

# Local Market Update – September 2021

A Research Tool Provided by Northwest Multiple Listing Service®



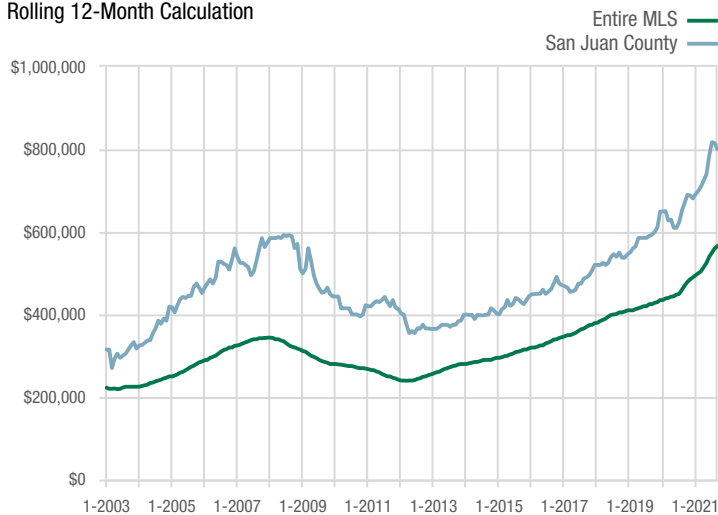
## San Juan County

Residential Key Metrics	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	34	31	- 8.8%	314	313	- 0.3%
Pending Sales	51	36	- 29.4%	300	268	- 10.7%
Closed Sales	50	27	- 46.0%	250	247	- 1.2%
Days on Market Until Sale	144	26	- 81.9%	143	66	- 53.8%
Median Sales Price*	\$908,085	<b>\$877,500</b>	- 3.4%	\$665,000	<b>\$850,000</b>	+ 27.8%
Average Sales Price*	\$1,078,473	<b>\$1,114,485</b>	+ 3.3%	\$891,081	<b>\$1,169,130</b>	+ 31.2%
Percent of List Price Received*	98.1%	<b>100.1%</b>	+ 2.0%	96.6%	<b>99.3%</b>	+ 2.8%
Inventory of Homes for Sale	119	76	- 36.1%	—	—	—
Months Supply of Inventory	4.0	2.6	- 35.0%	—	—	—

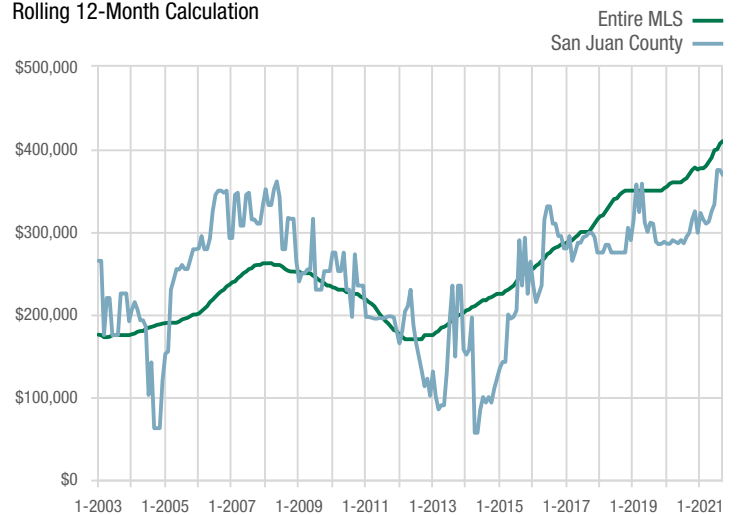
Condo Key Metrics	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	8	1	- 87.5%	29	25	- 13.8%
Pending Sales	7	1	- 85.7%	26	26	0.0%
Closed Sales	6	0	- 100.0%	19	33	+ 73.7%
Days on Market Until Sale	185	—	—	134	57	- 57.5%
Median Sales Price*	\$401,500	—	—	\$327,000	<b>\$390,000</b>	+ 19.3%
Average Sales Price*	\$488,833	—	—	\$408,105	<b>\$449,721</b>	+ 10.2%
Percent of List Price Received*	95.7%	—	—	96.7%	<b>100.5%</b>	+ 3.9%
Inventory of Homes for Sale	9	7	- 22.2%	—	—	—
Months Supply of Inventory	2.6	2.0	- 23.1%	—	—	—

\* 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.