

San Juan



2020 NWMLS
Annual Statistical Review and Highlights

44 Northwest
Multiple Listing Service®

Table of Contents

Pg 2.....Table of Contents

New Listings
Pg 3-5.....By Month

Active Inventory
Pg 6-8.....By Month

Pending Sales
Pg 9-11....By Month

Closed Sales
Pg 12-14....By Month

Median Sales Price
Pg 15-17....By Month

Months of Inventory
Pg 18-20....By Month



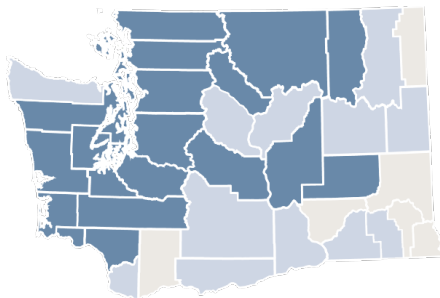
Member Offices

2,534



Total Members/Subscribers

32,888



Counties

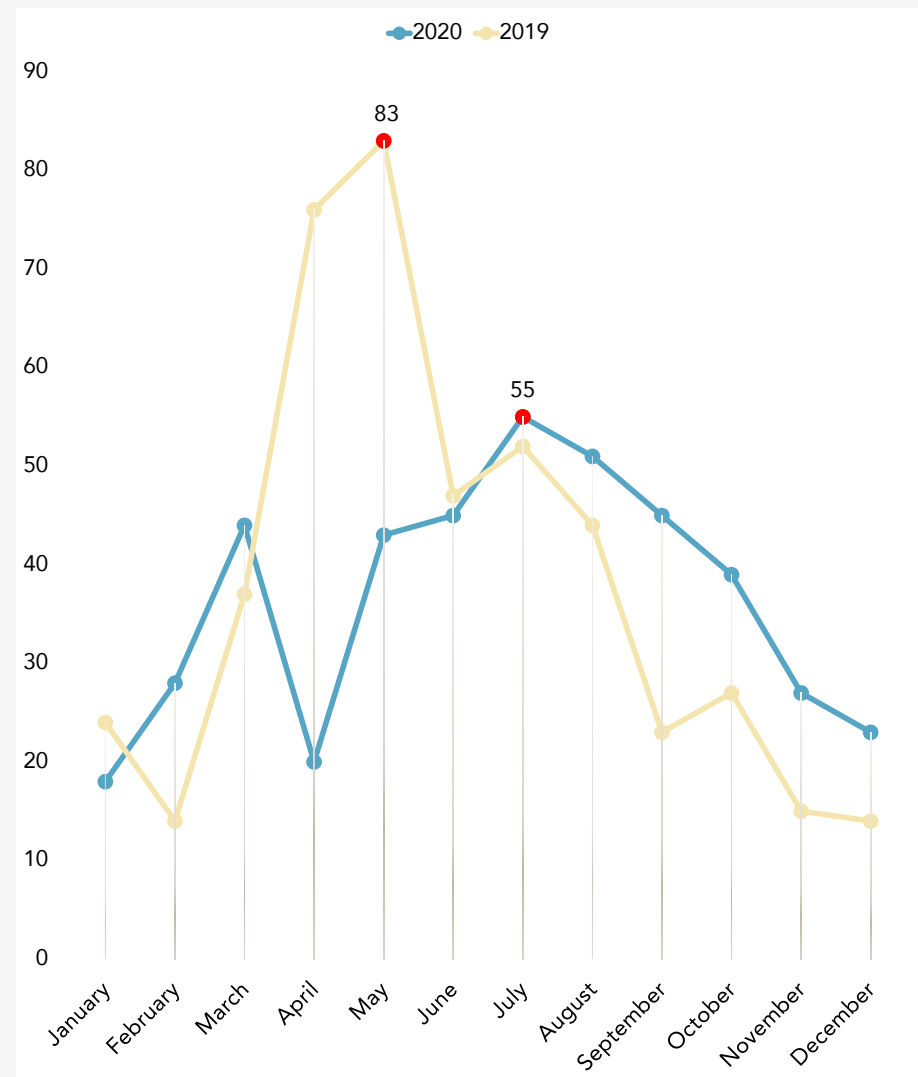
23

San Juan: Residential Homes and Condominiums

New Listings by Month

A comparison of new listings added each month this year vs. last year, for residential homes & condominiums.
New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2020	2019	% chg.
January	18	24	-25.00%
February	28	14	100.00%
March	44	37	18.92%
April	20	76	-73.68%
May	43	83	-48.19%
June	45	47	-4.26%
July	55	52	5.77%
August	51	44	15.91%
September	45	23	95.65%
October	39	27	44.44%
November	27	15	80.00%
December	23	14	64.29%
Total	438	456	
% chg.	-3.95%		

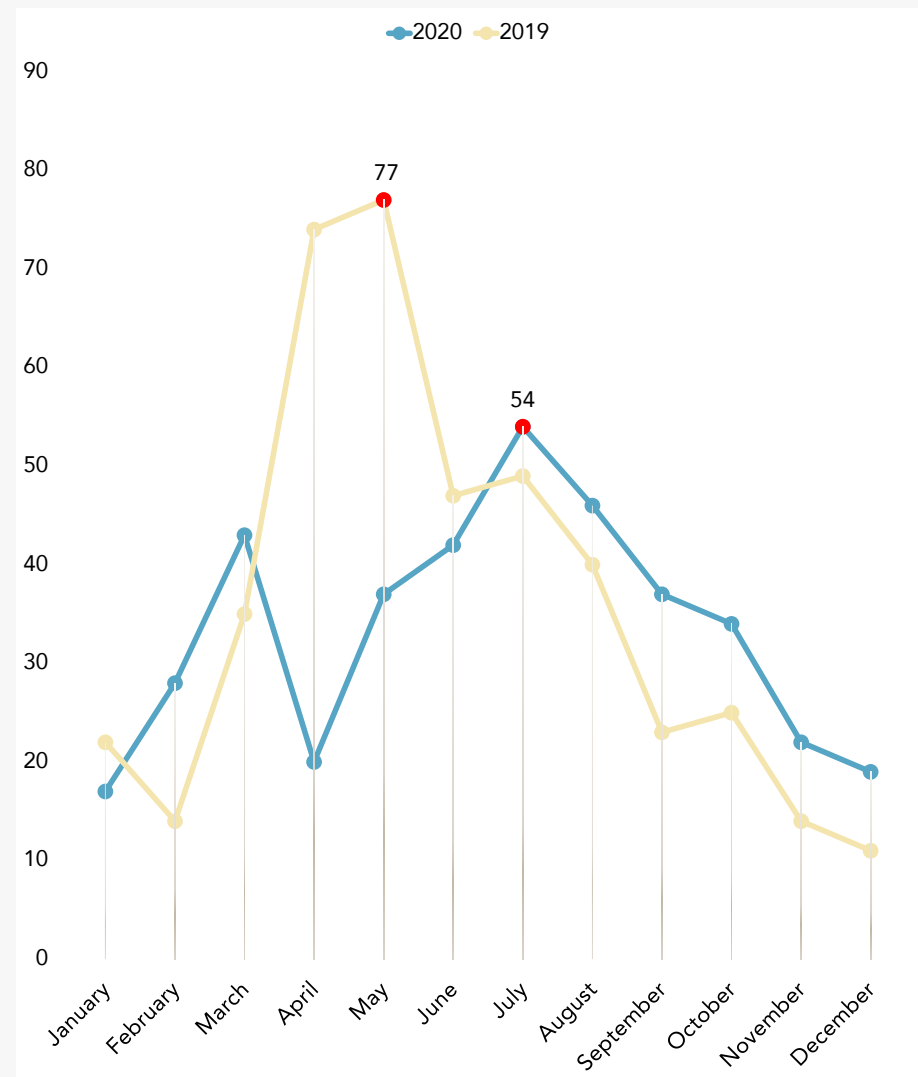


San Juan: Residential Homes Only

New Listings by Month

A comparison of new listings added each month this year vs. last year, for residential homes only.
New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2020	2019	% chg.
January	17	22	-22.73%
February	28	14	100.00%
March	43	35	22.86%
April	20	74	-72.97%
May	37	77	-51.95%
June	42	47	-10.64%
July	54	49	10.20%
August	46	40	15.00%
September	37	23	60.87%
October	34	25	36.00%
November	22	14	57.14%
December	19	11	72.73%
Total	399	431	
% chg.	-7.42%		

