

Local Market Update – January 2022

A Research Tool Provided by Northwest Multiple Listing Service®



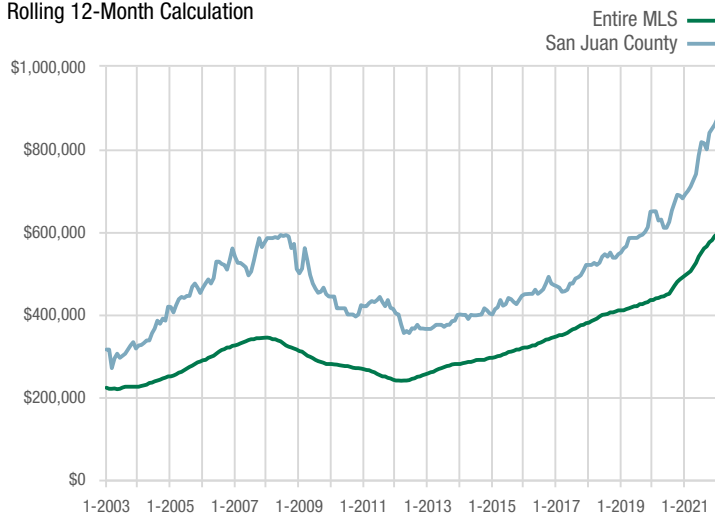
San Juan County

Residential Key Metrics	January			Year to Date		
	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	14	11	- 21.4%	14	11	- 21.4%
Pending Sales	19	13	- 31.6%	19	13	- 31.6%
Closed Sales	24	16	- 33.3%	24	16	- 33.3%
Days on Market Until Sale	81	79	- 2.5%	81	79	- 2.5%
Median Sales Price*	\$735,000	\$1,224,500	+ 66.6%	\$735,000	\$1,224,500	+ 66.6%
Average Sales Price*	\$899,764	\$1,531,422	+ 70.2%	\$899,764	\$1,531,422	+ 70.2%
Percent of List Price Received*	97.1%	99.2%	+ 2.2%	97.1%	99.2%	+ 2.2%
Inventory of Homes for Sale	62	41	- 33.9%	—	—	—
Months Supply of Inventory	1.9	1.6	- 15.8%	—	—	—

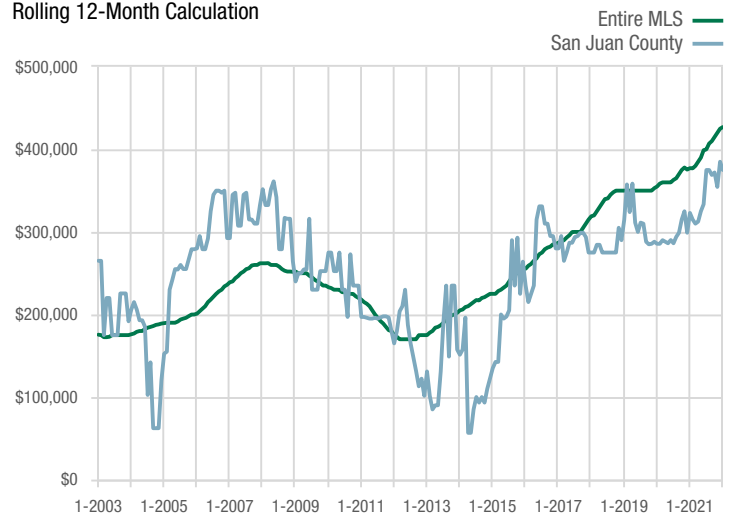
Condo Key Metrics	January			Year to Date		
	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	2	1	- 50.0%	2	1	- 50.0%
Closed Sales	7	3	- 57.1%	7	3	- 57.1%
Days on Market Until Sale	24	79	+ 229.2%	24	79	+ 229.2%
Median Sales Price*	\$390,000	\$310,000	- 20.5%	\$390,000	\$310,000	- 20.5%
Average Sales Price*	\$474,929	\$368,458	- 22.4%	\$474,929	\$368,458	- 22.4%
Percent of List Price Received*	100.6%	109.6%	+ 8.9%	100.6%	109.6%	+ 8.9%
Inventory of Homes for Sale	7	3	- 57.1%	—	—	—
Months Supply of Inventory	1.9	0.9	- 52.6%	—	—	—

* 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.