

# Local Market Update – February 2021

A Research Tool Provided by Northwest Multiple Listing Service®



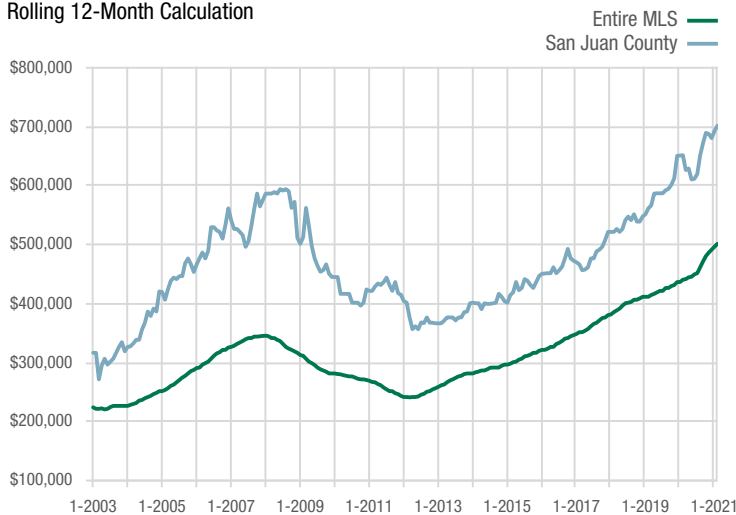
## San Juan County

Key Metrics	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	28	22	- 21.4%	44	37	- 15.9%
Pending Sales	12	22	+ 83.3%	25	41	+ 64.0%
Closed Sales	13	13	0.0%	27	37	+ 37.0%
Days on Market Until Sale	144	69	- 52.1%	165	77	- 53.3%
Median Sales Price*	\$540,000	<b>\$778,000</b>	+ 44.1%	\$525,000	<b>\$760,000</b>	+ 44.8%
Average Sales Price*	\$628,723	<b>\$1,485,727</b>	+ 136.3%	\$683,070	<b>\$1,105,642</b>	+ 61.9%
Percent of List Price Received*	95.5%	<b>96.9%</b>	+ 1.5%	93.8%	<b>97.1%</b>	+ 3.5%
Inventory of Homes for Sale	182	58	- 68.1%	—	—	—
Months Supply of Inventory	8.1	1.7	- 79.0%	—	—	—

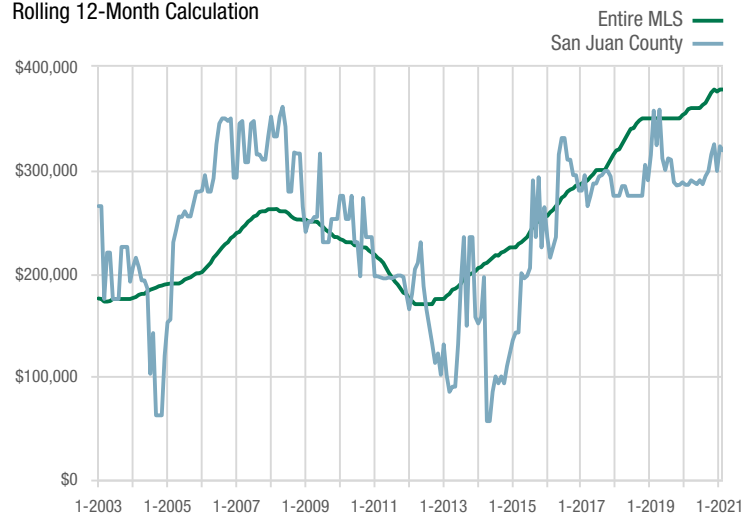
Key Metrics	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	0	3	—	2	3	+ 50.0%
Pending Sales	1	5	+ 400.0%	1	7	+ 600.0%
Closed Sales	1	2	+ 100.0%	2	9	+ 350.0%
Days on Market Until Sale	6	3	- 50.0%	69	19	- 72.5%
Median Sales Price*	\$299,000	<b>\$101,450</b>	- 66.1%	\$289,000	<b>\$340,000</b>	+ 17.6%
Average Sales Price*	\$299,000	<b>\$101,450</b>	- 66.1%	\$289,000	<b>\$391,933</b>	+ 35.6%
Percent of List Price Received*	100.0%	<b>100.0%</b>	0.0%	100.0%	<b>100.5%</b>	+ 0.5%
Inventory of Homes for Sale	12	5	- 58.3%	—	—	—
Months Supply of Inventory	6.3	1.3	- 79.4%	—	—	—

\* 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.