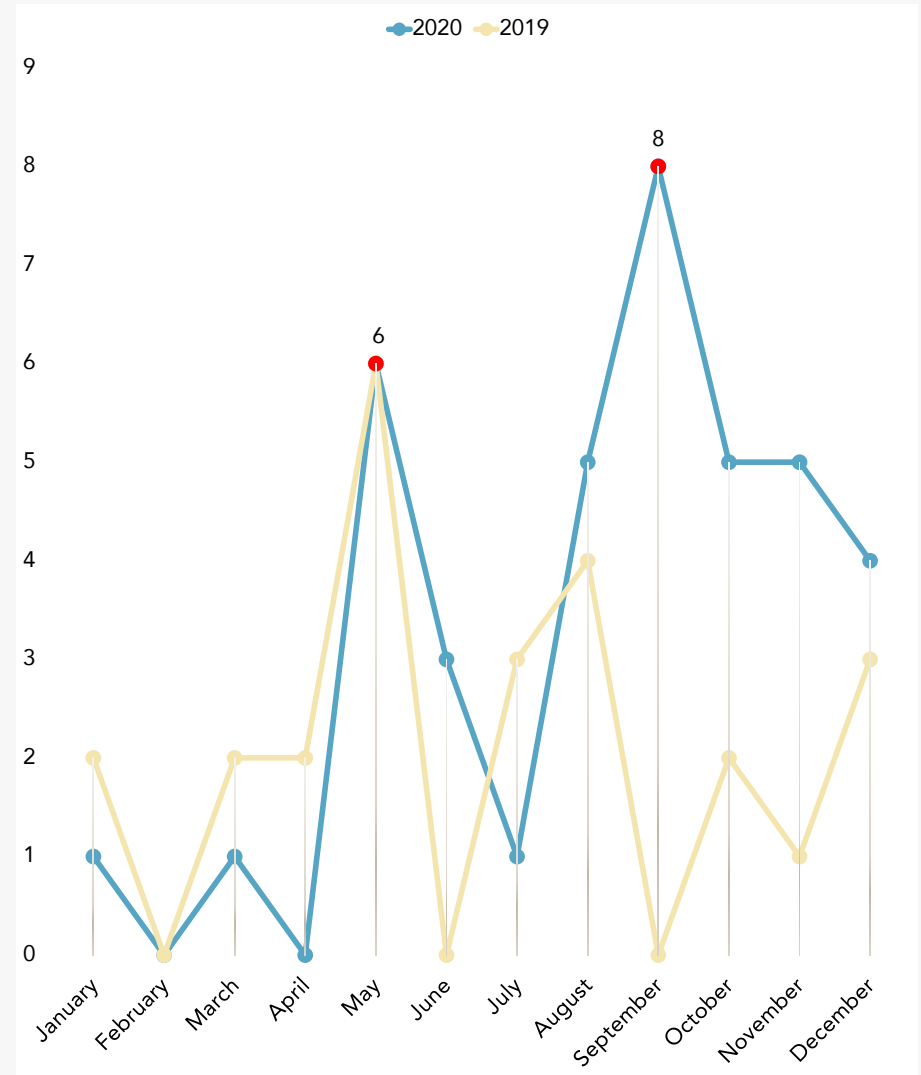


San Juan: Condominiums Only

New Listings by Month

A comparison of new listings added each month this year vs. last year, for condominiums only.
New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2020	2019	% chg.
January	1	2	-50.00%
February	0	0	0.00%
March	1	2	-50.00%
April	0	2	-100.00%
May	6	6	0.00%
June	3	0	0.00%
July	1	3	-66.67%
August	5	4	25.00%
September	8	0	0.00%
October	5	2	150.00%
November	5	1	400.00%
December	4	3	33.33%
Total	39	25	
% chg.	56.00%		

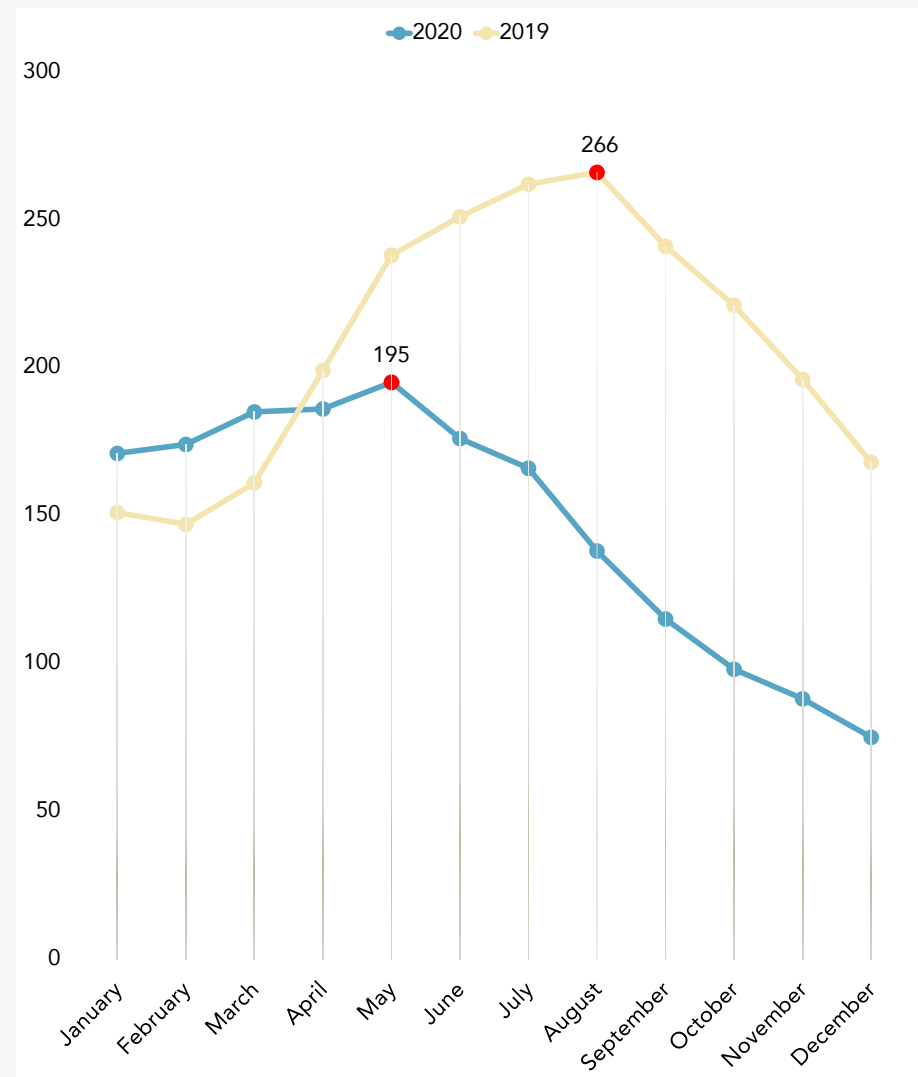


San Juan: Residential Homes and Condominiums

Active Listings by Month

A comparison of active listings each month this year vs. last year, for residential homes & condominiums.
Active Listings: Inventory on market.

