

# Local Market Update – May 2021

A Research Tool Provided by Northwest Multiple Listing Service®



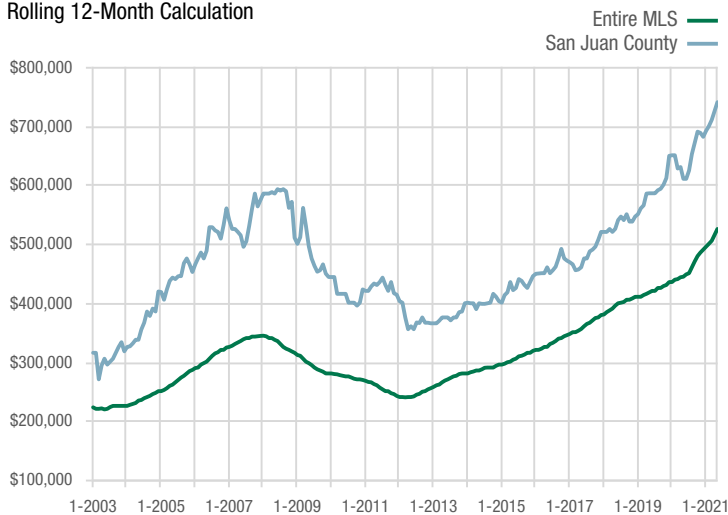
## San Juan County

Residential Key Metrics	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	38	46	+ 21.1%	142	151	+ 6.3%
Pending Sales	28	45	+ 60.7%	93	145	+ 55.9%
Closed Sales	24	26	+ 8.3%	83	110	+ 32.5%
Days on Market Until Sale	115	100	- 13.0%	151	90	- 40.4%
Median Sales Price*	\$597,500	\$765,000	+ 28.0%	\$526,000	\$755,000	+ 43.5%
Average Sales Price*	\$726,162	\$1,272,807	+ 75.3%	\$761,928	\$1,146,910	+ 50.5%
Percent of List Price Received*	95.0%	100.4%	+ 5.7%	94.7%	98.3%	+ 3.8%
Inventory of Homes for Sale	187	61	- 67.4%	—	—	—
Months Supply of Inventory	8.5	1.7	- 80.0%	—	—	—

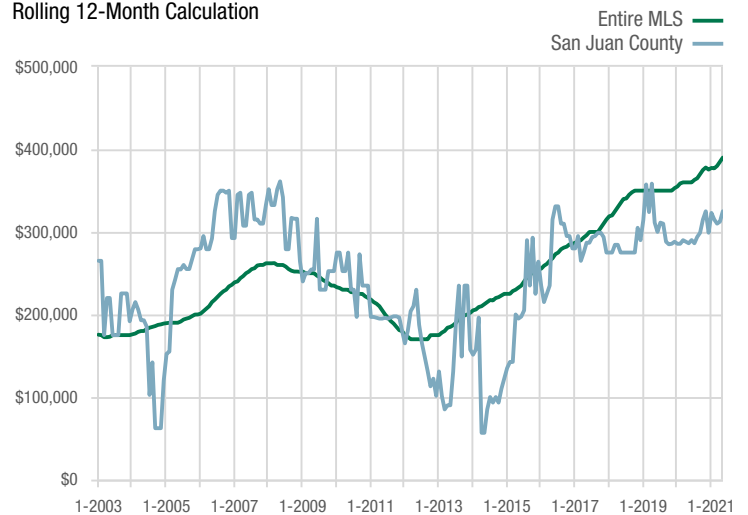
Condo Key Metrics	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	6	6	0.0%	12	15	+ 25.0%
Pending Sales	3	4	+ 33.3%	5	17	+ 240.0%
Closed Sales	1	3	+ 200.0%	5	22	+ 340.0%
Days on Market Until Sale	84	14	- 83.3%	85	70	- 17.6%
Median Sales Price*	\$275,000	\$575,000	+ 109.1%	\$299,000	\$377,000	+ 26.1%
Average Sales Price*	\$275,000	\$829,000	+ 201.5%	\$329,400	\$420,036	+ 27.5%
Percent of List Price Received*	95.2%	96.7%	+ 1.6%	96.9%	99.9%	+ 3.1%
Inventory of Homes for Sale	18	7	- 61.1%	—	—	—
Months Supply of Inventory	10.1	1.7	- 83.2%	—	—	—

\* 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.