

Local Market Update – April 2021

A Research Tool Provided by Northwest Multiple Listing Service®



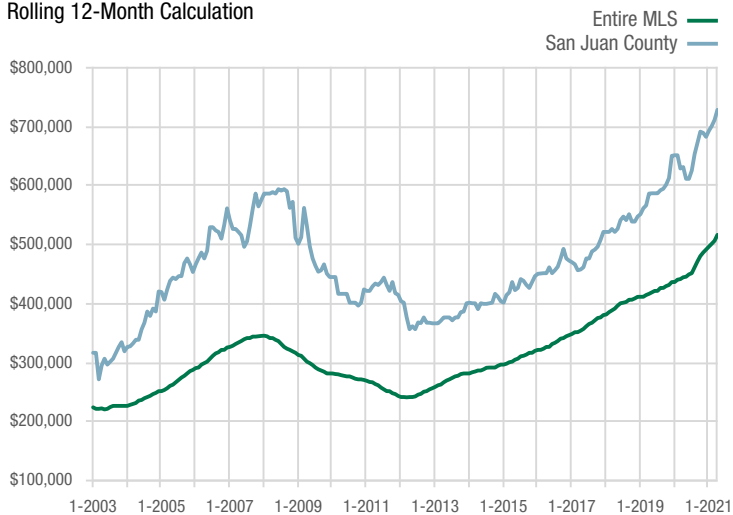
San Juan County

Residential Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	20	36	+ 80.0%	104	105	+ 1.0%
Pending Sales	12	31	+ 158.3%	65	103	+ 58.5%
Closed Sales	13	27	+ 107.7%	59	85	+ 44.1%
Days on Market Until Sale	211	73	- 65.4%	166	86	- 48.2%
Median Sales Price*	\$499,000	\$900,000	+ 80.4%	\$500,000	\$760,000	+ 52.0%
Average Sales Price*	\$766,788	\$1,368,289	+ 78.4%	\$776,477	\$1,104,672	+ 42.3%
Percent of List Price Received*	93.4%	98.9%	+ 5.9%	94.6%	97.7%	+ 3.3%
Inventory of Homes for Sale	186	58	- 68.8%	—	—	—
Months Supply of Inventory	8.4	1.6	- 81.0%	—	—	—

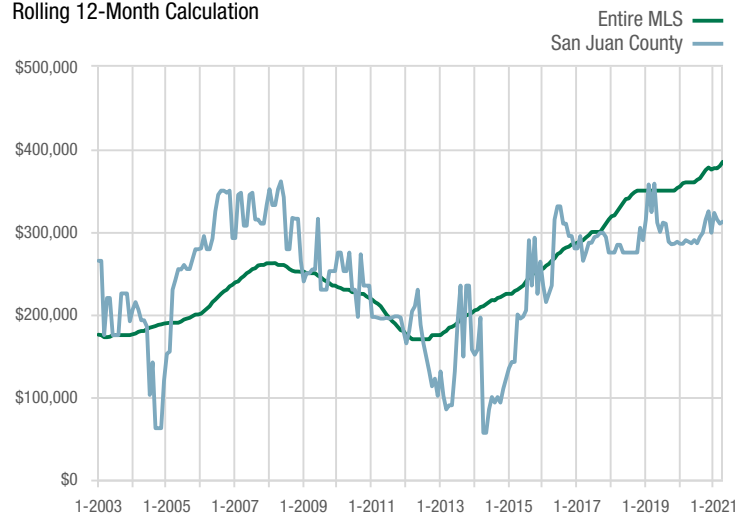
Condo Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	1	3	+ 200.0%	6	7	+ 16.7%
Pending Sales	1	2	+ 100.0%	2	12	+ 500.0%
Closed Sales	1	6	+ 500.0%	4	19	+ 375.0%
Days on Market Until Sale	141	122	- 13.5%	85	79	- 7.1%
Median Sales Price*	\$420,000	\$377,000	- 10.2%	\$336,500	\$340,000	+ 1.0%
Average Sales Price*	\$420,000	\$356,583	- 15.1%	\$343,000	\$355,463	+ 3.6%
Percent of List Price Received*	92.3%	101.8%	+ 10.3%	97.4%	100.4%	+ 3.1%
Inventory of Homes for Sale	15	4	- 73.3%	—	—	—
Months Supply of Inventory	9.6	1.0	- 89.6%	—	—	—

* 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.