Powering the Region's Real Estate Industry

NORTHWEST MULTIPLE LISTING SERVICE®

2022

San Juan

Annual Statistical Review and Highlights

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

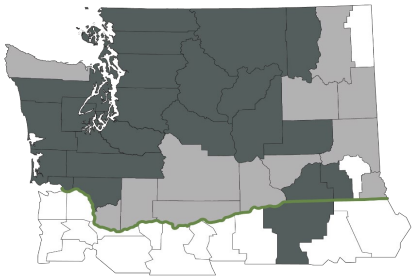
Months of Inventory
Pg 18-20....By Month

Member Offices

2,603

Total Members/Subscribers

33,861



Counties

26

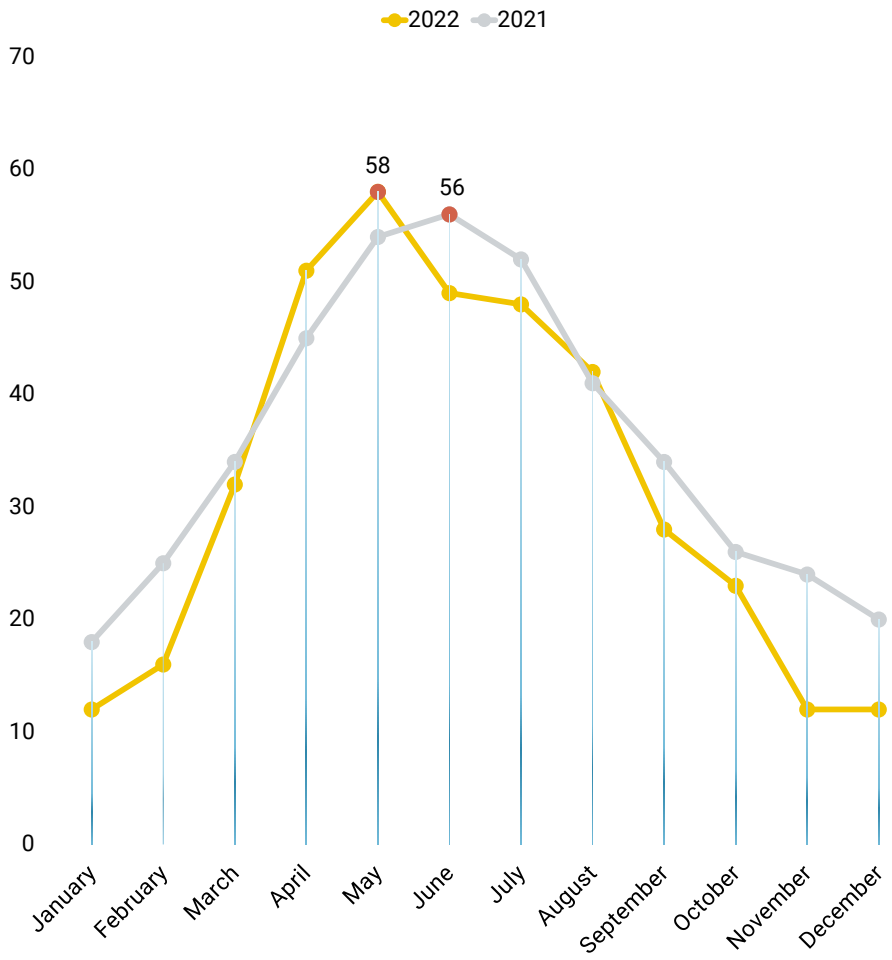
© 2023 NWMLS All Rights Reserved

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).

	2022	2021	% chg.
January	12	18	-33.33%
February	16	25	-36.00%
March	32	34	-5.88%
April	51	45	13.33%
May	58	54	7.41%
June	49	56	-12.50%
July	48	52	-7.69%
August	42	41	2.44%
September	28	34	-17.65%
October	23	26	-11.54%
November	12	24	-50.00%
December	12	20	-40.00%
Total	**383**	**429**	
% chg.	-10.72%		



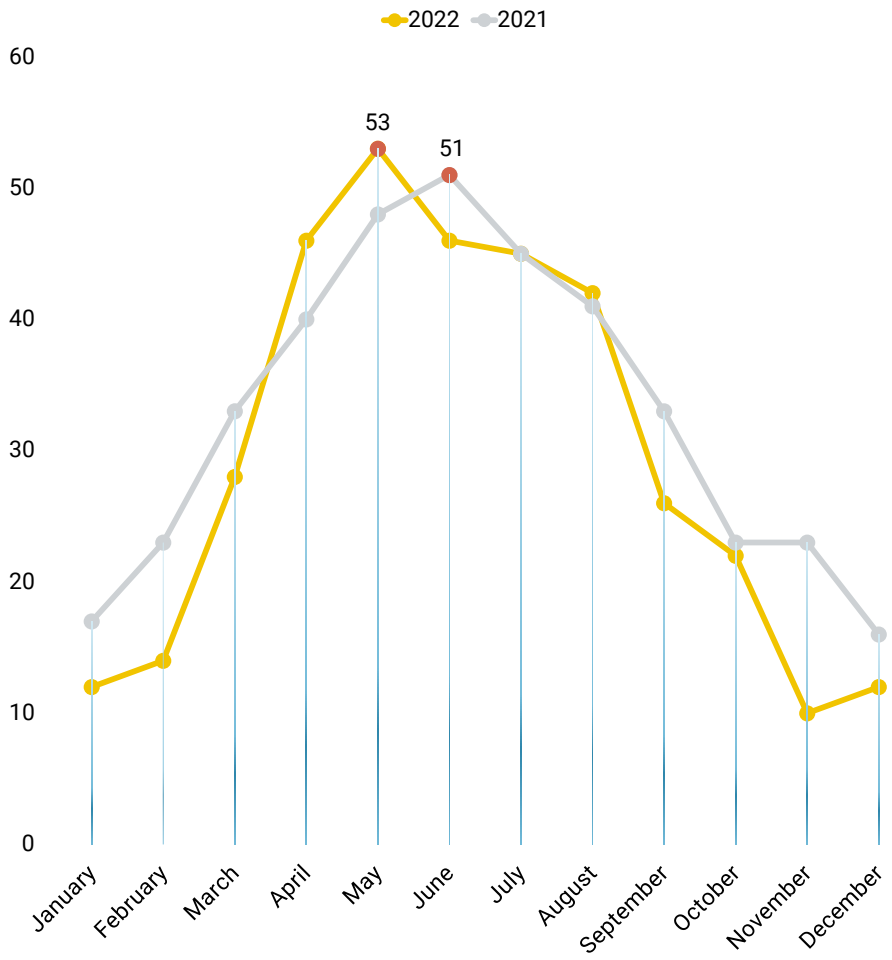
© 2023 NWMLS All Rights Reserved

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).

