

Local Market Update – February 2022

A Research Tool Provided by Northwest Multiple Listing Service®



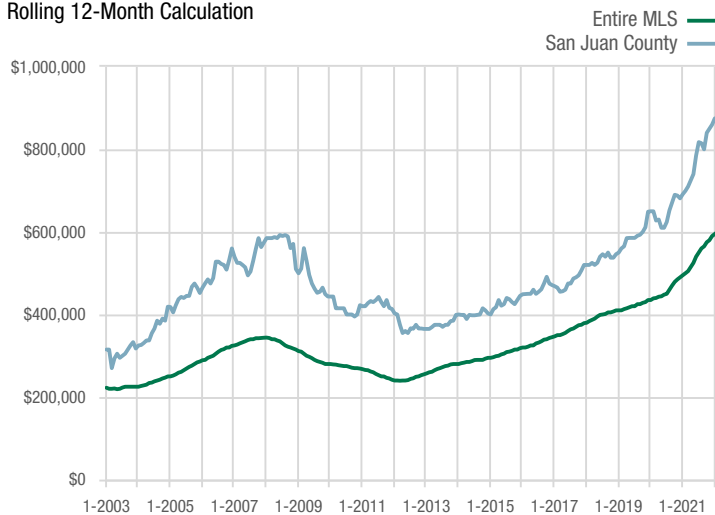
San Juan County

| Residential Key Metrics | February | | | Year to Date | | |
|---------------------------------|-------------|--------------------|----------|--------------|--------------------|----------|
| | 2021 | 2022 | % Change | Thru 2-2021 | Thru 2-2022 | % Change |
| New Listings | 22 | 14 | - 36.4% | 36 | 26 | - 27.8% |
| Pending Sales | 18 | 11 | - 38.9% | 37 | 24 | - 35.1% |
| Closed Sales | 14 | 10 | - 28.6% | 38 | 27 | - 28.9% |
| Days on Market Until Sale | 100 | 87 | - 13.0% | 89 | 82 | - 7.9% |
| Median Sales Price* | \$726,973 | \$720,000 | - 1.0% | \$735,000 | \$849,000 | + 15.5% |
| Average Sales Price* | \$1,415,318 | \$1,721,400 | + 21.6% | \$1,089,704 | \$1,575,991 | + 44.6% |
| Percent of List Price Received* | 96.5% | 99.2% | + 2.8% | 96.9% | 99.3% | + 2.5% |
| Inventory of Homes for Sale | 64 | 42 | - 34.4% | — | — | — |
| Months Supply of Inventory | 1.9 | 1.6 | - 15.8% | — | — | — |

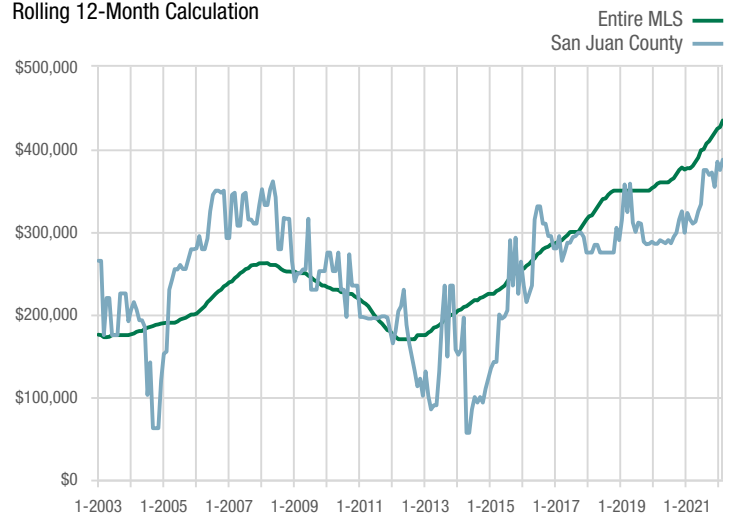
| Condo Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|------|----------|--------------|------------------|----------|
| | 2021 | 2022 | % Change | Thru 2-2021 | Thru 2-2022 | % Change |
| New Listings | 3 | 2 | - 33.3% | 3 | 2 | - 33.3% |
| Pending Sales | 5 | 1 | - 80.0% | 7 | 2 | - 71.4% |
| Closed Sales | 3 | 0 | - 100.0% | 10 | 3 | - 70.0% |
| Days on Market Until Sale | 4 | — | — | 18 | 79 | + 338.9% |
| Median Sales Price* | \$134,900 | — | — | \$314,500 | \$310,000 | - 1.4% |
| Average Sales Price* | \$112,600 | — | — | \$366,230 | \$368,458 | + 0.6% |
| Percent of List Price Received* | 100.0% | — | — | 100.4% | 109.6% | + 9.2% |
| Inventory of Homes for Sale | 5 | 4 | - 20.0% | — | — | — |
| Months Supply of Inventory | 1.3 | 1.4 | + 7.7% | — | — | — |

* 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.