	2020	2019	% chg.
January	171	151	13.25%
February	174	147	18.37%
March	185	161	14.91%
April	186	199	-6.53%
May	195	238	-18.07%
June	176	251	-29.88%
July	166	262	-36.64%
August	138	266	-48.12%
September	115	241	-52.28%
October	98	221	-55.66%
November	88	196	-55.10%
December	75	168	-55.36%
Total	1,767	2,501	
% chg.	-29.35%		



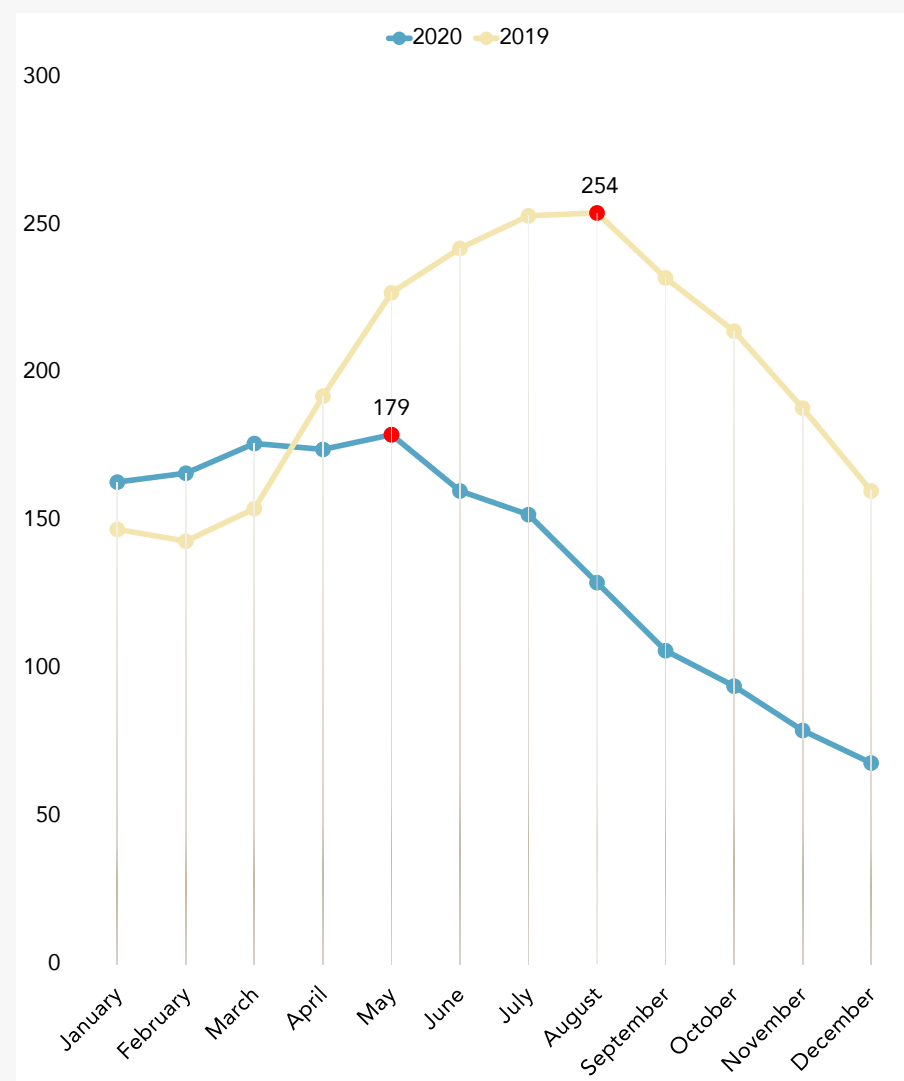
San Juan: Residential Homes Only

Active Listings by Month

A comparison of active listings each month this year vs. last year, for residential homes only.

Active Listings: Inventory on market.

	2020	2019	% chg.
January	163	147	10.88%
February	166	143	16.08%
March	176	154	14.29%
April	174	192	-9.38%
May	179	227	-21.15%
June	160	242	-33.88%
July	152	253	-39.92%
August	129	254	-49.21%
September	106	232	-54.31%
October	94	214	-56.07%
November	79	188	-57.98%
December	68	160	-57.50%
Total	1,646	2,406	
% chg.	-31.59%		



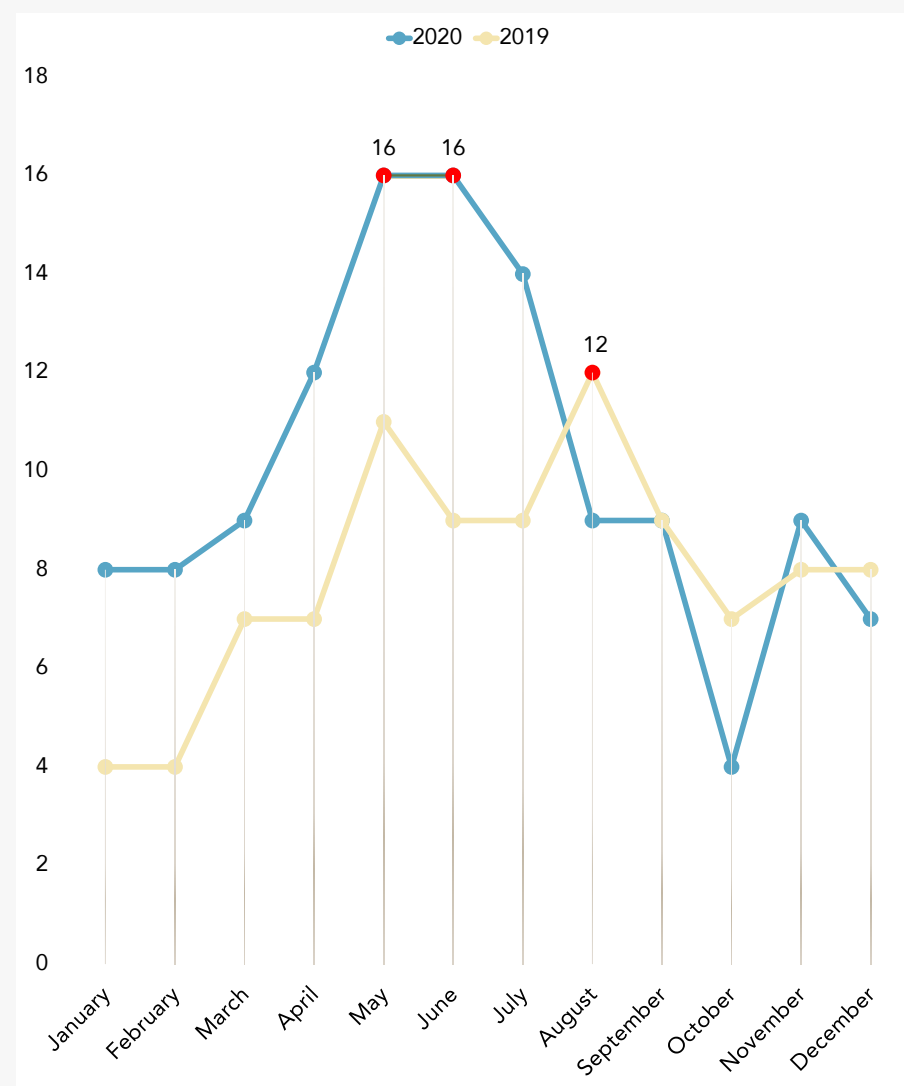
San Juan: Condominiums Only

Active Listings by Month

A comparison of active listings each month this year vs. last year, for condominiums only.