	2022	2021	% chg.
January	12	17	-29.41%
February	14	23	-39.13%
March	28	33	-15.15%
April	46	40	15.00%
May	53	48	10.42%
June	46	51	-9.80%
July	45	45	0.00%
August	42	41	2.44%
September	26	33	-21.21%
October	22	23	-4.35%
November	10	23	-56.52%
December	12	16	-25.00%
Total	**356**	**393**	
% chg.	-9.41%		



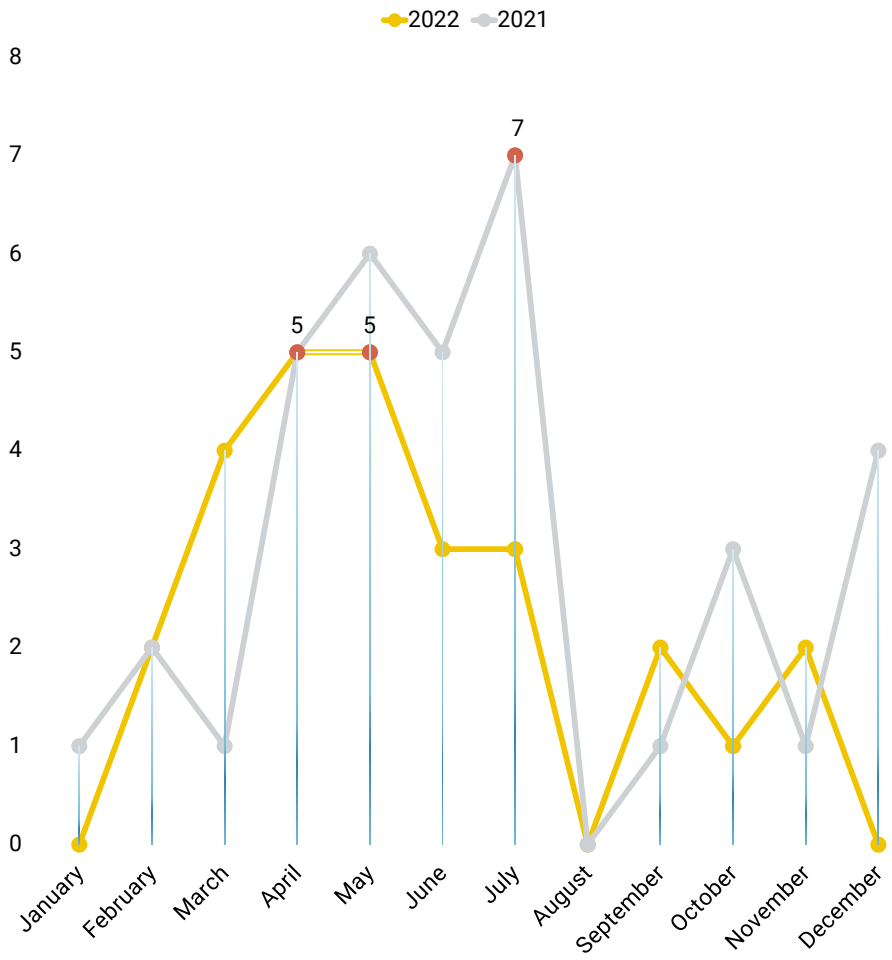
© 2023 NWMLS All Rights Reserved

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).

	2022	2021	% chg.
January	0	1	-100.00%
February	2	2	0.00%
March	4	1	300.00%
April	5	5	0.00%
May	5	6	-16.67%
June	3	5	-40.00%
July	3	7	-57.14%
August	0	0	0.00%
September	2	1	100.00%
October	1	3	-66.67%
November	2	1	100.00%
December	0	4	-100.00%
Total	**27**	**36**	
% chg.	-25.00%		



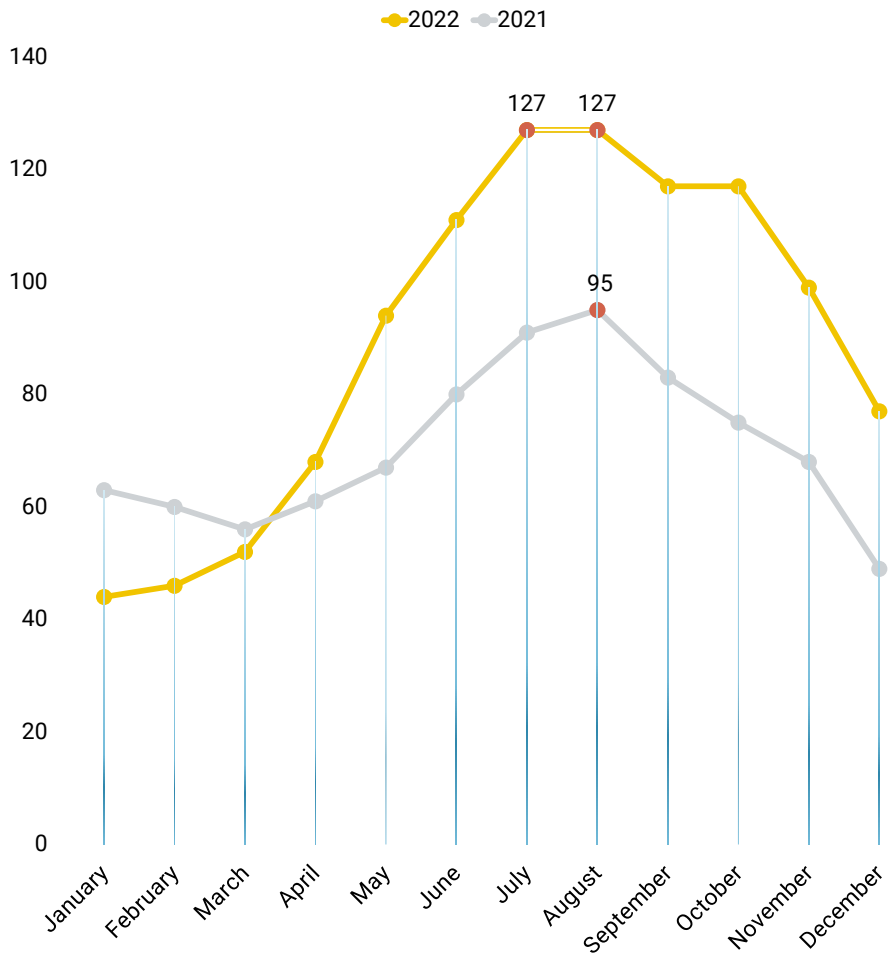
© 2023 NWMLS All Rights Reserved

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.

	2022	2021	% chg.
January	44	63	-30.16%
February	46	60	-23.33%
March	52	56	-7.14%
April	68	61	11.48%
May	94	67	40.30%
June	111	80	38.75%
July	127	91	39.56%
August	127	95	33.68%
September	117	83	40.96%
October	117	75	56.00%
November	99	68	45.59%
December	77	49	57.14%
Total	**1,079**	**848**	
% chg.	27.24%		



