

# Local Market Update – July 2021

A Research Tool Provided by Northwest Multiple Listing Service®



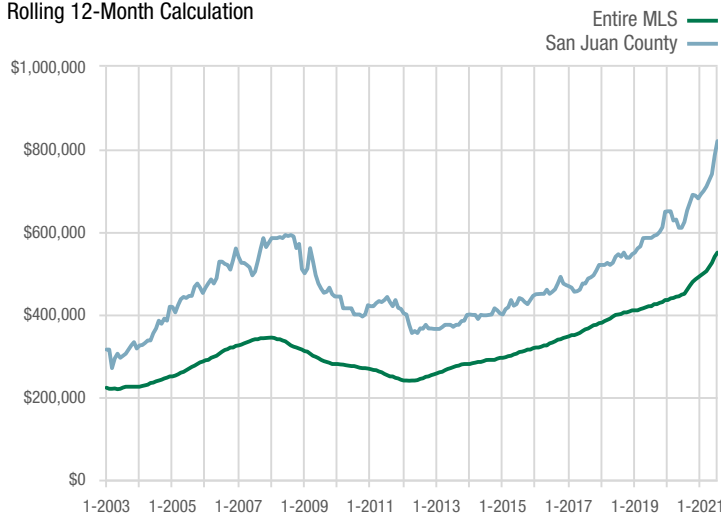
## San Juan County

Residential Key Metrics	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	53	43	- 18.9%	237	241	+ 1.7%
Pending Sales	49	36	- 26.5%	194	203	+ 4.6%
Closed Sales	50	26	- 48.0%	160	181	+ 13.1%
Days on Market Until Sale	138	39	- 71.7%	140	73	- 47.9%
Median Sales Price*	\$645,000	<b>\$925,000</b>	+ 43.4%	\$605,000	<b>\$855,000</b>	+ 41.3%
Average Sales Price*	\$803,227	<b>\$1,084,827</b>	+ 35.1%	\$811,906	<b>\$1,189,870</b>	+ 46.6%
Percent of List Price Received*	97.5%	<b>101.1%</b>	+ 3.7%	95.5%	<b>99.3%</b>	+ 4.0%
Inventory of Homes for Sale	163	84	- 48.5%	—	—	—
Months Supply of Inventory	6.3	2.5	- 60.3%	—	—	—

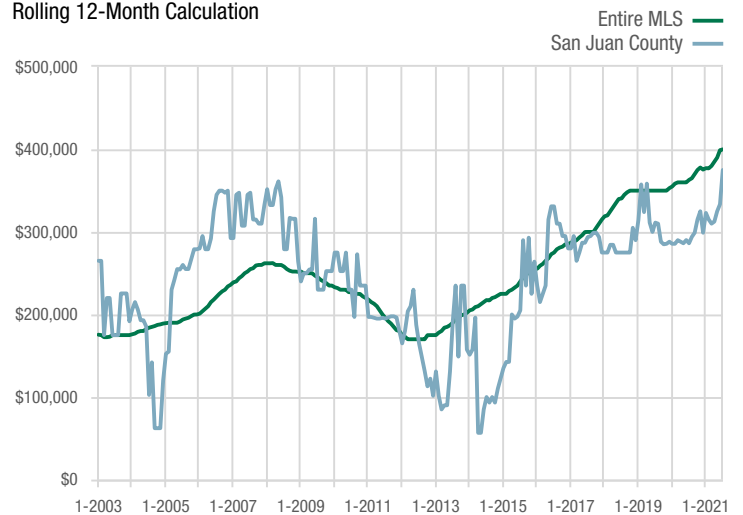
Condo Key Metrics	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	1	6	+ 500.0%	16	24	+ 50.0%
Pending Sales	4	3	- 25.0%	12	25	+ 108.3%
Closed Sales	3	6	+ 100.0%	11	31	+ 181.8%
Days on Market Until Sale	100	16	- 84.0%	88	59	- 33.0%
Median Sales Price*	\$234,000	<b>\$437,000</b>	+ 86.8%	\$299,000	<b>\$390,000</b>	+ 30.4%
Average Sales Price*	\$232,333	<b>\$419,167</b>	+ 80.4%	\$354,909	<b>\$447,284</b>	+ 26.0%
Percent of List Price Received*	98.3%	<b>100.4%</b>	+ 2.1%	97.2%	<b>100.2%</b>	+ 3.1%
Inventory of Homes for Sale	15	7	- 53.3%	—	—	—
Months Supply of Inventory	6.8	1.6	- 76.5%	—	—	—

\* 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.