

Local Market Update – April 2022

A Research Tool Provided by Northwest Multiple Listing Service®



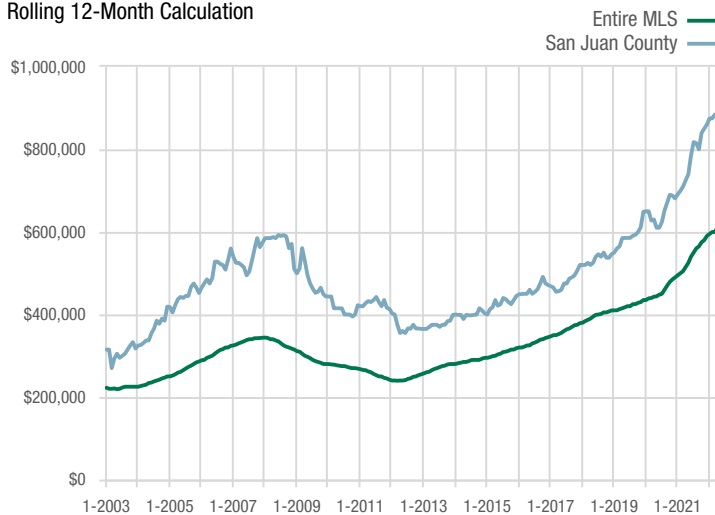
San Juan County

Residential Key Metrics	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	35	43	+ 22.9%	103	93	- 9.7%
Pending Sales	28	25	- 10.7%	98	63	- 35.7%
Closed Sales	26	15	- 42.3%	84	57	- 32.1%
Days on Market Until Sale	75	37	- 50.7%	87	67	- 23.0%
Median Sales Price*	\$907,500	\$789,000	- 13.1%	\$744,500	\$850,000	+ 14.2%
Average Sales Price*	\$1,388,993	\$1,059,000	- 23.8%	\$1,107,941	\$1,446,171	+ 30.5%
Percent of List Price Received*	98.8%	101.0%	+ 2.2%	97.6%	99.9%	+ 2.4%
Inventory of Homes for Sale	61	62	+ 1.6%	—	—	—
Months Supply of Inventory	1.7	2.6	+ 52.9%	—	—	—

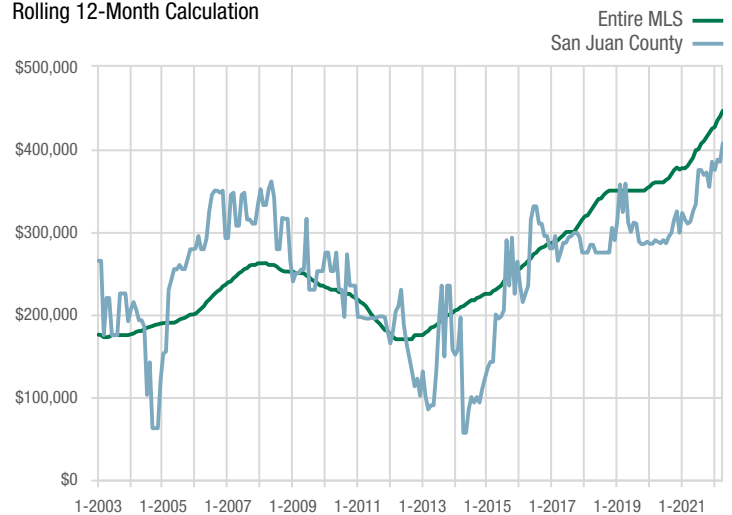
Condo Key Metrics	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	5	6	+ 20.0%	9	12	+ 33.3%
Pending Sales	3	2	- 33.3%	13	7	- 46.2%
Closed Sales	6	2	- 66.7%	19	7	- 63.2%
Days on Market Until Sale	122	125	+ 2.5%	79	72	- 8.9%
Median Sales Price*	\$377,000	\$775,025	+ 105.6%	\$340,000	\$310,000	- 8.8%
Average Sales Price*	\$356,583	\$775,025	+ 117.3%	\$355,463	\$445,418	+ 25.3%
Percent of List Price Received*	101.8%	100.5%	- 1.3%	100.4%	106.0%	+ 5.6%
Inventory of Homes for Sale	5	7	+ 40.0%	—	—	—
Months Supply of Inventory	1.2	2.6	+ 116.7%	—	—	—

* 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.