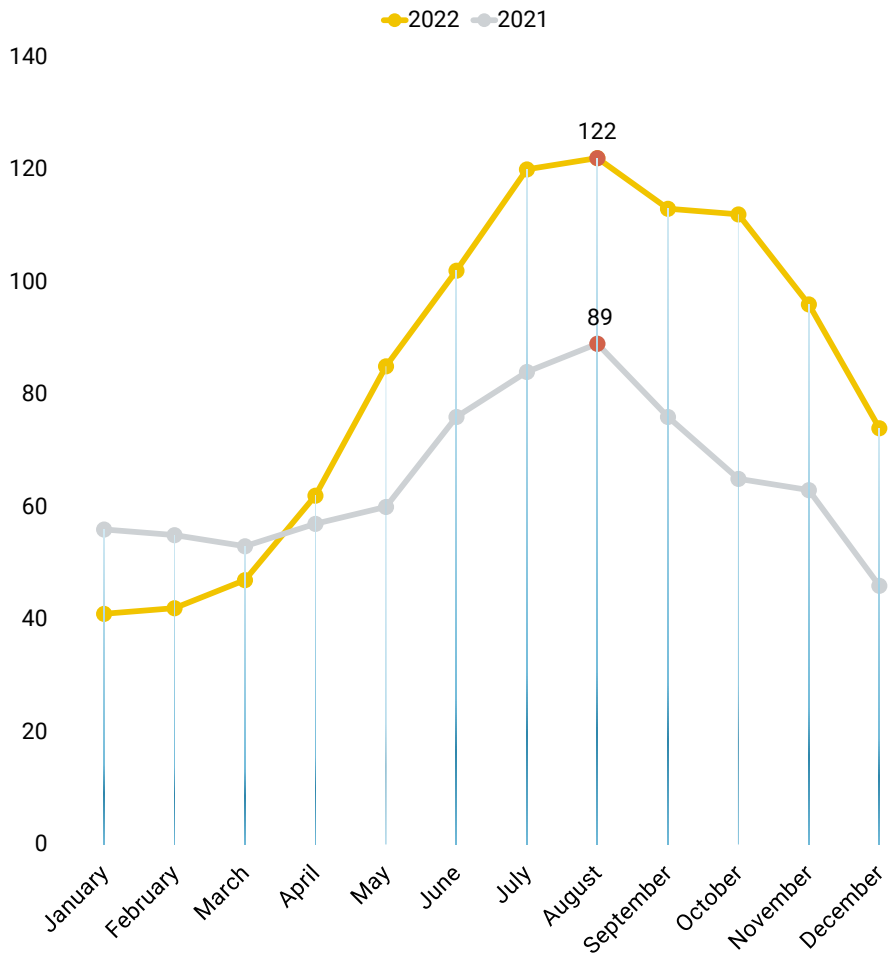
© 2023 NWMLS All Rights Reserved

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.

	2022	2021	% chg.
January	41	56	-26.79%
February	42	55	-23.64%
March	47	53	-11.32%
April	62	57	8.77%
May	85	60	41.67%
June	102	76	34.21%
July	120	84	42.86%
August	122	89	37.08%
September	113	76	48.68%
October	112	65	72.31%
November	96	63	52.38%
December	74	46	60.87%
Total	**1,016**	**780**	
% chg.	30.26%		



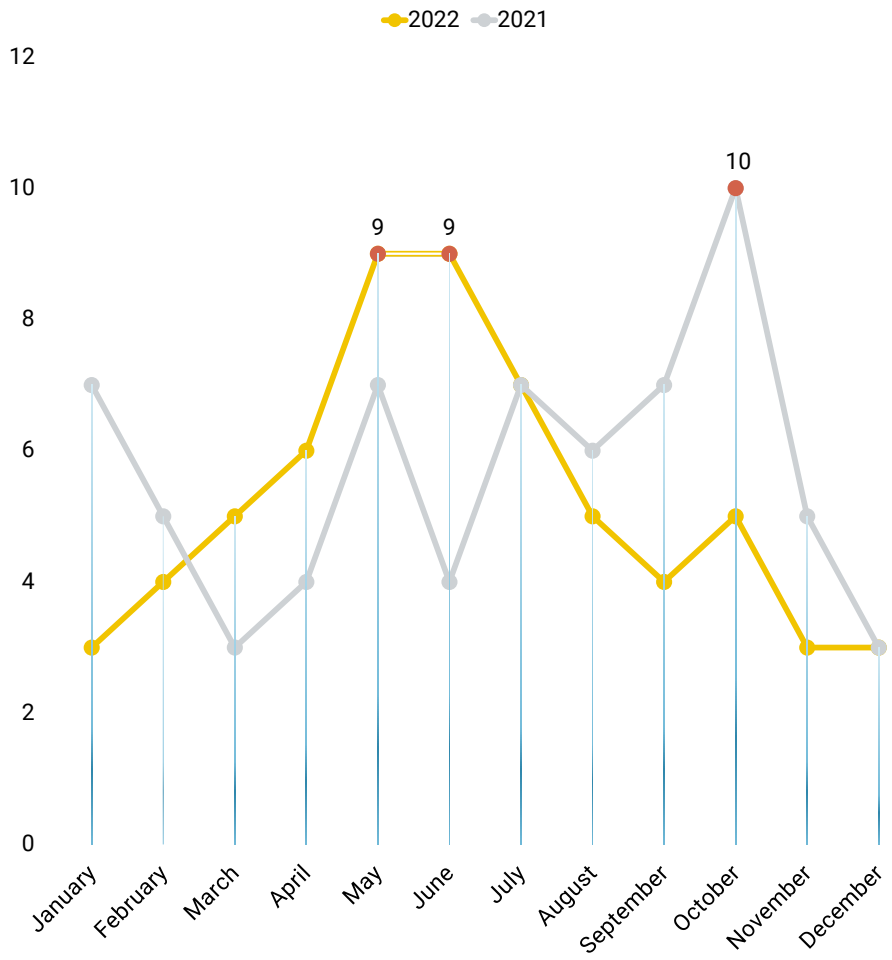
© 2023 NWMLS All Rights Reserved

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.

	2022	2021	% chg.
January	3	7	-57.14%
February	4	5	-20.00%
March	5	3	66.67%
April	6	4	50.00%
May	9	7	28.57%
June	9	4	125.00%
July	7	7	0.00%
August	5	6	-16.67%
September	4	7	-42.86%
October	5	10	-50.00%
November	3	5	-40.00%
December	3	3	0.00%
Total	**63**	**68**	
% chg.	-7.35%		



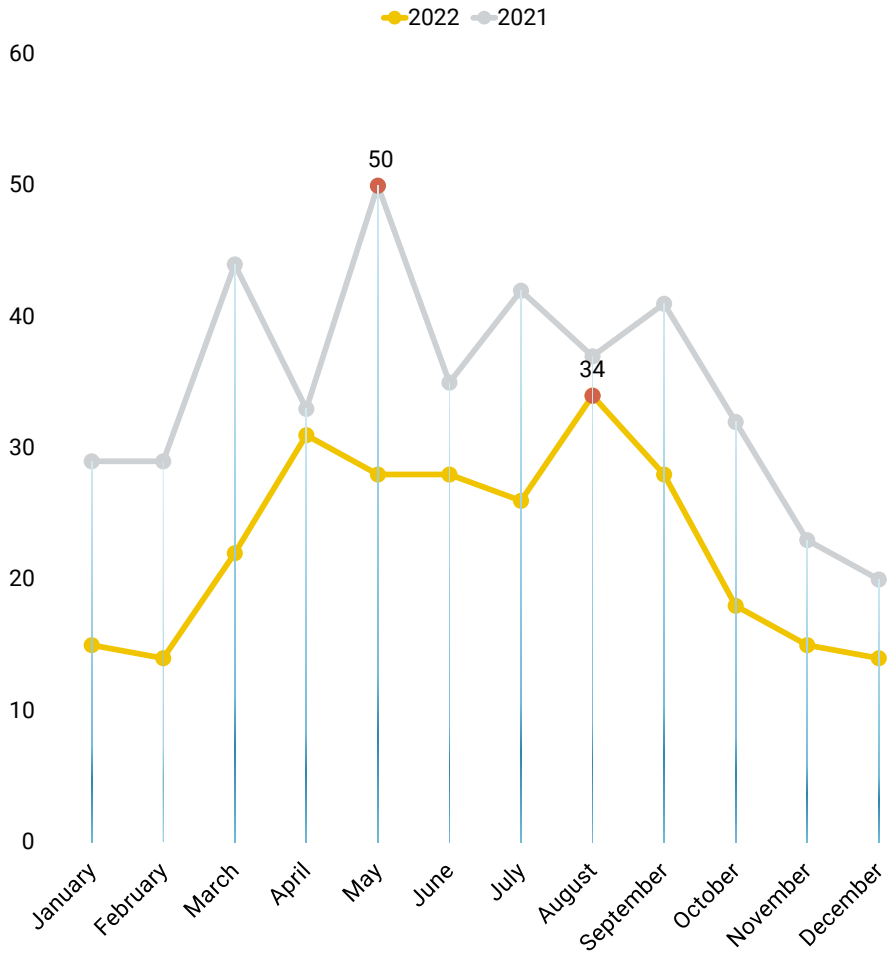
© 2023 NWMLS All Rights Reserved

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.