Active Listings: Inventory on market.

	2020	2019	% chg.
January	8	4	100.00%
February	8	4	100.00%
March	9	7	28.57%
April	12	7	71.43%
May	16	11	45.45%
June	16	9	77.78%
July	14	9	55.56%
August	9	12	-25.00%
September	9	9	0.00%
October	4	7	-42.86%
November	9	8	12.50%
December	7	8	-12.50%
Total	121	95	
% chg.	27.37%		



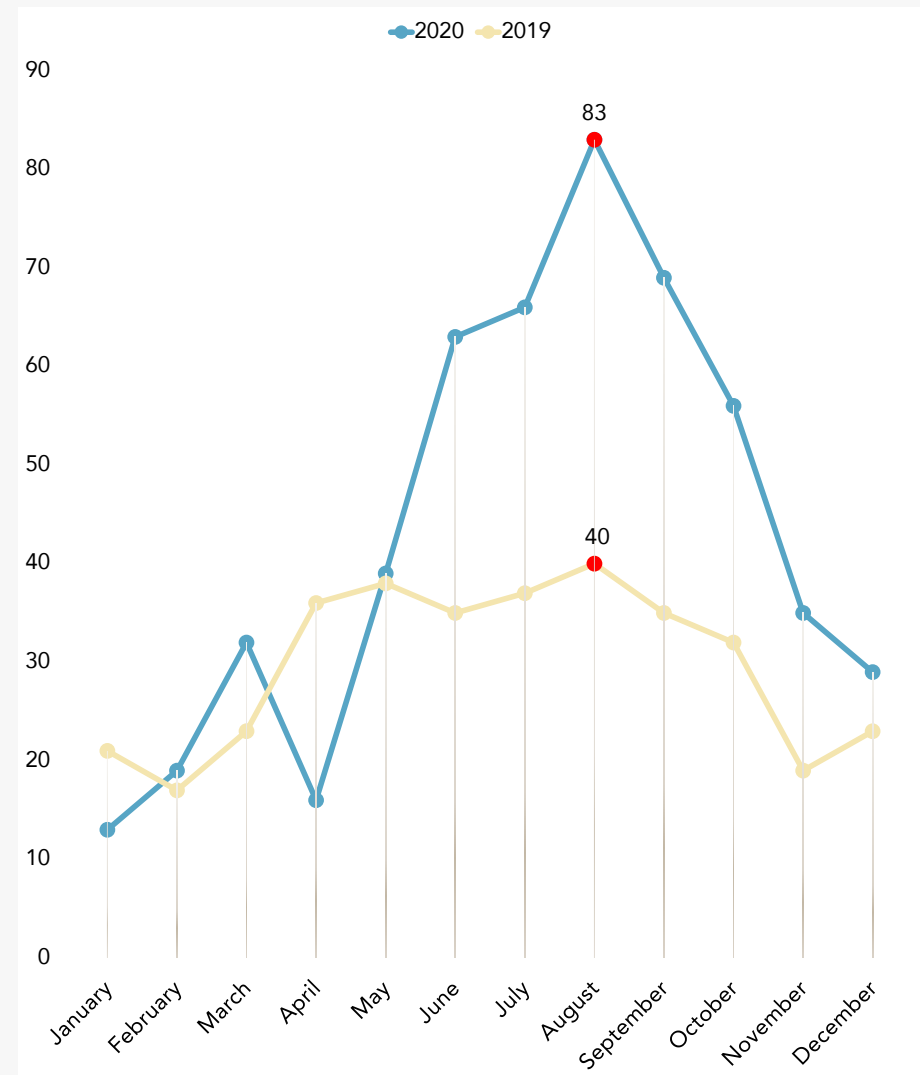
San Juan: Residential Homes and Condominiums

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for residential homes & condominiums.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2020	2019	% chg.
January	13	21	-38.10%
February	19	17	11.76%
March	32	23	39.13%
April	16	36	-55.56%
May	39	38	2.63%
June	63	35	80.00%
July	66	37	78.38%
August	83	40	107.50%
September	69	35	97.14%
October	56	32	75.00%
November	35	19	84.21%
December	29	23	26.09%
Total	520	356	
% chg.	46.07%		



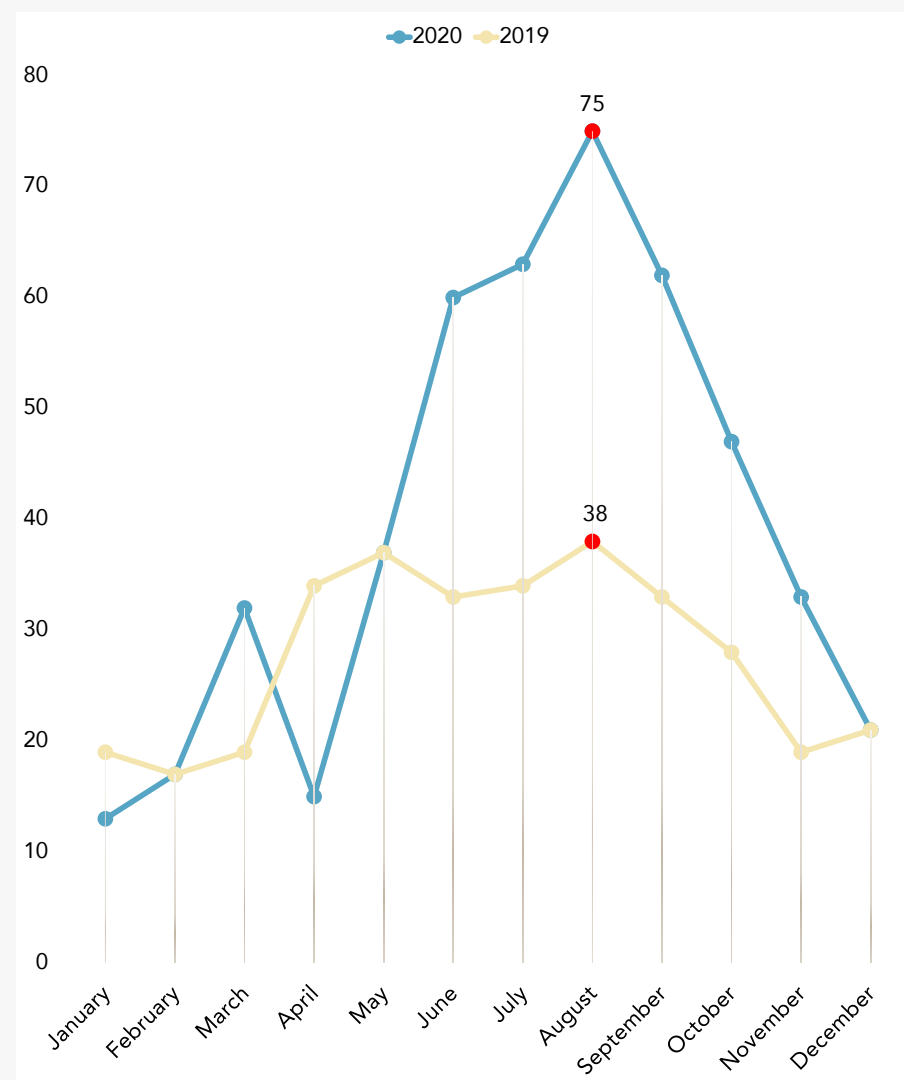
San Juan: Residential Homes Only

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for residential homes only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2020	2019	% chg.
January	13	19	-31.58%
February	17	17	0.00%
March	32	19	68.42%
April	15	34	-55.88%
May	37	37	0.00%
June	60	33	81.82%
July	63	34	85.29%
August	75	38	97.37%
September	62	33	87.88%
October	47	28	67.86%
November	33	19	73.68%
December	21	21	0.00%
Total	475	332	
% chg.	43.07%		



