

Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

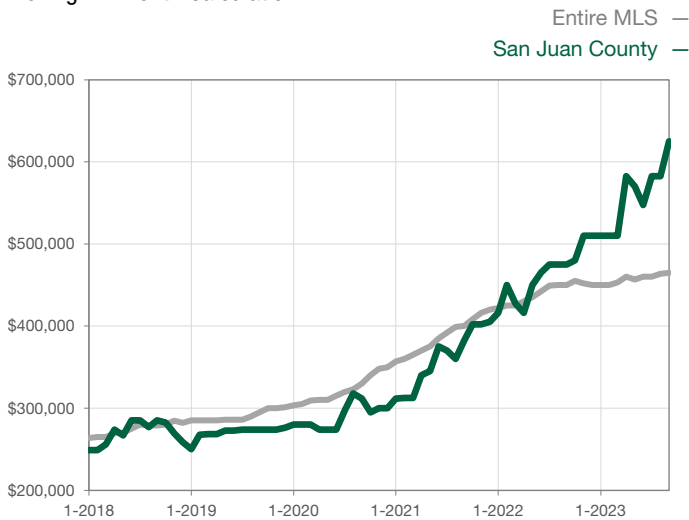
Key Metrics	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	3	7	+ 133.3%	39	56	+ 43.6%
Sold Listings	3	0	- 100.0%	25	11	- 56.0%
Median Sales Price*	\$425,000	\$0	- 100.0%	\$475,000	\$580,000	+ 22.1%
Average Sales Price*	\$435,000	\$0	- 100.0%	\$582,232	\$675,143	+ 16.0%
Percent of List Price Received*	99.3%	0.0%	- 100.0%	95.7%	94.6%	- 1.1%
Days on Market Until Sale	54	0	- 100.0%	89	124	+ 39.3%
Cumulative Days on Market Until Sale	54	0	- 100.0%	89	124	+ 39.3%
Inventory of Homes for Sale	17	36	+ 111.8%	--	--	--
Months Supply of Inventory	6.4	21.6	+ 237.5%	--	--	--

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

Key Metrics	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	1	1	0.0%	20	17	- 15.0%
Sold Listings	3	1	- 66.7%	16	8	- 50.0%
Median Sales Price*	\$449,000	\$840,000	+ 87.1%	\$412,500	\$427,500	+ 3.6%
Average Sales Price*	\$573,000	\$840,000	+ 46.6%	\$486,156	\$507,125	+ 4.3%
Percent of List Price Received*	99.2%	97.1%	- 2.1%	99.6%	96.6%	- 3.0%
Days on Market Until Sale	81	75	- 7.4%	75	81	+ 8.0%
Cumulative Days on Market Until Sale	81	75	- 7.4%	80	81	+ 1.3%
Inventory of Homes for Sale	3	9	+ 200.0%	--	--	--
Months Supply of Inventory	1.4	6.0	+ 328.6%	--	--	--

* 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