	2022	2021	% chg.
January	15	29	-48.28%
February	14	29	-51.72%
March	22	44	-50.00%
April	31	33	-6.06%
May	28	50	-44.00%
June	28	35	-20.00%
July	26	42	-38.10%
August	34	37	-8.11%
September	28	41	-31.71%
October	18	32	-43.75%
November	15	23	-34.78%
December	14	20	-30.00%
Total	**273**	**415**	
% chg.	-34.22%		



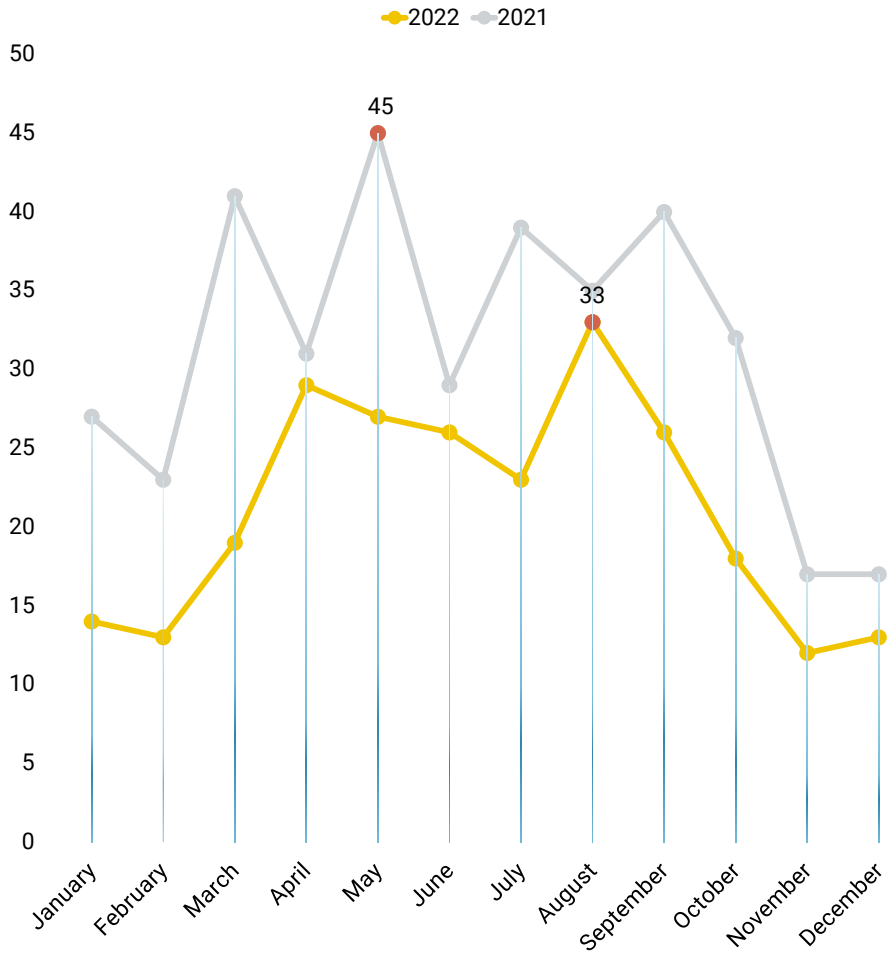
© 2023 NWMLS All Rights Reserved

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.

	2022	2021	% chg.
January	14	27	-48.15%
February	13	23	-43.48%
March	19	41	-53.66%
April	29	31	-6.45%
May	27	45	-40.00%
June	26	29	-10.34%
July	23	39	-41.03%
August	33	35	-5.71%
September	26	40	-35.00%
October	18	32	-43.75%
November	12	17	-29.41%
December	13	17	-23.53%
Total	**253**	**376**	
% chg.	-32.71%		



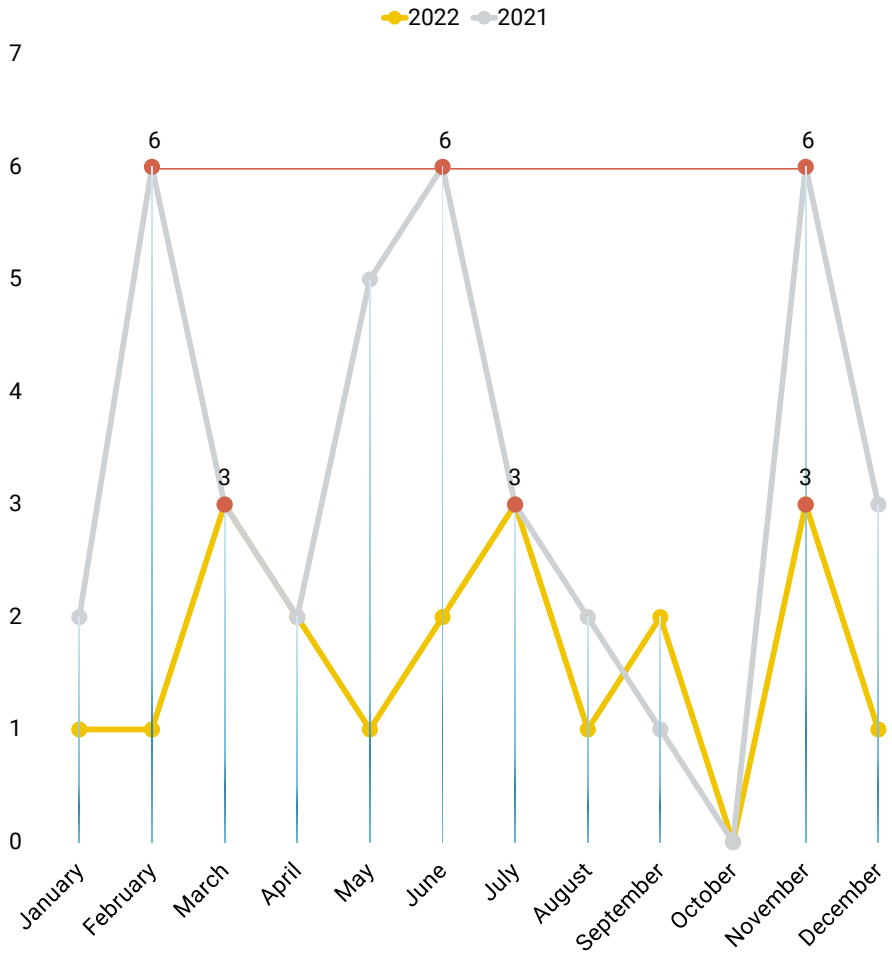
© 2023 NWMLS All Rights Reserved

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.