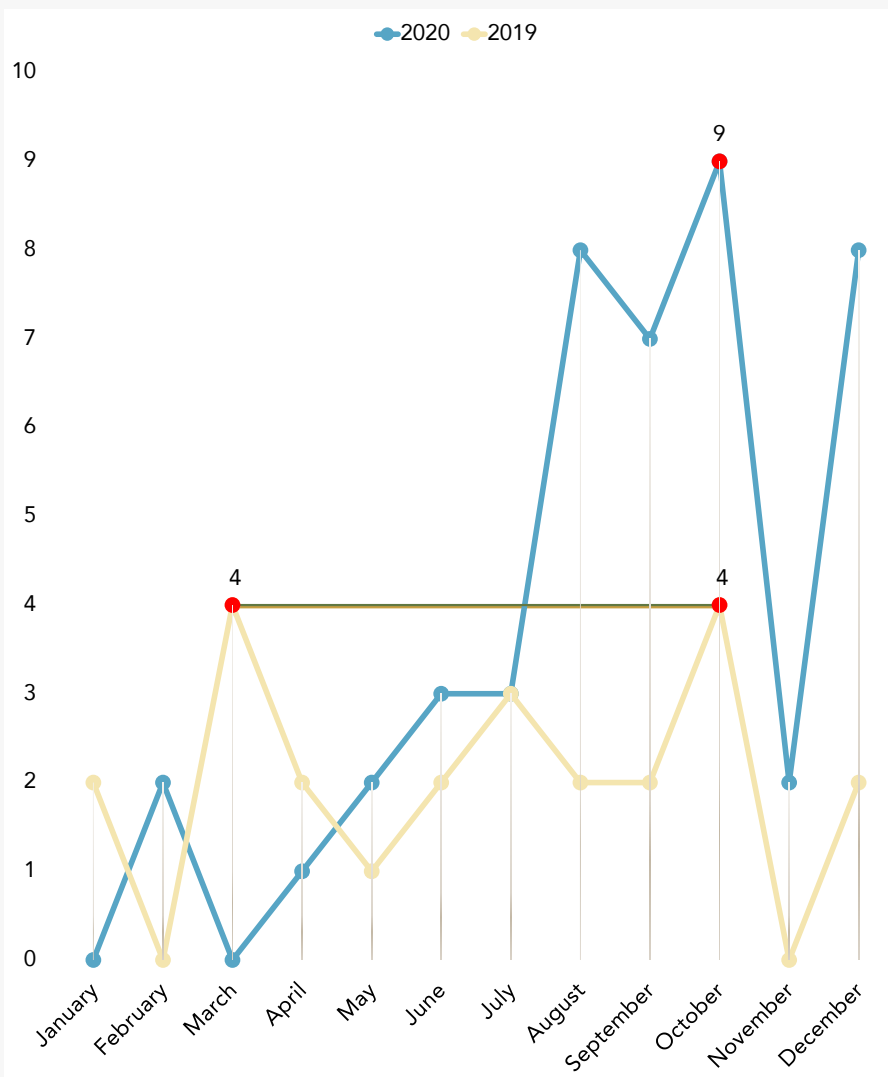
San Juan: Condominiums Only

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for condominiums only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2020	2019	% chg.
January	0	2	-100.00%
February	2	0	0.00%
March	0	4	-100.00%
April	1	2	-50.00%
May	2	1	100.00%
June	3	2	50.00%
July	3	3	0.00%
August	8	2	300.00%
September	7	2	250.00%
October	9	4	125.00%
November	2	0	0.00%
December	8	2	300.00%
Total	45	24	
% chg.	87.50%		

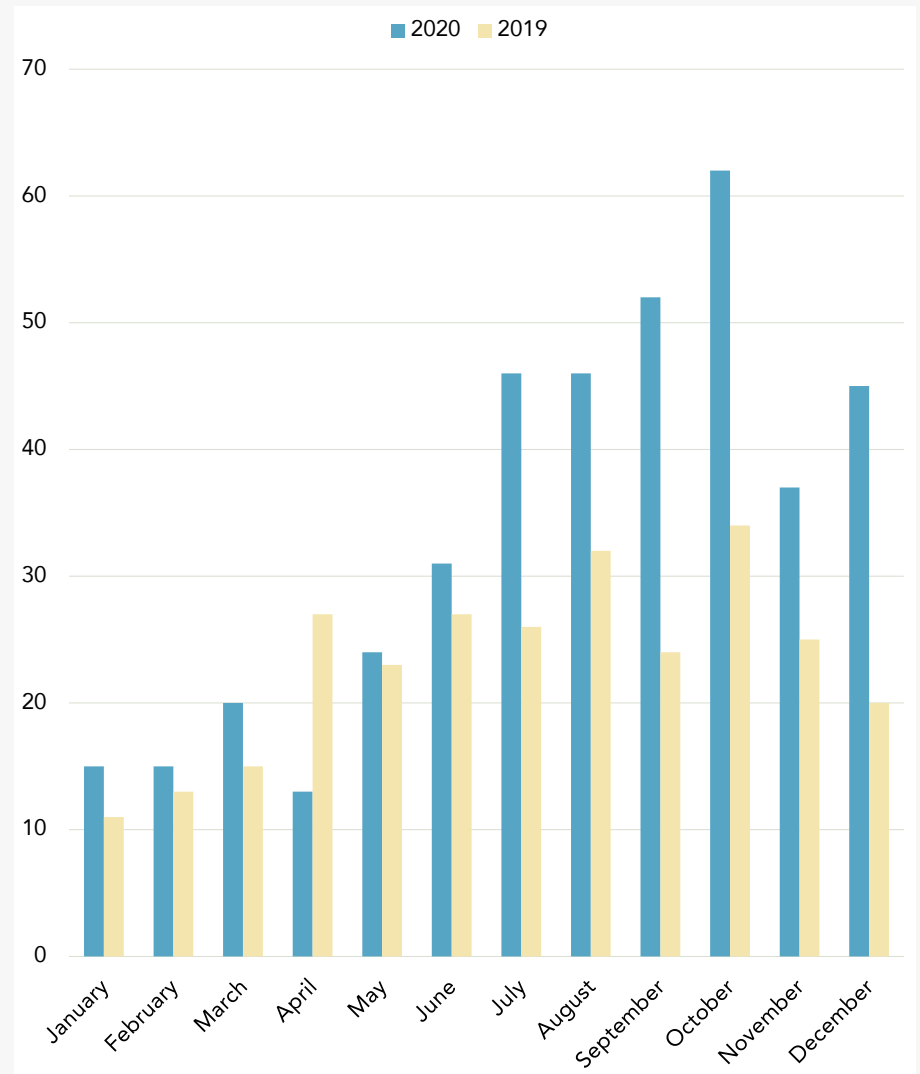


San Juan: Residential Homes and Condominiums

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for residential homes & condominiums.

