

# Local Market Update for December 2021

A Research Tool Provided by the Colorado Association of REALTORS®



## San Juan County

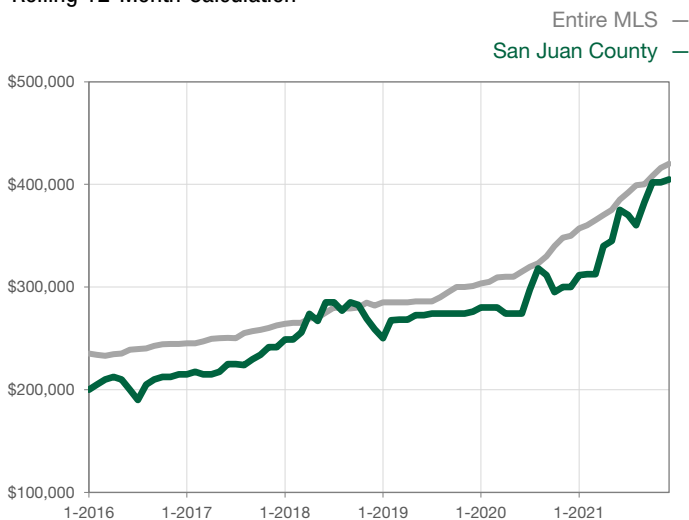
| Key Metrics                          | December  |           |                                   | Year to Date |              |                                   |
|--------------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
|                                      | 2020      | 2021      | Percent Change from Previous Year | Thru 12-2020 | Thru 12-2021 | Percent Change from Previous Year |
| New Listings                         | 1         | 1         | 0.0%                              | 45           | 31           | - 31.1%                           |
| Sold Listings                        | 2         | 1         | - 50.0%                           | 33           | 27           | - 18.2%                           |
| Median Sales Price*                  | \$450,000 | \$555,000 | + 23.3%                           | \$300,000    | \$405,000    | + 35.0%                           |
| Average Sales Price*                 | \$450,000 | \$555,000 | + 23.3%                           | \$331,300    | \$525,131    | + 58.5%                           |
| Percent of List Price Received*      | 100.9%    | 100.0%    | - 0.9%                            | 95.7%        | 98.2%        | + 2.6%                            |
| Days on Market Until Sale            | 71        | 296       | + 316.9%                          | 175          | 209          | + 19.4%                           |
| Cumulative Days on Market Until Sale | 71        | 296       | + 316.9%                          | 182          | 241          | + 32.4%                           |
| Inventory of Homes for Sale          | 17        | 10        | - 41.2%                           | --           | --           | --                                |
| Months Supply of Inventory           | 5.7       | 4.1       | - 28.1%                           | --           | --           | --                                |

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

| Key Metrics                          | December |      |                                   | Year to Date |              |                                   |
|--------------------------------------|----------|------|-----------------------------------|--------------|--------------|-----------------------------------|
|                                      | 2020     | 2021 | Percent Change from Previous Year | Thru 12-2020 | Thru 12-2021 | Percent Change from Previous Year |
| New Listings                         | 0        | 2    | --                                | 16           | 18           | + 12.5%                           |
| Sold Listings                        | 0        | 0    | --                                | 17           | 16           | - 5.9%                            |
| Median Sales Price*                  | \$0      | \$0  | --                                | \$250,000    | \$362,000    | + 44.8%                           |
| Average Sales Price*                 | \$0      | \$0  | --                                | \$285,247    | \$361,531    | + 26.7%                           |
| Percent of List Price Received*      | 0.0%     | 0.0% | --                                | 98.1%        | 102.4%       | + 4.4%                            |
| Days on Market Until Sale            | 0        | 0    | --                                | 151          | 49           | - 67.5%                           |
| Cumulative Days on Market Until Sale | 0        | 0    | --                                | 151          | 49           | - 67.5%                           |
| Inventory of Homes for Sale          | 1        | 2    | + 100.0%                          | --           | --           | --                                |
| Months Supply of Inventory           | 0.4      | 1.1  | + 175.0%                          | --           | --           | --                                |

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