	2022	2021	% chg.
January	1	2	-50.00%
February	1	6	-83.33%
March	3	3	0.00%
April	2	2	0.00%
May	1	5	-80.00%
June	2	6	-66.67%
July	3	3	0.00%
August	1	2	-50.00%
September	2	1	100.00%
October	0	0	0.00%
November	3	6	-50.00%
December	1	3	-66.67%
Total	**20**	**39**	
% chg.	-48.72%		



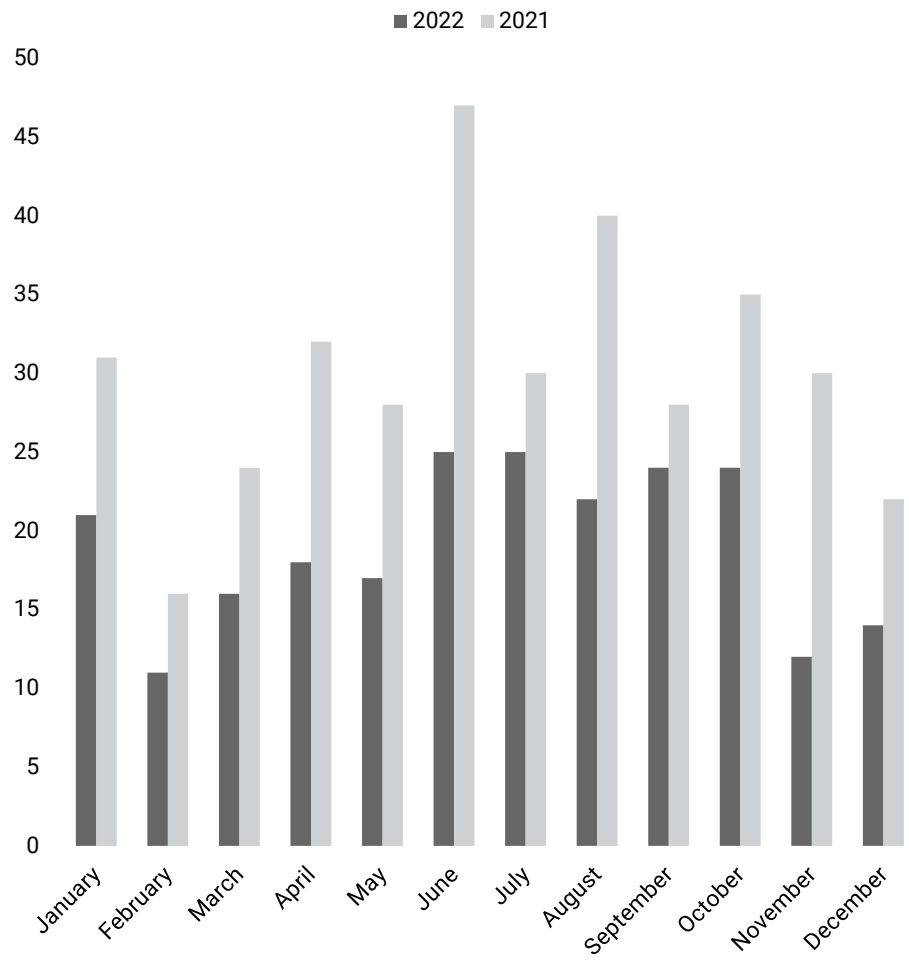
© 2023 NWMLS All Rights Reserved

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.

	2022	2021	% chg.
January	21	31	-32.26%
February	11	16	-31.25%
March	16	24	-33.33%
April	18	32	-43.75%
May	17	28	-39.29%
June	25	47	-46.81%
July	25	30	-16.67%
August	22	40	-45.00%
September	24	28	-14.29%
October	24	35	-31.43%
November	12	30	-60.00%
December	14	22	-36.36%
Total	**229**	**363**	
% chg.	-36.91%		



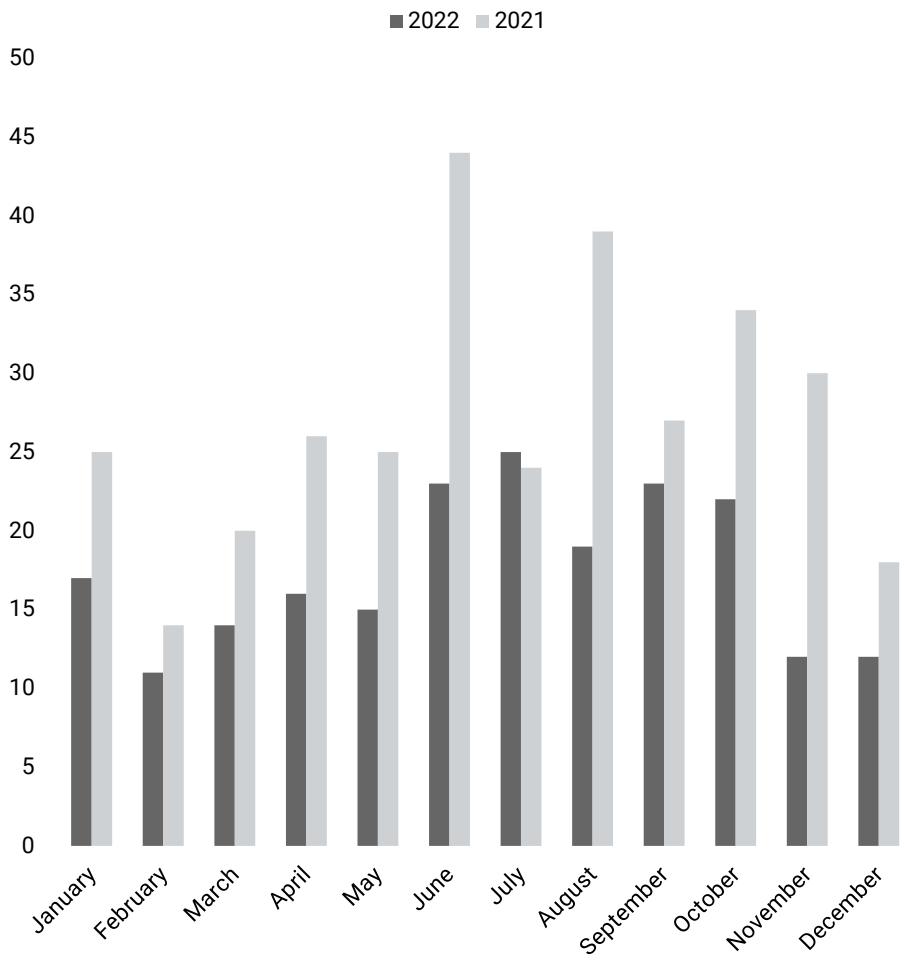
© 2023 NWMLS All Rights Reserved

San Juan: Residential Homes Only

Closed Sales by Month

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

	2022	2021	% chg.
January	17	25	-32.00%
February	11	14	-21.43%
March	14	20	-30.00%
April	16	26	-38.46%
May	15	25	-40.00%
June	23	44	-47.73%
July	25	24	4.17%
August	19	39	-51.28%
September	23	27	-14.81%
October	22	34	-35.29%
November	12	30	-60.00%
December	12	18	-33.33%
Total	**209**	**326**	
% chg.	-35.89%		