	2020	2019	% chg.
January	15	11	36.36%
February	15	13	15.38%
March	20	15	33.33%
April	13	27	-51.85%
May	24	23	4.35%
June	31	27	14.81%
July	46	26	76.92%
August	46	32	43.75%
September	52	24	116.67%
October	62	34	82.35%
November	37	25	48.00%
December	45	20	125.00%
Total	406	277	
% chg.	46.57%		

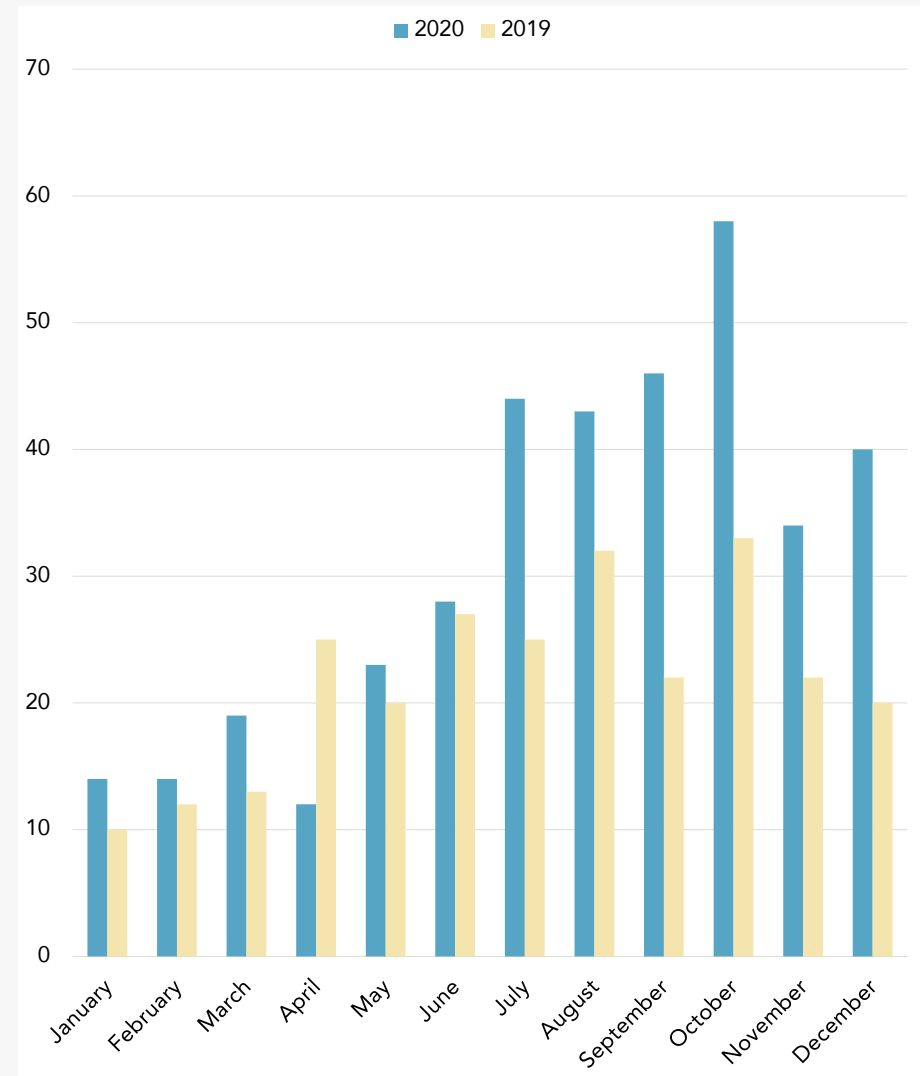


San Juan: Residential Homes Only

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for residential homes only.

	2020	2019	% chg.
January	14	10	40.00%
February	14	12	16.67%
March	19	13	46.15%
April	12	25	-52.00%
May	23	20	15.00%
June	28	27	3.70%
July	44	25	76.00%
August	43	32	34.38%
September	46	22	109.09%
October	58	33	75.76%
November	34	22	54.55%
December	40	20	100.00%
Total	375	261	
% chg.	43.68%		

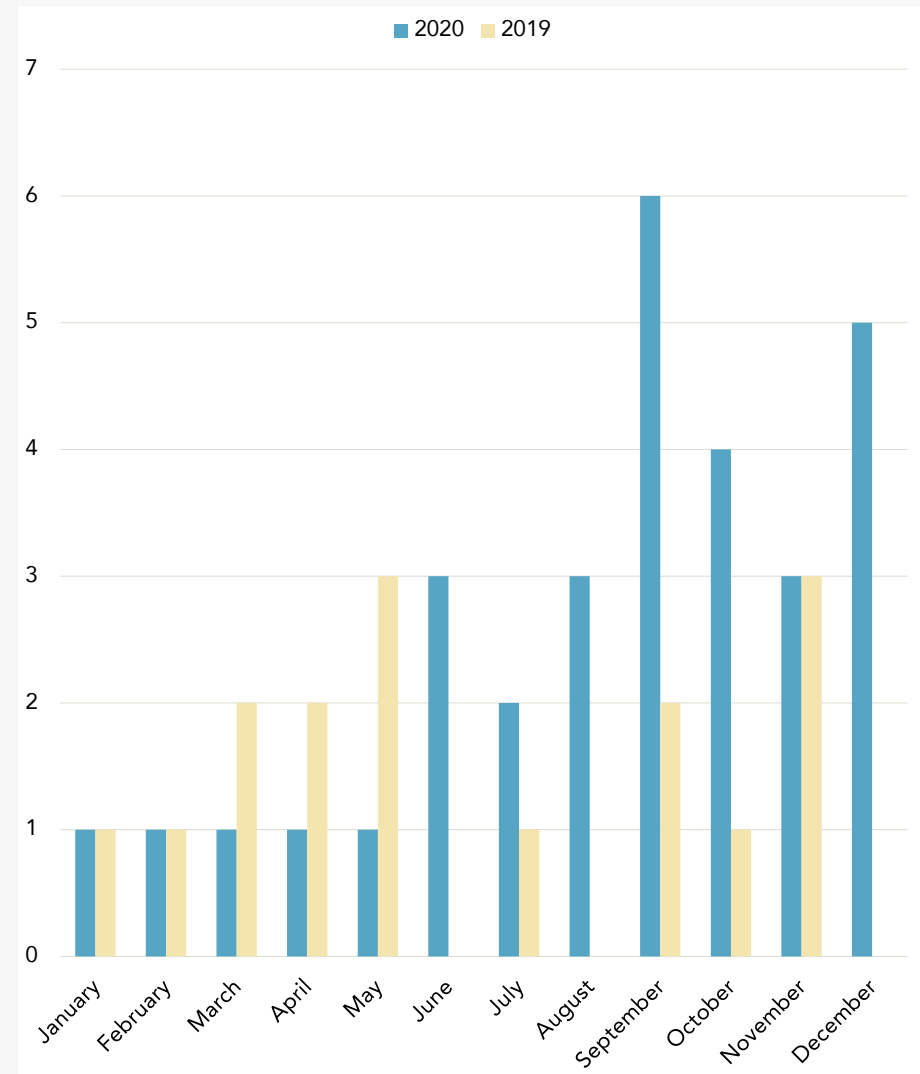


San Juan: Condominiums Only

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for condominiums only.

