

Local Market Update for October 2021

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

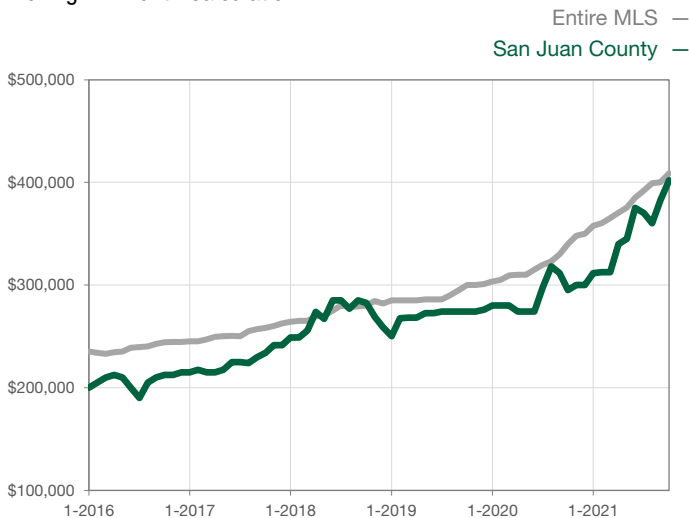
Key Metrics	October			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
New Listings	2	3	+ 50.0%	43	29	- 32.6%
Sold Listings	6	0	- 100.0%	28	23	- 17.9%
Median Sales Price*	\$209,450	\$0	- 100.0%	\$297,500	\$405,000	+ 36.1%
Average Sales Price*	\$226,150	\$0	- 100.0%	\$307,246	\$540,372	+ 75.9%
Percent of List Price Received*	96.4%	0.0%	- 100.0%	95.2%	98.3%	+ 3.3%
Days on Market Until Sale	208	0	- 100.0%	186	206	+ 10.8%
Cumulative Days on Market Until Sale	208	0	- 100.0%	194	244	+ 25.8%
Inventory of Homes for Sale	21	9	- 57.1%	--	--	--
Months Supply of Inventory	7.5	3.5	- 53.3%	--	--	--

* 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	October			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
New Listings	0	1	--	15	15	0.0%
Sold Listings	2	2	0.0%	16	15	- 6.3%
Median Sales Price*	\$224,500	\$356,000	+ 58.6%	\$289,000	\$359,000	+ 24.2%
Average Sales Price*	\$224,500	\$356,000	+ 58.6%	\$294,013	\$346,967	+ 18.0%
Percent of List Price Received*	95.7%	114.3%	+ 19.4%	98.3%	102.3%	+ 4.1%
Days on Market Until Sale	383	39	- 89.8%	155	50	- 67.7%
Cumulative Days on Market Until Sale	383	39	- 89.8%	155	50	- 67.7%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.3	0.6	+ 100.0%	--	--	--

* 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