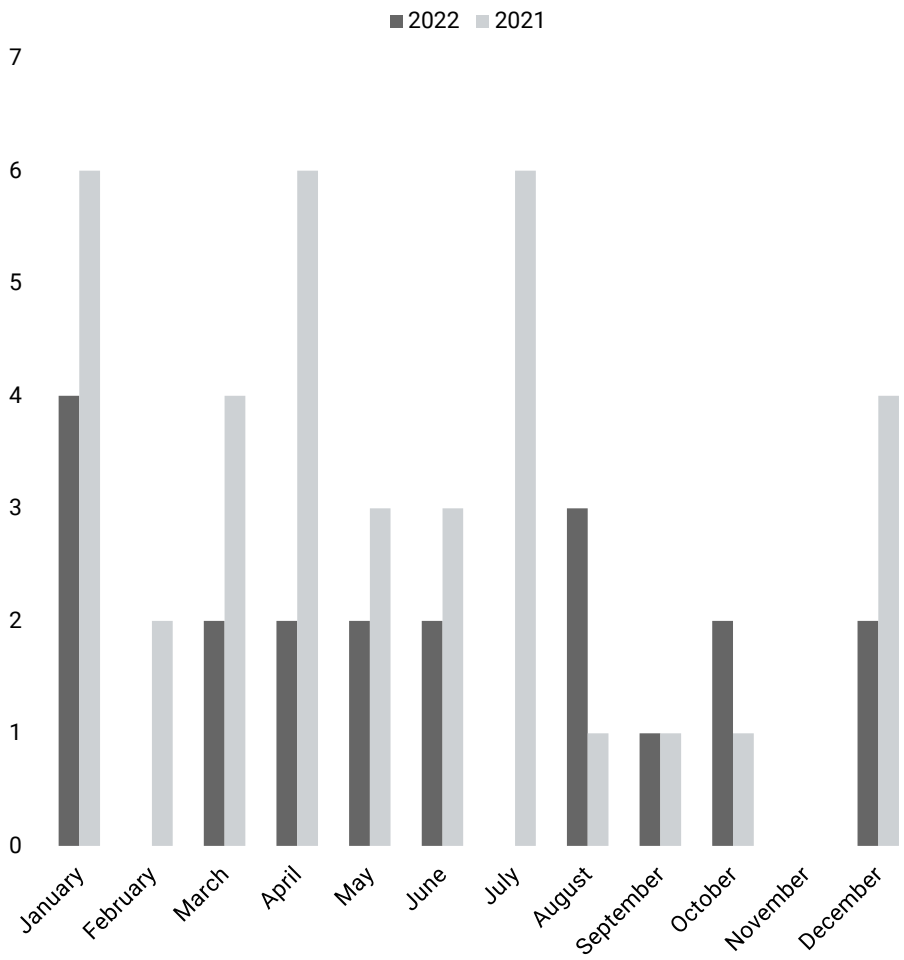
© 2023 NWMLS All Rights Reserved

San Juan: Condominiums Only

Closed Sales by Month

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

	2022	2021	% chg.
January	4	6	-33.33%
February	0	2	-100.00%
March	2	4	-50.00%
April	2	6	-66.67%
May	2	3	-33.33%
June	2	3	-33.33%
July	0	6	-100.00%
August	3	1	200.00%
September	1	1	0.00%
October	2	1	100.00%
November	0	0	0.00%
December	2	4	-50.00%
Total	**20**	**37**	
% chg.	-45.95%		



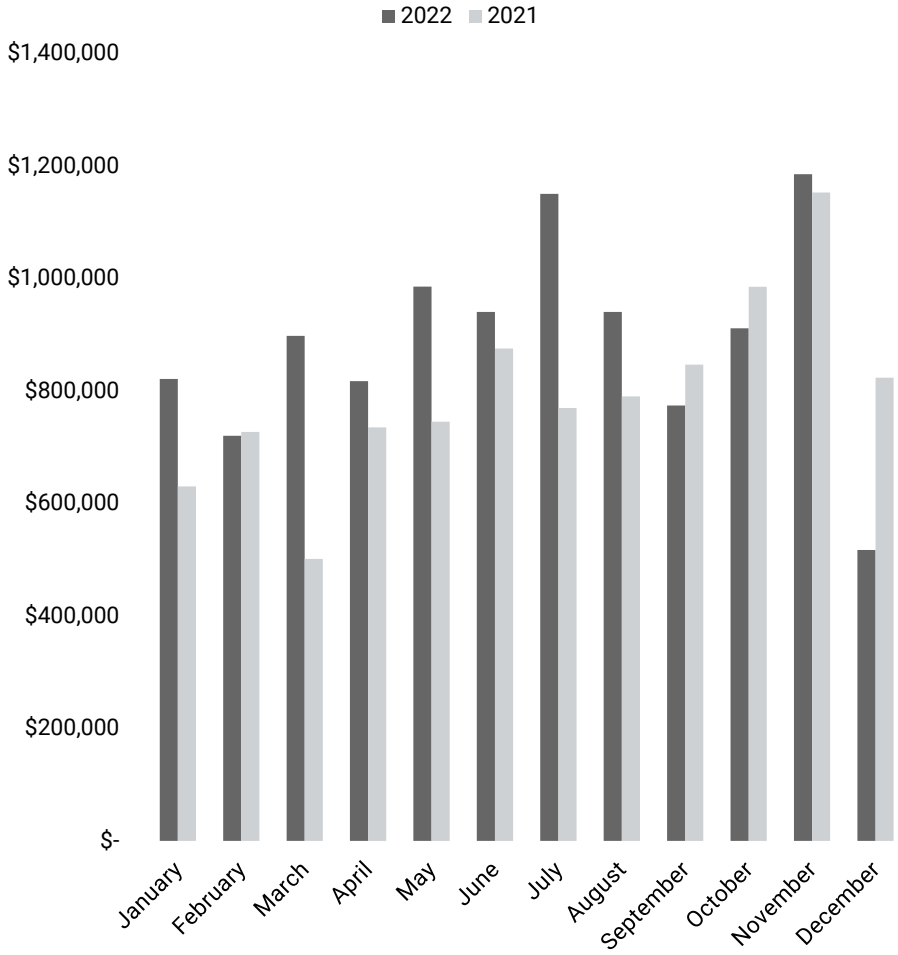
© 2023 NWMLS All Rights Reserved

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.

	2022	2021	% chg.
January	$ 821,000	$ 630,125	30.29%
February	$ 720,000	$ 726,972	-0.96%
March	$ 897,500	$ 501,250	79.05%
April	$ 817,000	$ 735,056	11.15%
May	$ 985,000	$ 745,000	32.21%
June	$ 940,000	$ 875,000	7.43%
July	$ 1,150,000	$ 769,500	49.45%
August	$ 940,000	$ 790,000	18.99%
September	$ 773,750	$ 846,500	-8.59%
October	$ 911,000	$ 984,775	-7.49%
November	$ 1,185,000	$ 1,152,500	2.82%
December	$ 517,000	$ 823,275	-37.20%
Total	**$ 935,000**	**$ 825,000**	
% chg.	13.33%		



