

# Local Market Update for December 2022

A Research Tool Provided by the Colorado Association of REALTORS®



## San Juan County

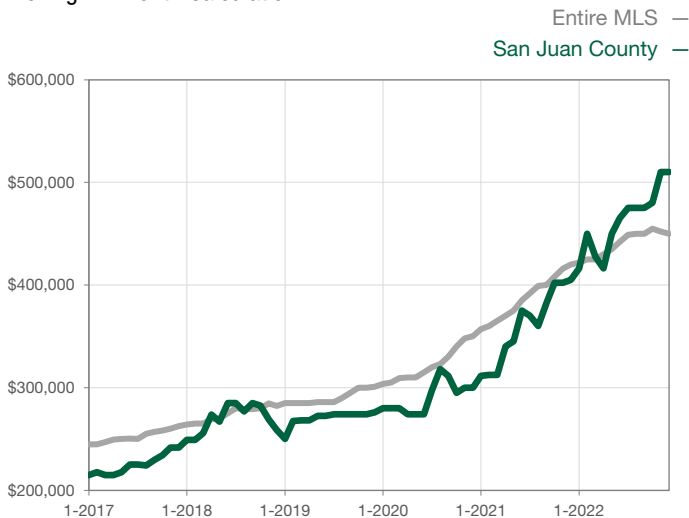
Key Metrics	December			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 12-2021	Thru 12-2022	Percent Change from Previous Year
New Listings	0	1	--	31	45	+ 45.2%
Sold Listings	1	1	0.0%	27	29	+ 7.4%
Median Sales Price*	\$555,000	<b>\$625,000</b>	+ 12.6%	\$405,000	<b>\$510,000</b>	+ 25.9%
Average Sales Price*	\$555,000	<b>\$625,000</b>	+ 12.6%	\$525,131	<b>\$674,683</b>	+ 28.5%
Percent of List Price Received*	100.0%	<b>86.2%</b>	- 13.8%	98.2%	<b>94.7%</b>	- 3.6%
Days on Market Until Sale	296	<b>117</b>	- 60.5%	209	<b>91</b>	- 56.5%
Cumulative Days on Market Until Sale	296	<b>117</b>	- 60.5%	241	<b>91</b>	- 62.2%
Inventory of Homes for Sale	8	<b>17</b>	+ 112.5%	--	--	--
Months Supply of Inventory	3.3	<b>7.0</b>	+ 112.1%	--	--	--

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

Key Metrics	December			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 12-2021	Thru 12-2022	Percent Change from Previous Year
New Listings	2	1	- 50.0%	19	24	+ 26.3%
Sold Listings	0	0	--	16	17	+ 6.3%
Median Sales Price*	\$0	<b>\$0</b>	--	\$362,000	<b>\$385,000</b>	+ 6.4%
Average Sales Price*	\$0	<b>\$0</b>	--	\$361,531	<b>\$475,853</b>	+ 31.6%
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	102.4%	<b>99.5%</b>	- 2.8%
Days on Market Until Sale	0	0	--	49	<b>77</b>	+ 57.1%
Cumulative Days on Market Until Sale	0	0	--	49	<b>82</b>	+ 67.3%
Inventory of Homes for Sale	4	<b>5</b>	+ 25.0%	--	--	--
Months Supply of Inventory	2.3	<b>2.4</b>	+ 4.3%	--	--	--

\* 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