	2020	2019	% chg.
January	1	1	0.00%
February	1	1	0.00%
March	1	2	-50.00%
April	1	2	-50.00%
May	1	3	-66.67%
June	3	0	0.00%
July	2	1	100.00%
August	3	0	0.00%
September	6	2	200.00%
October	4	1	300.00%
November	3	3	0.00%
December	5	0	0.00%
Total	31	16	
% chg.	93.75%		

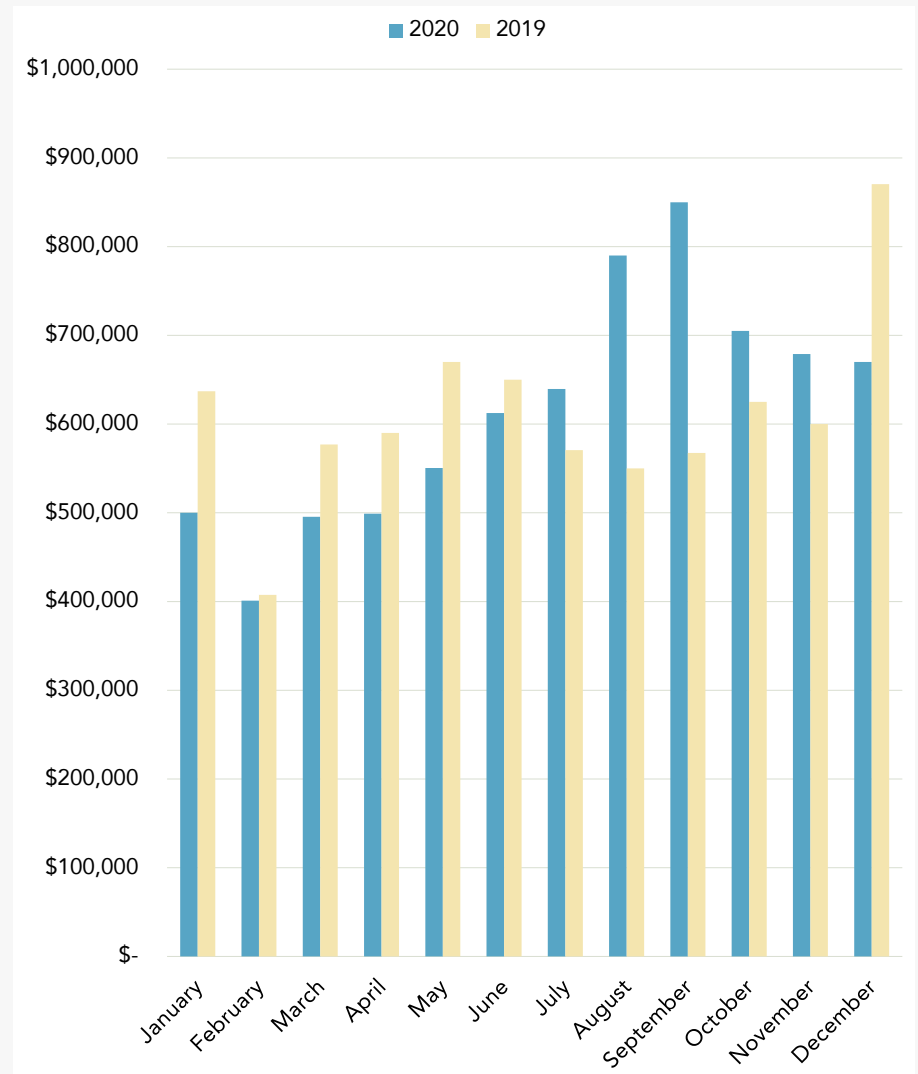


San Juan: Residential Homes and Condominiums

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for residential homes & condominiums. The median is the "middle" price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2020	2019	% chg.
January	\$ 500,000	\$ 637,000	-21.51%
February	\$ 401,000	\$ 407,500	-1.60%
March	\$ 495,500	\$ 577,000	-14.12%
April	\$ 499,000	\$ 590,000	-15.42%
May	\$ 550,500	\$ 670,000	-17.84%
June	\$ 612,500	\$ 650,000	-5.77%
July	\$ 639,625	\$ 570,625	12.09%
August	\$ 790,000	\$ 550,000	43.64%
September	\$ 850,000	\$ 567,500	49.78%
October	\$ 705,000	\$ 624,999	12.80%
November	\$ 679,000	\$ 600,000	13.17%
December	\$ 670,000	\$ 870,420	-23.03%

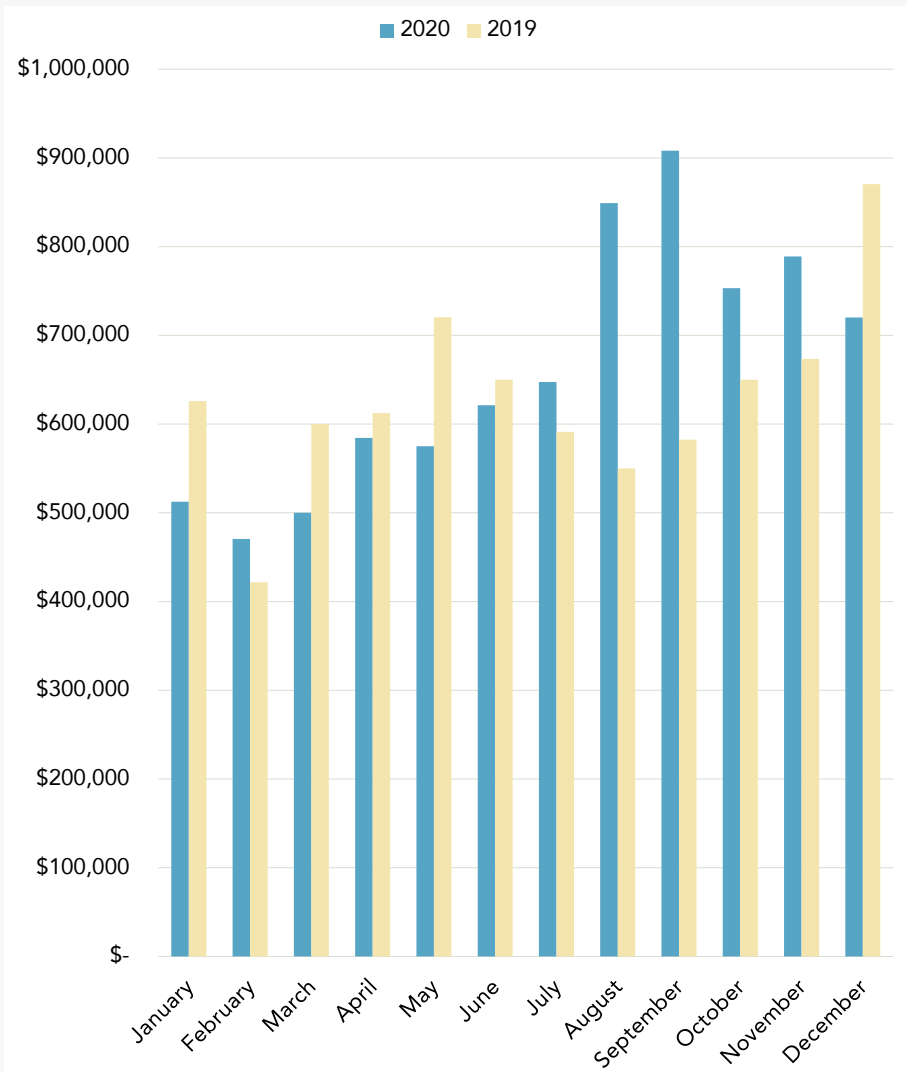


San Juan: Residential Homes Only

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for residential homes only. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2020	2019	% chg.
January	\$ 512,500	\$ 626,000	-18.13%
February	\$ 470,500	\$ 421,750	11.56%
March	\$ 500,000	\$ 600,000	-16.67%
April	\$ 584,500	\$ 612,500	-4.57%
May	\$ 575,000	\$ 720,500	-20.19%
June	\$ 621,250	\$ 650,000	-4.42%
July	\$ 647,500	\$ 591,250	9.51%
August	\$ 849,000	\$ 550,000	54.36%
September	\$ 908,085	\$ 582,500	55.89%
October	\$ 753,250	\$ 649,999	15.88%
November	\$ 789,000	\$ 673,489	17.15%
December	\$ 720,105	\$ 870,420	-17.27%



