

# Local Market Update – December 2020

A Research Tool Provided by Northwest Multiple Listing Service®



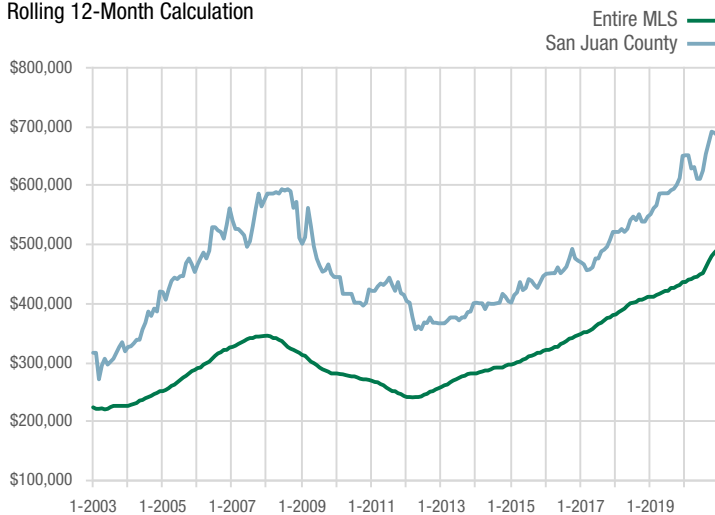
## San Juan County

Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	9	18	+ 100.0%	424	384	- 9.4%
Pending Sales	16	19	+ 18.8%	272	390	+ 43.4%
Closed Sales	22	39	+ 77.3%	267	379	+ 41.9%
Days on Market Until Sale	162	90	- 44.4%	118	138	+ 16.9%
Median Sales Price*	\$817,000	\$725,000	- 11.3%	\$649,000	\$683,500	+ 5.3%
Average Sales Price*	\$1,451,362	\$988,268	- 31.9%	\$893,037	\$926,171	+ 3.7%
Percent of List Price Received*	96.6%	98.1%	+ 1.6%	96.1%	96.7%	+ 0.6%
Inventory of Homes for Sale	178	69	- 61.2%	—	—	—
Months Supply of Inventory	7.9	2.1	- 73.4%	—	—	—

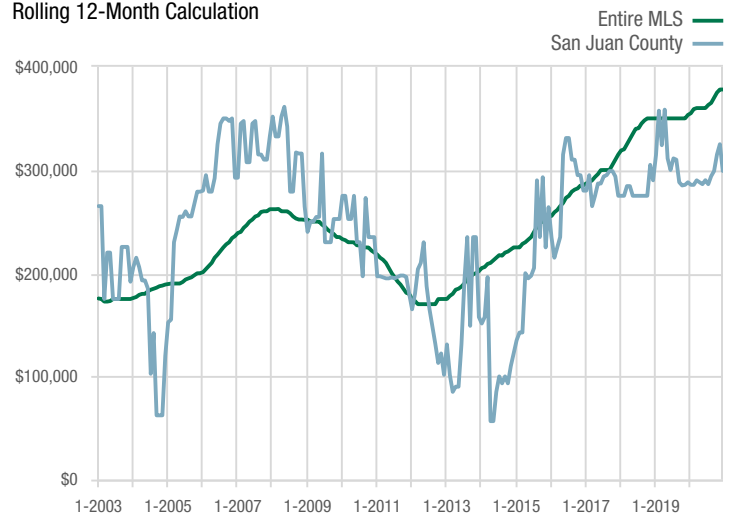
Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	3	4	+ 33.3%	33	44	+ 33.3%
Pending Sales	2	5	+ 150.0%	20	39	+ 95.0%
Closed Sales	0	5	—	18	31	+ 72.2%
Days on Market Until Sale	—	3	—	124	103	- 16.9%
Median Sales Price*	—	\$144,900	—	\$288,125	\$299,000	+ 3.8%
Average Sales Price*	—	\$177,380	—	\$301,986	\$356,287	+ 18.0%
Percent of List Price Received*	—	99.4%	—	95.2%	97.4%	+ 2.3%
Inventory of Homes for Sale	12	7	- 41.7%	—	—	—
Months Supply of Inventory	6.0	1.8	- 70.0%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### Median Sales Price Rolling 12-Month Calculation



### Median Sales Price - Condo Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.