

# Local Market Update – March 2022

A Research Tool Provided by Northwest Multiple Listing Service®



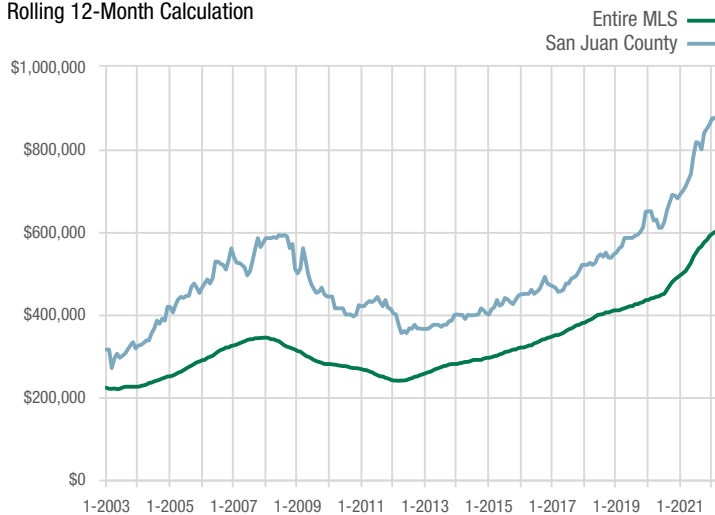
## San Juan County

Residential Key Metrics	March			Year to Date		
	2021	2022	% Change	Thru 3-2021	Thru 3-2022	% Change
New Listings	32	24	- 25.0%	68	50	- 26.5%
Pending Sales	33	18	- 45.5%	70	40	- 42.9%
Closed Sales	20	14	- 30.0%	58	41	- 29.3%
Days on Market Until Sale	99	66	- 33.3%	92	76	- 17.4%
Median Sales Price*	\$567,000	<b>\$1,222,500</b>	+ 115.6%	\$707,500	<b>\$884,250</b>	+ 25.0%
Average Sales Price*	\$777,225	<b>\$1,624,643</b>	+ 109.0%	\$981,953	<b>\$1,592,604</b>	+ 62.2%
Percent of List Price Received*	97.5%	<b>100.7%</b>	+ 3.3%	97.1%	<b>99.8%</b>	+ 2.8%
Inventory of Homes for Sale	58	47	- 19.0%	—	—	—
Months Supply of Inventory	1.7	1.9	+ 11.8%	—	—	—

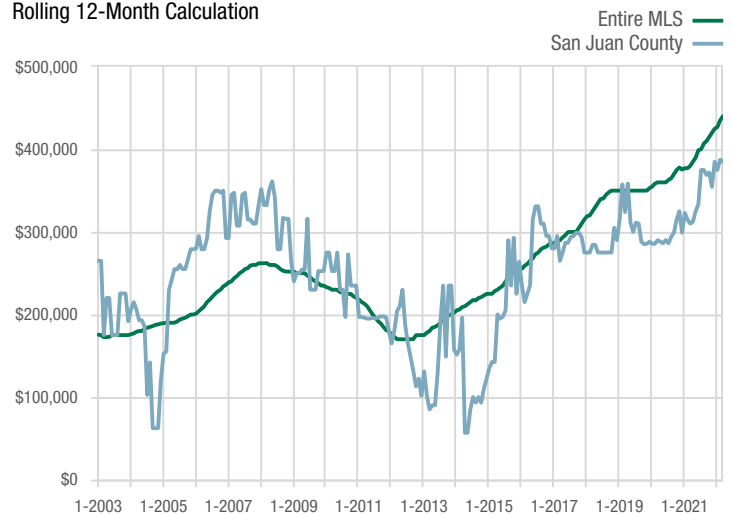
Condo Key Metrics	March			Year to Date		
	2021	2022	% Change	Thru 3-2021	Thru 3-2022	% Change
New Listings	1	4	+ 300.0%	4	6	+ 50.0%
Pending Sales	3	3	0.0%	10	5	- 50.0%
Closed Sales	3	2	- 33.3%	13	5	- 61.5%
Days on Market Until Sale	194	8	- 95.9%	59	50	- 15.3%
Median Sales Price*	\$310,000	<b>\$231,250</b>	- 25.4%	\$310,000	<b>\$275,000</b>	- 11.3%
Average Sales Price*	\$317,333	<b>\$231,250</b>	- 27.1%	\$354,946	<b>\$313,575</b>	- 11.7%
Percent of List Price Received*	97.5%	<b>106.1%</b>	+ 8.8%	99.7%	<b>108.2%</b>	+ 8.5%
Inventory of Homes for Sale	3	5	+ 66.7%	—	—	—
Months Supply of Inventory	0.8	1.8	+ 125.0%	—	—	—

\* 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.