

Local Market Update – November 2020

A Research Tool Provided by Northwest Multiple Listing Service®



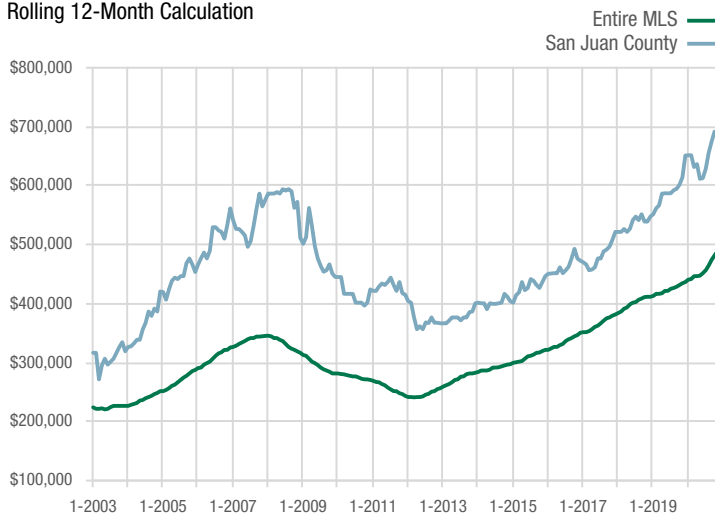
San Juan County

Key Metrics	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	14	16	+ 14.3%	415	365	- 12.0%
Pending Sales	14	28	+ 100.0%	256	373	+ 45.7%
Closed Sales	23	34	+ 47.8%	244	340	+ 39.3%
Days on Market Until Sale	94	115	+ 22.3%	114	144	+ 26.3%
Median Sales Price*	\$690,000	\$679,000	- 1.6%	\$619,500	\$678,500	+ 9.5%
Average Sales Price*	\$991,976	\$928,068	- 6.4%	\$845,086	\$919,006	+ 8.7%
Percent of List Price Received*	95.1%	96.9%	+ 1.9%	95.9%	96.6%	+ 0.7%
Inventory of Homes for Sale	201	80	- 60.2%	—	—	—
Months Supply of Inventory	8.8	2.5	- 71.6%	—	—	—

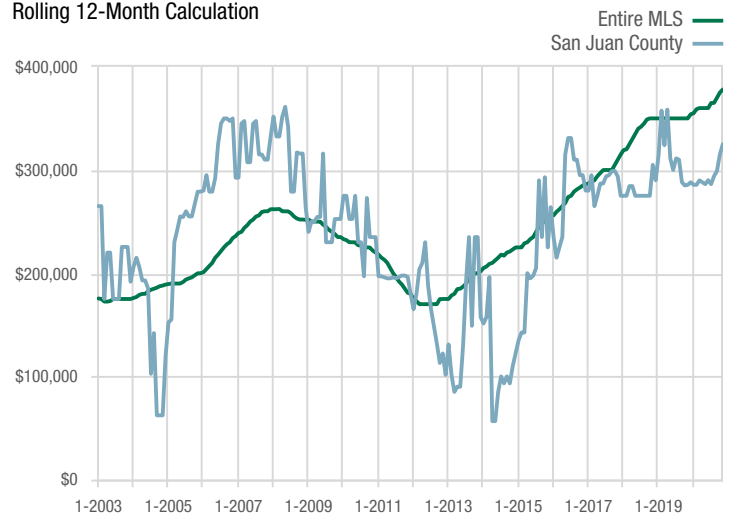
Key Metrics	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	1	5	+ 400.0%	30	39	+ 30.0%
Pending Sales	0	0	0.0%	18	33	+ 83.3%
Closed Sales	2	3	+ 50.0%	18	26	+ 44.4%
Days on Market Until Sale	40	68	+ 70.0%	124	122	- 1.6%
Median Sales Price*	\$239,500	\$425,000	+ 77.5%	\$288,125	\$325,000	+ 12.8%
Average Sales Price*	\$239,500	\$378,333	+ 58.0%	\$301,986	\$390,692	+ 29.4%
Percent of List Price Received*	95.7%	97.5%	+ 1.9%	95.2%	97.0%	+ 1.9%
Inventory of Homes for Sale	12	9	- 25.0%	—	—	—
Months Supply of Inventory	6.0	2.3	- 61.7%	—	—	—

* 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.