

Local Market Update – June 2021

A Research Tool Provided by Northwest Multiple Listing Service®



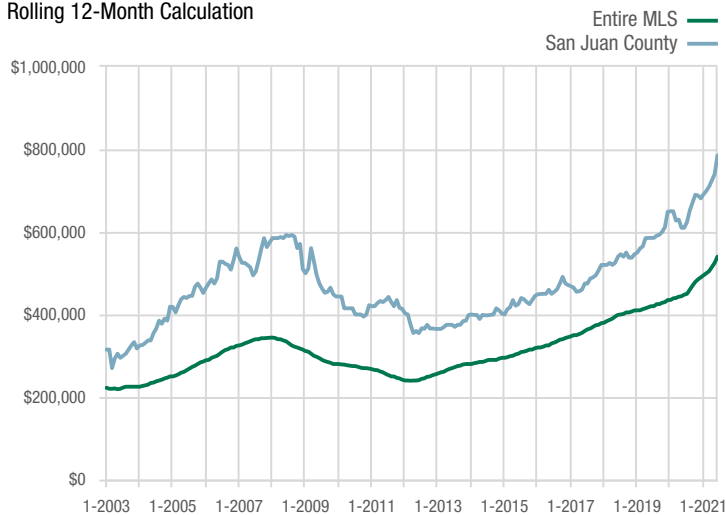
San Juan County

Residential Key Metrics	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	42	45	+ 7.1%	184	197	+ 7.1%
Pending Sales	52	27	- 48.1%	145	169	+ 16.6%
Closed Sales	27	44	+ 63.0%	110	155	+ 40.9%
Days on Market Until Sale	112	52	- 53.6%	142	79	- 44.4%
Median Sales Price*	\$630,000	\$901,000	+ 43.0%	\$545,000	\$850,000	+ 56.0%
Average Sales Price*	\$981,293	\$1,382,475	+ 40.9%	\$815,772	\$1,207,490	+ 48.0%
Percent of List Price Received*	94.2%	100.8%	+ 7.0%	94.6%	99.0%	+ 4.7%
Inventory of Homes for Sale	172	76	- 55.8%	—	—	—
Months Supply of Inventory	7.2	2.2	- 69.4%	—	—	—

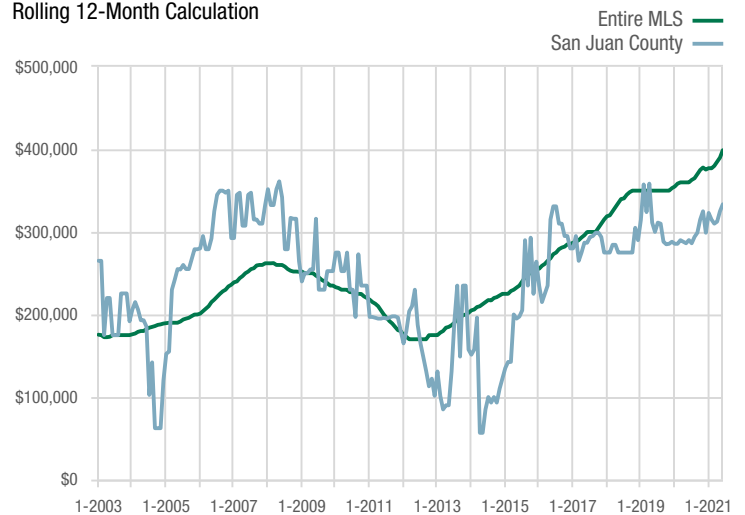
Condo Key Metrics	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	3	3	0.0%	15	18	+ 20.0%
Pending Sales	3	6	+ 100.0%	8	22	+ 175.0%
Closed Sales	3	3	0.0%	8	25	+ 212.5%
Days on Market Until Sale	80	64	- 20.0%	83	69	- 16.9%
Median Sales Price*	\$440,000	\$515,000	+ 17.0%	\$336,500	\$390,000	+ 15.9%
Average Sales Price*	\$520,000	\$703,333	+ 35.3%	\$400,875	\$454,032	+ 13.3%
Percent of List Price Received*	96.6%	101.6%	+ 5.2%	96.8%	100.1%	+ 3.4%
Inventory of Homes for Sale	18	4	- 77.8%	—	—	—
Months Supply of Inventory	9.0	0.9	- 90.0%	—	—	—

* 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.