

Local Market Update – November 2021

A Research Tool Provided by Northwest Multiple Listing Service®



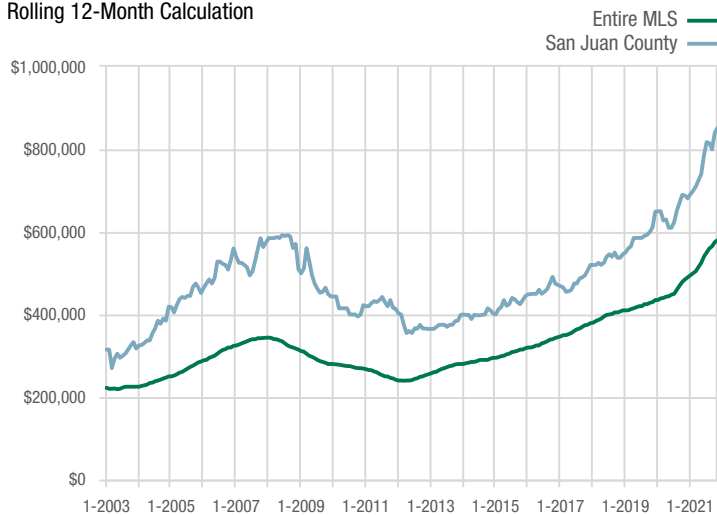
San Juan County

Residential Key Metrics	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	16	22	+ 37.5%	364	354	- 2.7%
Pending Sales	27	16	- 40.7%	370	309	- 16.5%
Closed Sales	34	30	- 11.8%	340	310	- 8.8%
Days on Market Until Sale	115	40	- 65.2%	144	61	- 57.6%
Median Sales Price*	\$679,000	\$1,152,500	+ 69.7%	\$678,500	\$872,500	+ 28.6%
Average Sales Price*	\$928,068	\$1,551,177	+ 67.1%	\$919,006	\$1,212,986	+ 32.0%
Percent of List Price Received*	96.9%	100.0%	+ 3.2%	96.6%	99.0%	+ 2.5%
Inventory of Homes for Sale	86	63	- 26.7%	—	—	—
Months Supply of Inventory	2.7	2.3	- 14.8%	—	—	—

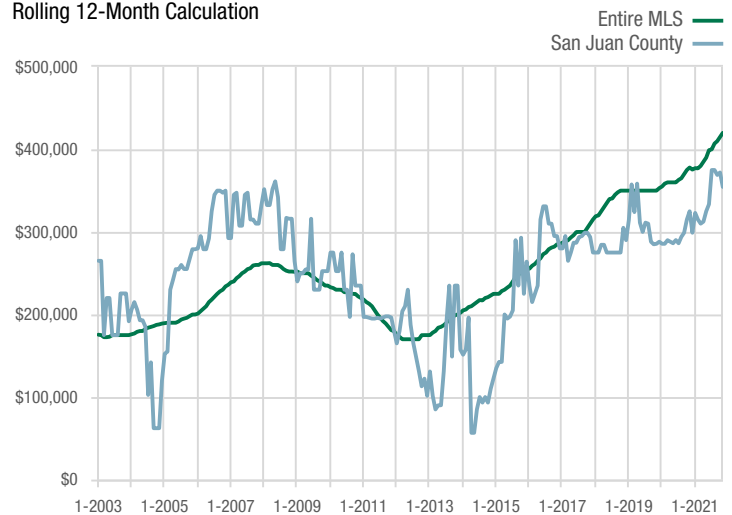
Condo Key Metrics	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	6	1	- 83.3%	40	29	- 27.5%
Pending Sales	1	5	+ 400.0%	33	31	- 6.1%
Closed Sales	3	1	- 66.7%	26	35	+ 34.6%
Days on Market Until Sale	68	216	+ 217.6%	122	62	- 49.2%
Median Sales Price*	\$425,000	\$195,000	- 54.1%	\$325,000	\$385,000	+ 18.5%
Average Sales Price*	\$378,333	\$195,000	- 48.5%	\$390,692	\$439,094	+ 12.4%
Percent of List Price Received*	97.5%	100.0%	+ 2.6%	97.0%	100.5%	+ 3.6%
Inventory of Homes for Sale	10	5	- 50.0%	—	—	—
Months Supply of Inventory	2.9	1.4	- 51.7%	—	—	—

* 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.