

Local Market Update for October 2022

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

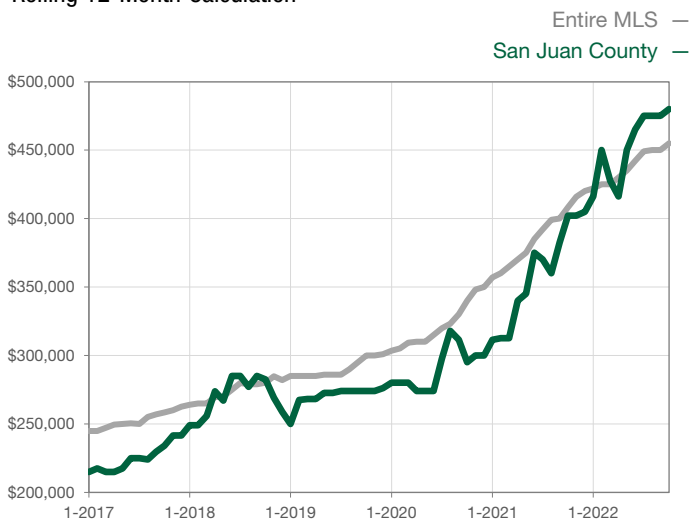
Key Metrics	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
New Listings	3	0	- 100.0%	31	38	+ 22.6%
Sold Listings	0	1	--	23	26	+ 13.0%
Median Sales Price*	\$0	\$585,000	--	\$405,000	\$480,000	+ 18.5%
Average Sales Price*	\$0	\$585,000	--	\$540,372	\$582,338	+ 7.8%
Percent of List Price Received*	0.0%	98.3%	--	98.3%	95.8%	- 2.5%
Days on Market Until Sale	0	118	--	206	90	- 56.3%
Cumulative Days on Market Until Sale	0	118	--	244	90	- 63.1%
Inventory of Homes for Sale	11	14	+ 27.3%	--	--	--
Months Supply of Inventory	4.3	5.6	+ 30.2%	--	--	--

* 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	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
New Listings	1	2	+ 100.0%	16	22	+ 37.5%
Sold Listings	2	1	- 50.0%	15	17	+ 13.3%
Median Sales Price*	\$356,000	\$311,000	- 12.6%	\$359,000	\$385,000	+ 7.2%
Average Sales Price*	\$356,000	\$311,000	- 12.6%	\$346,967	\$475,853	+ 37.1%
Percent of List Price Received*	114.3%	97.2%	- 15.0%	102.3%	99.5%	- 2.7%
Days on Market Until Sale	39	121	+ 210.3%	50	77	+ 54.0%
Cumulative Days on Market Until Sale	39	121	+ 210.3%	50	82	+ 64.0%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.6	2.5	+ 316.7%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

