

# Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## San Juan County

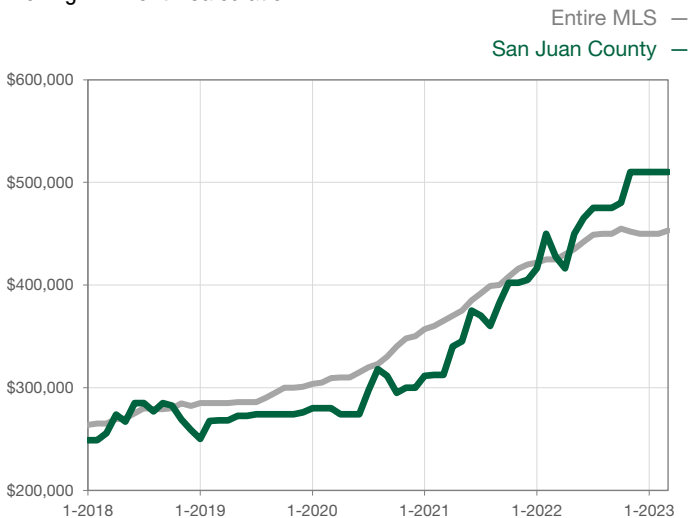
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	3	6	+ 100.0%	8	12	+ 50.0%
Sold Listings	1	1	0.0%	6	2	- 66.7%
Median Sales Price*	\$330,000	<b>\$155,000</b>	- 53.0%	\$470,000	<b>\$315,000</b>	- 33.0%
Average Sales Price*	\$330,000	<b>\$155,000</b>	- 53.0%	\$606,750	<b>\$315,000</b>	- 48.1%
Percent of List Price Received*	98.5%	<b>96.9%</b>	- 1.6%	94.5%	<b>93.7%</b>	- 0.8%
Days on Market Until Sale	135	<b>110</b>	- 18.5%	137	<b>96</b>	- 29.9%
Cumulative Days on Market Until Sale	135	<b>110</b>	- 18.5%	137	<b>96</b>	- 29.9%
Inventory of Homes for Sale	6	<b>20</b>	+ 233.3%	--	--	--
Months Supply of Inventory	2.4	<b>8.8</b>	+ 266.7%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	5	0	- 100.0%	9	4	- 55.6%
Sold Listings	4	3	- 25.0%	6	3	- 50.0%
Median Sales Price*	\$347,500	<b>\$305,000</b>	- 12.2%	\$347,500	<b>\$305,000</b>	- 12.2%
Average Sales Price*	\$426,750	<b>\$371,667</b>	- 12.9%	\$400,833	<b>\$371,667</b>	- 7.3%
Percent of List Price Received*	99.4%	<b>96.1%</b>	- 3.3%	100.2%	<b>96.1%</b>	- 4.1%
Days on Market Until Sale	65	<b>95</b>	+ 46.2%	87	<b>95</b>	+ 9.2%
Cumulative Days on Market Until Sale	85	<b>95</b>	+ 11.8%	100	<b>95</b>	- 5.0%
Inventory of Homes for Sale	2	<b>2</b>	0.0%	--	--	--
Months Supply of Inventory	1.1	<b>1.0</b>	- 9.1%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