San Juan: Condominiums Only

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for condominiums only. The median is the "middle" price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2020	2019	% chg.
January	\$ 279,000	\$ 750,000	-62.80%
February	\$ 299,000	\$ 399,000	-25.06%
March	\$ 374,000	\$ 263,500	41.94%
April	\$ 420,000	\$ 365,000	15.07%
May	\$ 275,000	\$ 290,000	-5.17%
June	\$ 440,000	\$ -	0.00%
July	\$ 231,500	\$ 450,000	-48.56%
August	\$ 327,000	\$ -	0.00%
September	\$ 401,500	\$ 283,875	41.44%
October	\$ 285,000	\$ 295,500	-3.55%
November	\$ 425,000	\$ 270,000	57.41%
December	\$ 144,900	\$ -	0.00%



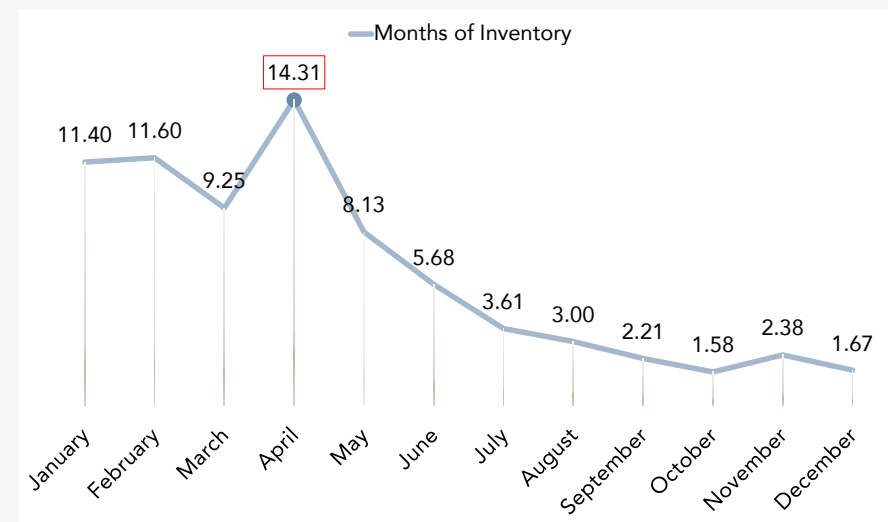
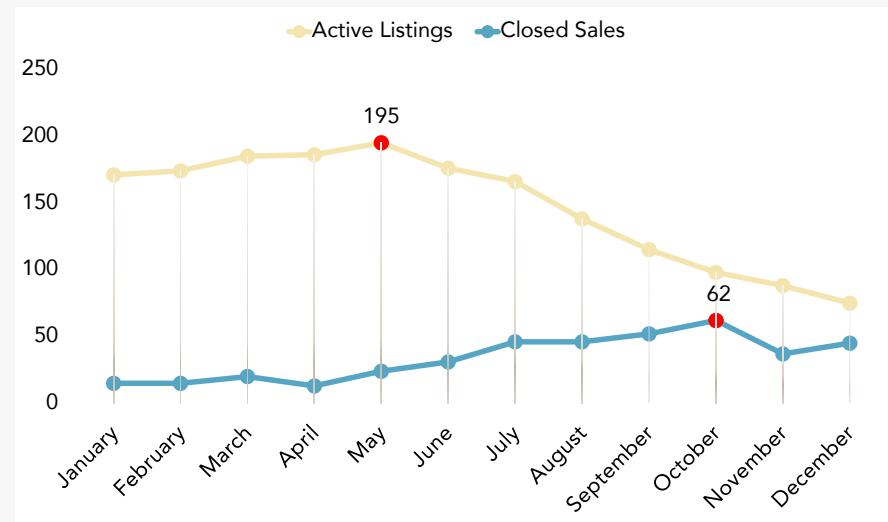
San Juan: Residential Homes and Condominiums

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for residential homes & condominiums.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	171	15	11.40
February	174	15	11.60
March	185	20	9.25
April	186	13	14.31
May	195	24	8.13
June	176	31	5.68
July	166	46	3.61
August	138	46	3.00
September	115	52	2.21
October	98	62	1.58
November	88	37	2.38
December	75	45	1.67



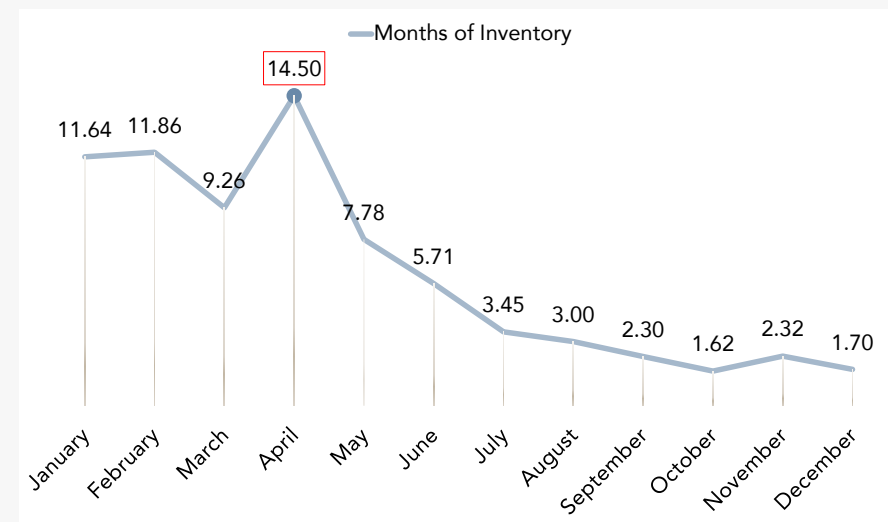
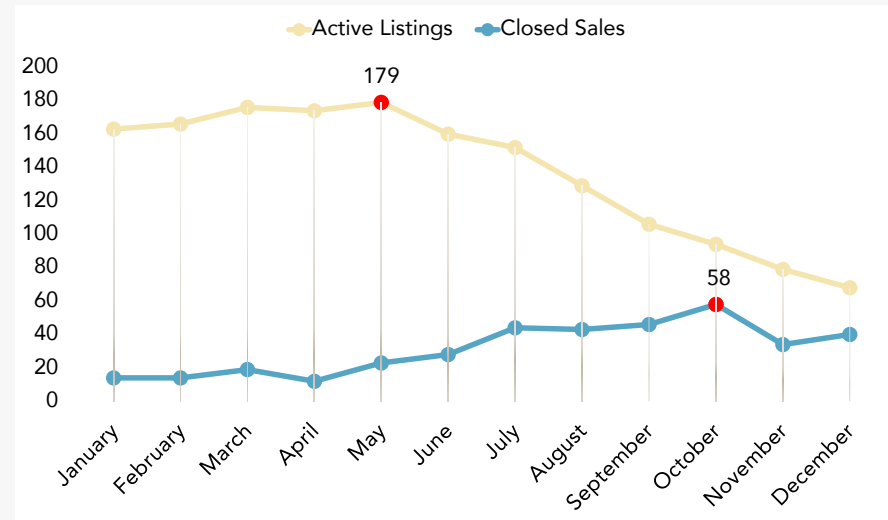
San Juan: Residential Homes Only

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for residential homes only.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	163	14	11.64
February	166	14	11.86
March	176	19	9.26
April	174	12	14.50
May	179	23	7.78
June	160	28	5.71
July	152	44	3.45
August	129	43	3.00
September	106	46	2.30
October	94	58	1.62
November	79	34	2.32
December	68	40	1.70



San Juan: Condominiums Only

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for condominiums only.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	8	1	8.00
February	8	1	8.00
March	9	1	9.00
April	12	1	12.00
May	16	1	16.00
June	16	3	5.33
July	14	2	7.00
August	9	3	3.00
September	9	6	1.50
October	4	4	1.00
November	9	3	3.00
December	7	5	1.40

