

Local Market Update for September 2022

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

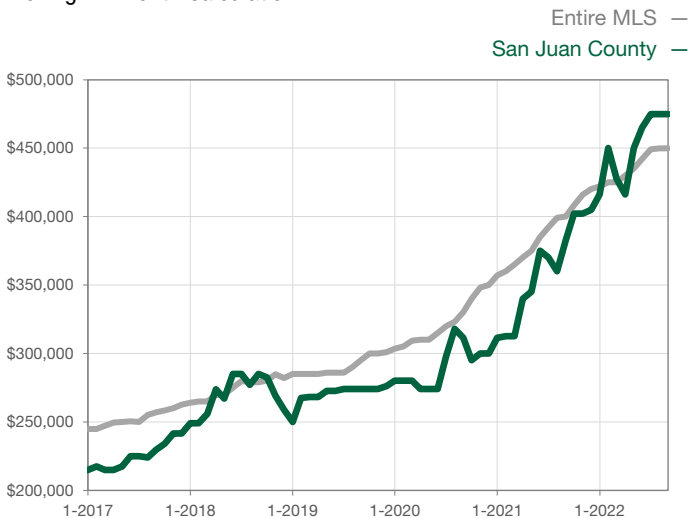
Single Family	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
Key Metrics						
New Listings	2	3	+ 50.0%	28	38	+ 35.7%
Sold Listings	4	3	- 25.0%	23	25	+ 8.7%
Median Sales Price*	\$407,000	\$425,000	+ 4.4%	\$405,000	\$475,000	+ 17.3%
Average Sales Price*	\$392,250	\$435,000	+ 10.9%	\$540,372	\$582,232	+ 7.7%
Percent of List Price Received*	98.4%	99.3%	+ 0.9%	98.3%	99.7%	- 2.6%
Days on Market Until Sale	78	54	- 30.8%	206	89	- 56.8%
Cumulative Days on Market Until Sale	78	54	- 30.8%	244	89	- 63.5%
Inventory of Homes for Sale	10	16	+ 60.0%	--	--	--
Months Supply of Inventory	3.5	6.1	+ 74.3%	--	--	--

* 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	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
Key Metrics						
New Listings	2	1	- 50.0%	15	20	+ 33.3%
Sold Listings	4	3	- 25.0%	13	16	+ 23.1%
Median Sales Price*	\$402,500	\$449,000	+ 11.6%	\$359,000	\$412,500	+ 14.9%
Average Sales Price*	\$461,250	\$573,000	+ 24.2%	\$345,577	\$486,156	+ 40.7%
Percent of List Price Received*	101.1%	99.2%	- 1.9%	100.4%	99.6%	- 0.8%
Days on Market Until Sale	27	81	+ 200.0%	52	75	+ 44.2%
Cumulative Days on Market Until Sale	27	81	+ 200.0%	52	80	+ 53.8%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--

* 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

