

# Local Market Update – December 2021

A Research Tool Provided by Northwest Multiple Listing Service®



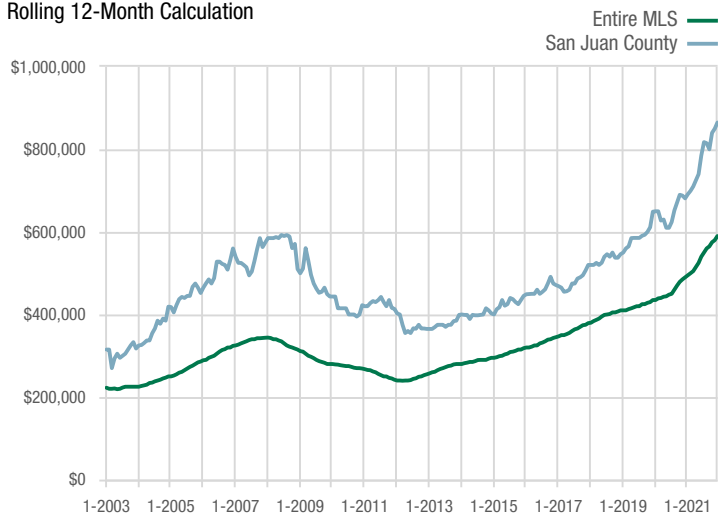
## San Juan County

Residential Key Metrics	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	18	12	- 33.3%	382	366	- 4.2%
Pending Sales	18	14	- 22.2%	388	323	- 16.8%
Closed Sales	40	17	- 57.5%	380	328	- 13.7%
Days on Market Until Sale	88	59	- 33.0%	138	61	- 55.8%
Median Sales Price*	\$720,105	<b>\$850,000</b>	+ 18.0%	\$681,250	<b>\$865,000</b>	+ 27.0%
Average Sales Price*	\$969,187	<b>\$1,433,091</b>	+ 47.9%	\$924,316	<b>\$1,222,982</b>	+ 32.3%
Percent of List Price Received*	98.1%	<b>96.4%</b>	- 1.7%	96.7%	<b>98.9%</b>	+ 2.3%
Inventory of Homes for Sale	75	46	- 38.7%	—	—	—
Months Supply of Inventory	2.3	1.7	- 26.1%	—	—	—

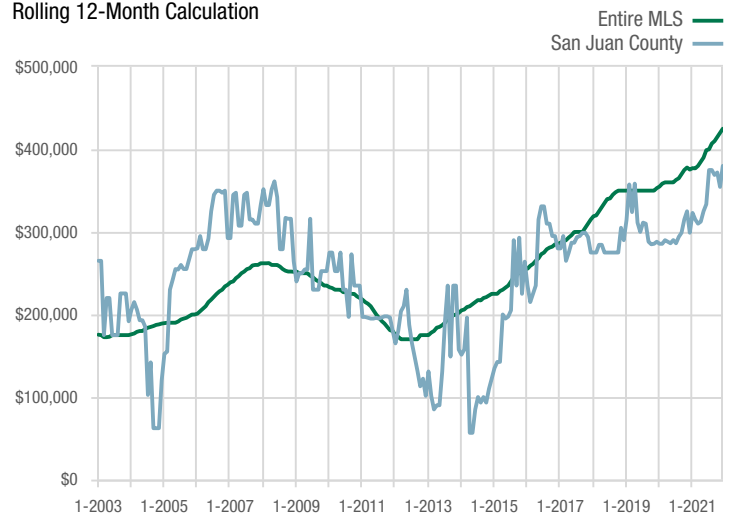
Condo Key Metrics	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	4	2	- 50.0%	44	31	- 29.5%
Pending Sales	5	3	- 40.0%	38	34	- 10.5%
Closed Sales	5	7	+ 40.0%	31	42	+ 35.5%
Days on Market Until Sale	3	163	+ 5,333.3%	103	79	- 23.3%
Median Sales Price*	\$144,900	<b>\$299,000</b>	+ 106.3%	\$299,000	<b>\$380,000</b>	+ 27.1%
Average Sales Price*	\$177,380	<b>\$409,214</b>	+ 130.7%	\$356,287	<b>\$434,114</b>	+ 21.8%
Percent of List Price Received*	99.4%	<b>100.0%</b>	+ 0.6%	97.4%	<b>100.4%</b>	+ 3.1%
Inventory of Homes for Sale	9	3	- 66.7%	—	—	—
Months Supply of Inventory	2.4	0.9	- 62.5%	—	—	—

\* 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.