4%
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--
Months Supply of Inventory	0.6	2.7	+ 350.0%	--	--	--

* 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

