

Local Market Update – October 2020

A Research Tool Provided by Northwest Multiple Listing Service®



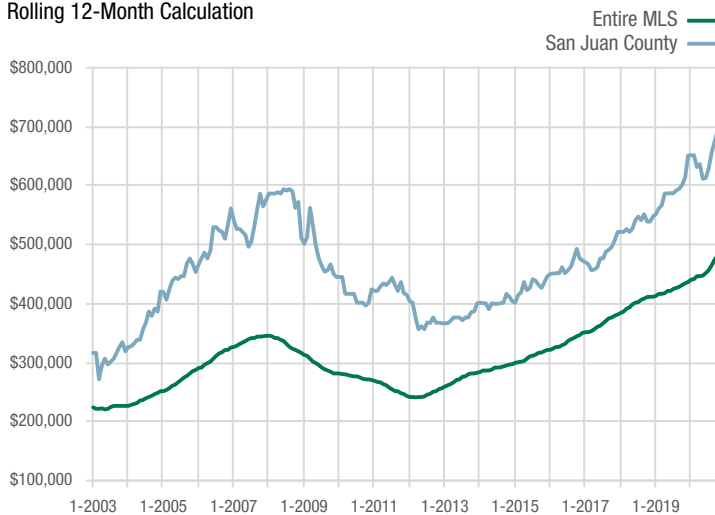
San Juan County

Key Metrics	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	25	34	+ 36.0%	402	349	- 13.2%
Pending Sales	23	45	+ 95.7%	242	347	+ 43.4%
Closed Sales	32	56	+ 75.0%	221	306	+ 38.5%
Days on Market Until Sale	122	163	+ 33.6%	117	147	+ 25.6%
Median Sales Price*	\$624,999	\$783,250	+ 25.3%	\$612,500	\$678,000	+ 10.7%
Average Sales Price*	\$691,486	\$1,037,829	+ 50.1%	\$829,799	\$918,025	+ 10.6%
Percent of List Price Received*	97.1%	96.4%	- 0.7%	96.0%	96.5%	+ 0.5%
Inventory of Homes for Sale	223	98	- 56.1%	—	—	—
Months Supply of Inventory	9.6	3.1	- 67.7%	—	—	—

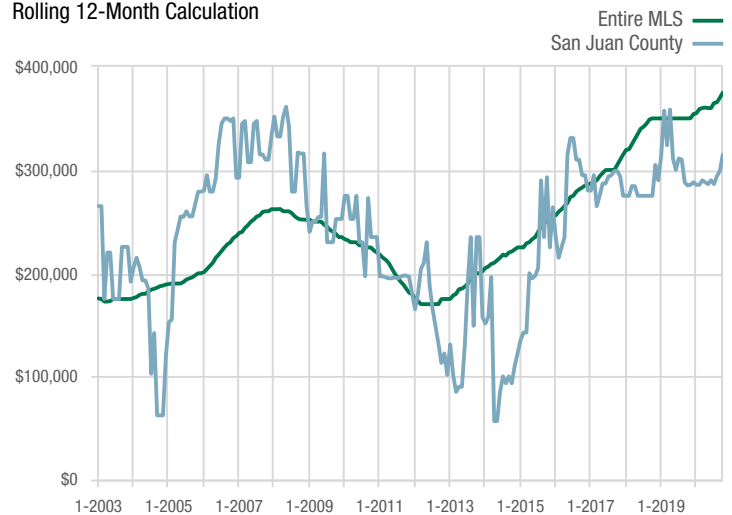
Key Metrics	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	4	5	+ 25.0%	29	34	+ 17.2%
Pending Sales	3	7	+ 133.3%	18	33	+ 83.3%
Closed Sales	2	4	+ 100.0%	16	23	+ 43.8%
Days on Market Until Sale	128	105	- 18.0%	134	129	- 3.7%
Median Sales Price*	\$282,750	\$285,000	+ 0.8%	\$288,125	\$323,000	+ 12.1%
Average Sales Price*	\$282,750	\$317,250	+ 12.2%	\$309,797	\$392,304	+ 26.6%
Percent of List Price Received*	99.1%	97.8%	- 1.3%	95.1%	96.9%	+ 1.9%
Inventory of Homes for Sale	11	4	- 63.6%	—	—	—
Months Supply of Inventory	5.2	1.0	- 80.8%	—	—	—

* 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.