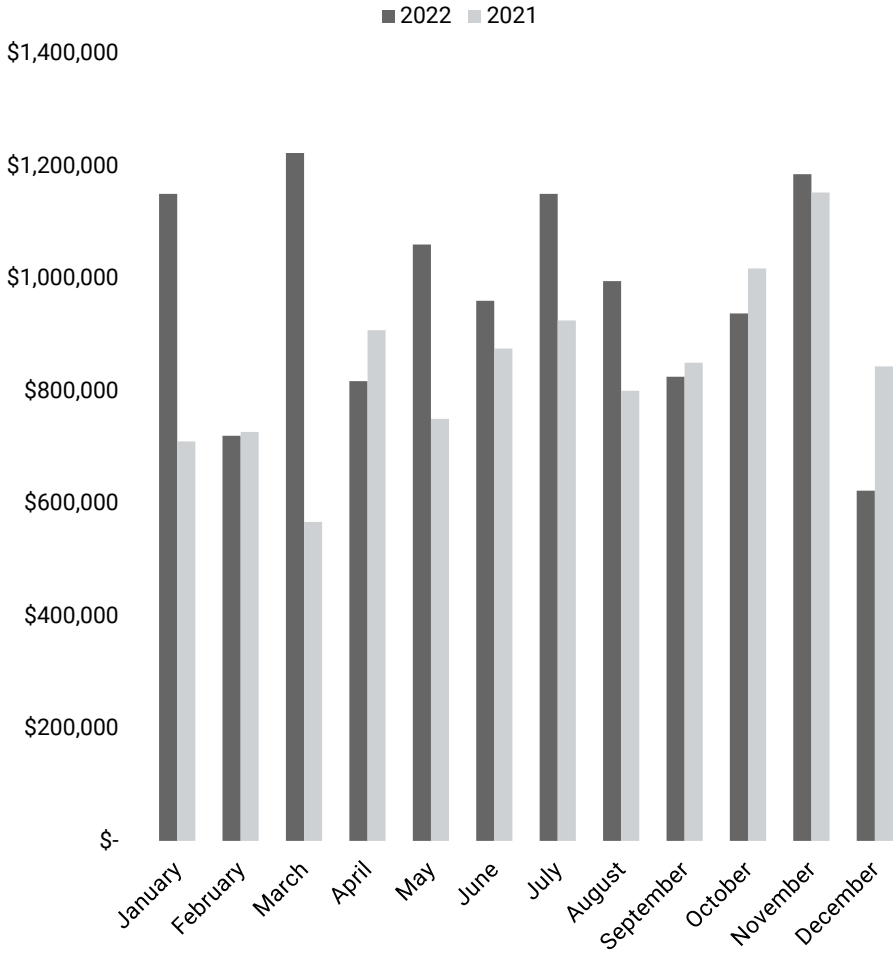
© 2023 NWMLS All Rights Reserved

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.

	2022	2021	% chg.
January	$ 1,150,000	$ 710,000	61.97%
February	$ 720,000	$ 726,972	-0.96%
March	$ 1,222,500	$ 567,000	115.61%
April	$ 817,000	$ 907,500	-9.97%
May	$ 1,060,000	$ 750,000	41.33%
June	$ 960,000	$ 875,000	9.71%
July	$ 1,150,000	$ 925,000	24.32%
August	$ 995,000	$ 800,000	24.38%
September	$ 825,000	$ 850,000	-2.94%
October	$ 937,500	$ 1,017,387	-7.85%
November	$ 1,185,000	$ 1,152,500	2.82%
December	$ 622,500	$ 843,275	-26.18%
Total	**$ 960,000**	**$ 860,000**	
% chg.	11.63%		



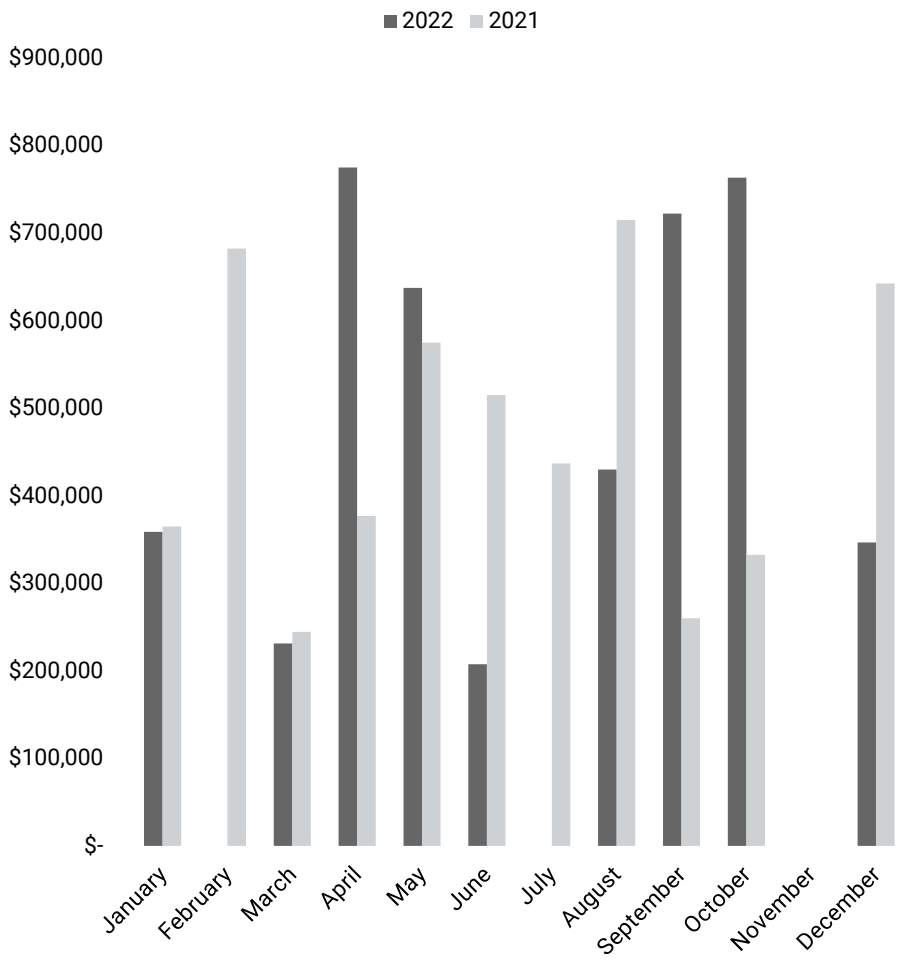
© 2023 NWMLS All Rights Reserved

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.

	2022	2021	% chg.
January	$ 358,750	$ 365,000	-1.71%
February	$ -	$ 682,450	-100.00%
March	$ 231,250	$ 244,500	-5.42%
April	$ 775,025	$ 377,000	105.58%
May	$ 637,500	$ 575,000	10.87%
June	$ 207,500	$ 515,000	-59.71%
July	$ -	$ 437,000	-100.00%
August	$ 430,000	$ 715,000	-39.86%
September	$ 722,500	$ 260,000	177.88%
October	$ 763,500	$ 332,500	129.62%
November	$ -	$ -	0.00%
December	$ 346,750	$ 642,500	-46.03%
Total	**$ 434,500**	**$ 390,000**	
% chg.	11.41%		



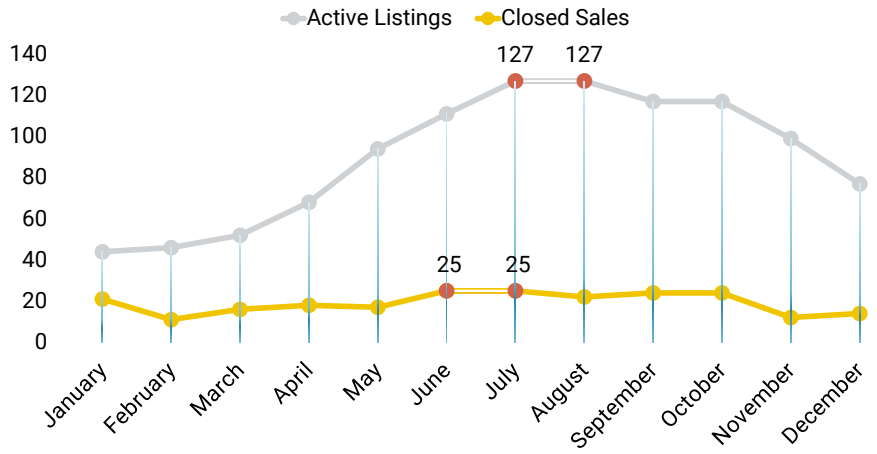
© 2023 NWMLS All Rights Reserved

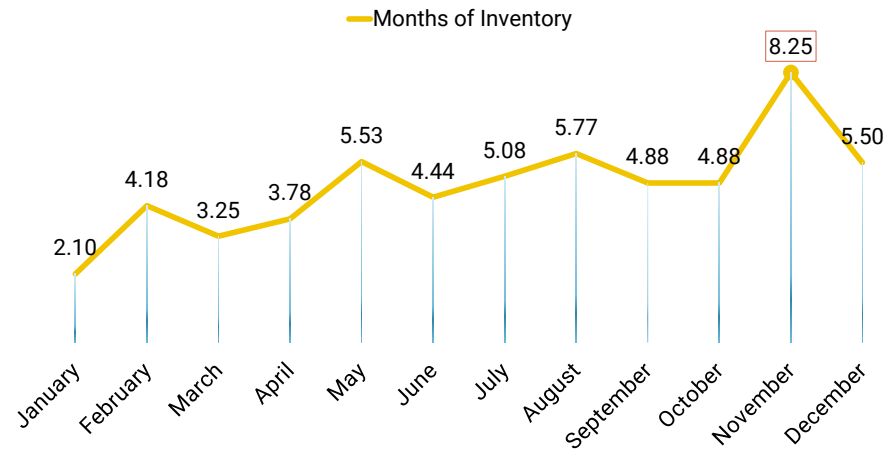
San Juan: Residential Homes and Condominiums

