

Local Market Update – January 2021

A Research Tool Provided by Northwest Multiple Listing Service®



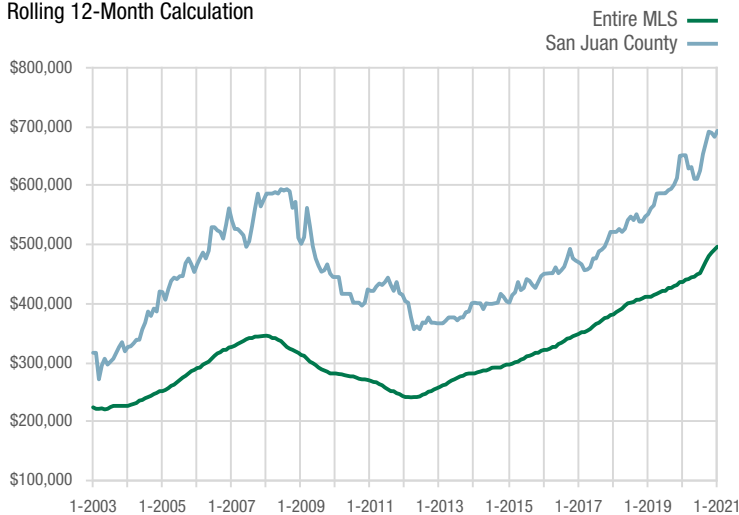
San Juan County

Key Metrics	January			Year to Date		
	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	16	15	- 6.3%	16	15	- 6.3%
Pending Sales	13	23	+ 76.9%	13	23	+ 76.9%
Closed Sales	13	24	+ 84.6%	13	24	+ 84.6%
Days on Market Until Sale	160	81	- 49.4%	160	81	- 49.4%
Median Sales Price*	\$525,000	\$735,000	+ 40.0%	\$525,000	\$735,000	+ 40.0%
Average Sales Price*	\$751,500	\$899,764	+ 19.7%	\$751,500	\$899,764	+ 19.7%
Percent of List Price Received*	92.4%	97.1%	+ 5.1%	92.4%	97.1%	+ 5.1%
Inventory of Homes for Sale	173	59	- 65.9%	—	—	—
Months Supply of Inventory	7.7	1.8	- 76.6%	—	—	—

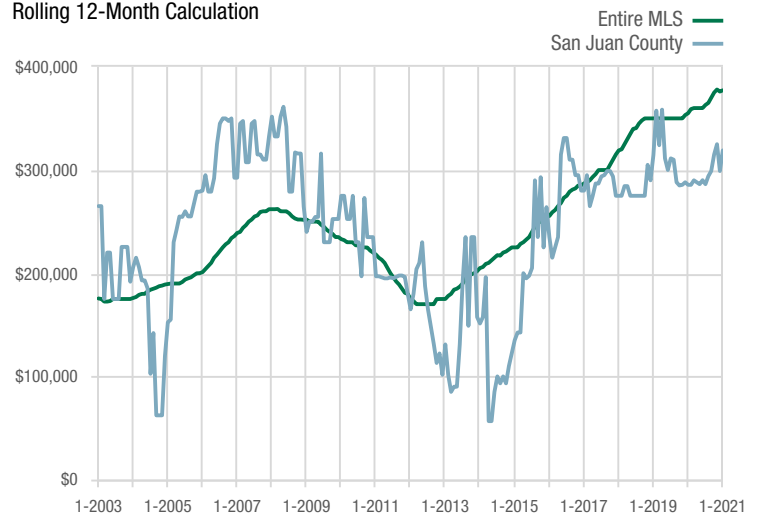
Key Metrics	January			Year to Date		
	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	2	0	- 100.0%	2	0	- 100.0%
Pending Sales	0	2	—	0	2	—
Closed Sales	1	6	+ 500.0%	1	6	+ 500.0%
Days on Market Until Sale	131	27	- 79.4%	131	27	- 79.4%
Median Sales Price*	\$279,000	\$365,000	+ 30.8%	\$279,000	\$365,000	+ 30.8%
Average Sales Price*	\$279,000	\$349,083	+ 25.1%	\$279,000	\$349,083	+ 25.1%
Percent of List Price Received*	100.0%	96.9%	- 3.1%	100.0%	96.9%	- 3.1%
Inventory of Homes for Sale	13	7	- 46.2%	—	—	—
Months Supply of Inventory	6.5	1.9	- 70.8%	—	—	—

* 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.