

Local Market Update – August 2021

A Research Tool Provided by Northwest Multiple Listing Service®



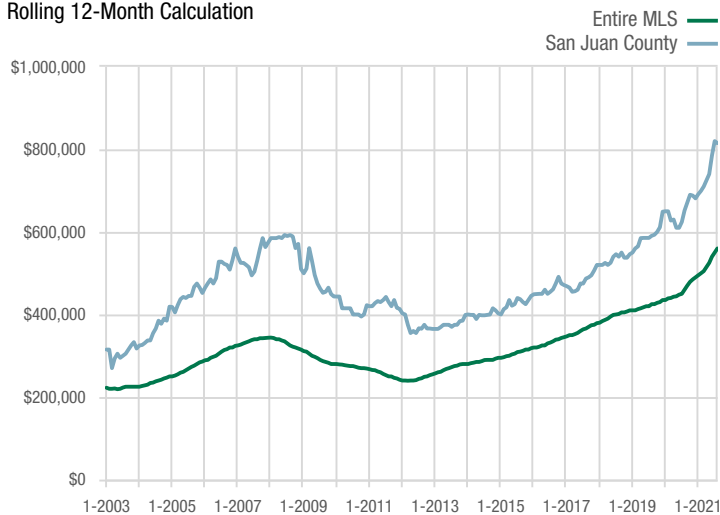
San Juan County

Residential Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	43	40	- 7.0%	280	282	+ 0.7%
Pending Sales	55	33	- 40.0%	249	234	- 6.0%
Closed Sales	40	37	- 7.5%	200	219	+ 9.5%
Days on Market Until Sale	155	61	- 60.6%	143	71	- 50.3%
Median Sales Price*	\$849,500	\$800,000	- 5.8%	\$637,000	\$850,000	+ 33.4%
Average Sales Price*	\$971,563	\$1,141,308	+ 17.5%	\$843,998	\$1,178,331	+ 39.6%
Percent of List Price Received*	98.8%	98.9%	+ 0.1%	96.2%	99.2%	+ 3.1%
Inventory of Homes for Sale	142	89	- 37.3%	—	—	—
Months Supply of Inventory	5.2	2.9	- 44.2%	—	—	—

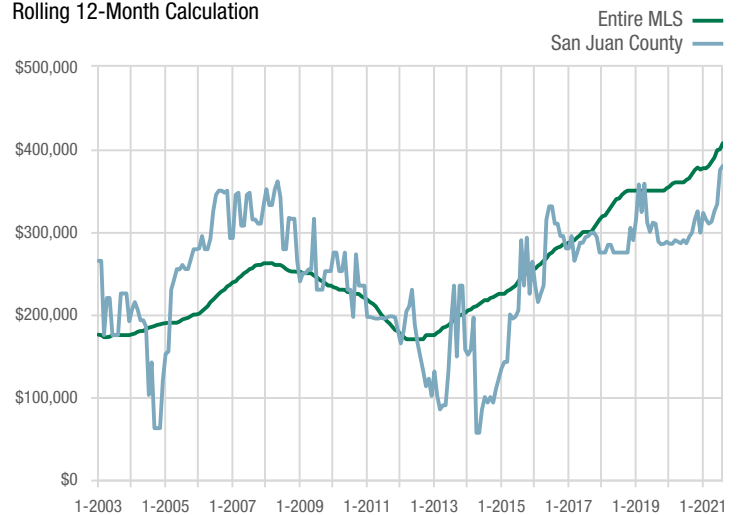
Condo Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	5	0	- 100.0%	21	24	+ 14.3%
Pending Sales	7	0	- 100.0%	19	25	+ 31.6%
Closed Sales	2	1	- 50.0%	13	32	+ 146.2%
Days on Market Until Sale	236	3	- 98.7%	110	57	- 48.2%
Median Sales Price*	\$458,500	\$715,000	+ 55.9%	\$323,000	\$390,000	+ 20.7%
Average Sales Price*	\$458,500	\$715,000	+ 55.9%	\$370,846	\$455,650	+ 22.9%
Percent of List Price Received*	97.4%	105.9%	+ 8.7%	97.2%	100.3%	+ 3.2%
Inventory of Homes for Sale	10	6	- 40.0%	—	—	—
Months Supply of Inventory	3.5	1.5	- 57.1%	—	—	—

* 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.