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	44	21	2.10
February	46	11	4.18
March	52	16	3.25
April	68	18	3.78
May	94	17	5.53
June	111	25	4.44
July	127	25	5.08
August	127	22	5.77
September	117	24	4.88
October	117	24	4.88
November	99	12	8.25
December	77	14	5.50





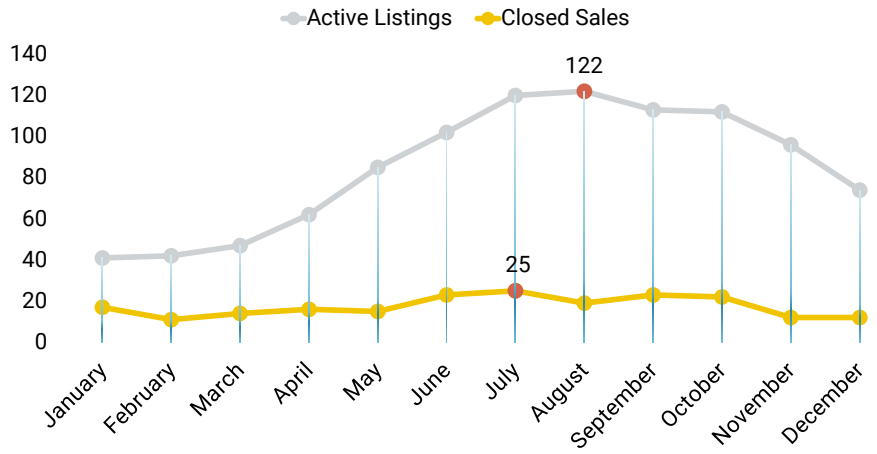
© 2023 NWMLS All Rights Reserved

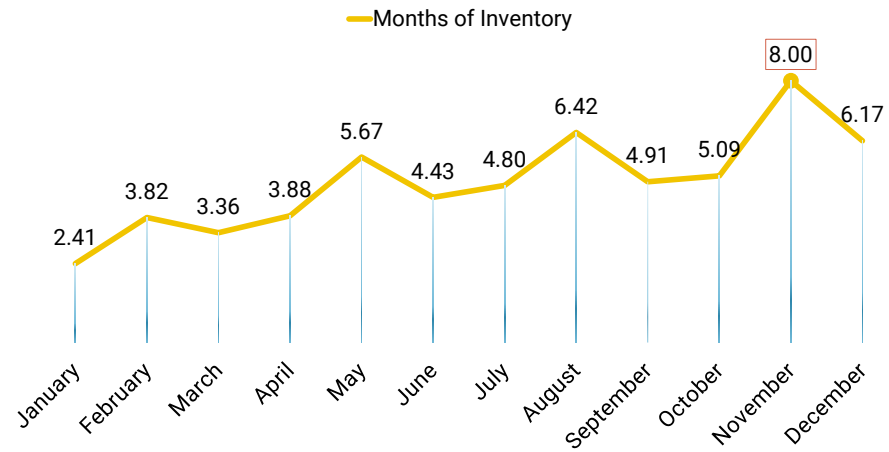
San Juan: Residential Homes Only

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	41	17	2.41
February	42	11	3.82
March	47	14	3.36
April	62	16	3.88
May	85	15	5.67
June	102	23	4.43
July	120	25	4.80
August	122	19	6.42
September	113	23	4.91
October	112	22	5.09
November	96	12	8.00
December	74	12	6.17





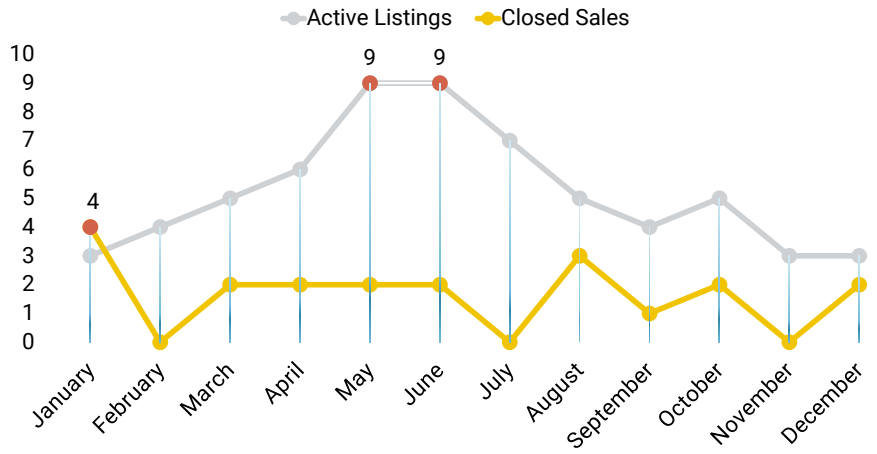
© 2023 NWMLS All Rights Reserved

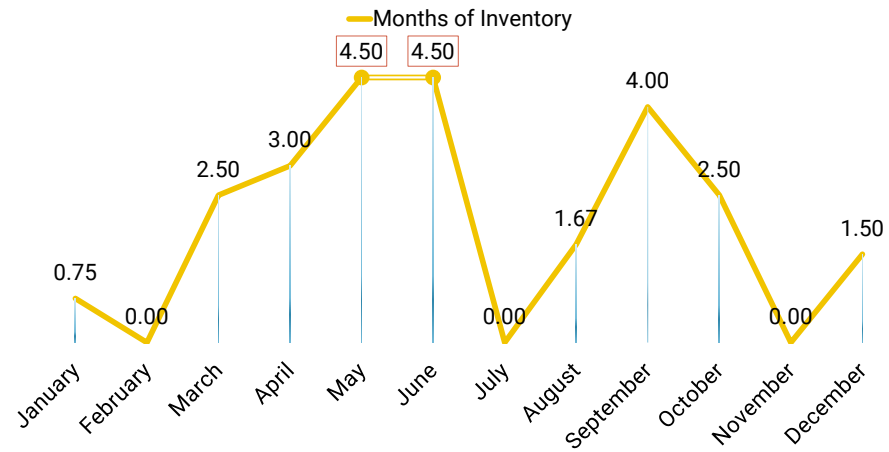
San Juan: Condominiums Only

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	3	4	0.75
February	4	0	0.00
March	5	2	2.50
April	6	2	3.00
May	9	2	4.50
June	9	2	4.50
July	7	0	0.00
August	5	3	1.67
September	4	1	4.00
October	5	2	2.50
November	3	0	0.00
December	3	2	1.50





© 2023 NWMLS All Rights Reserved