

Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

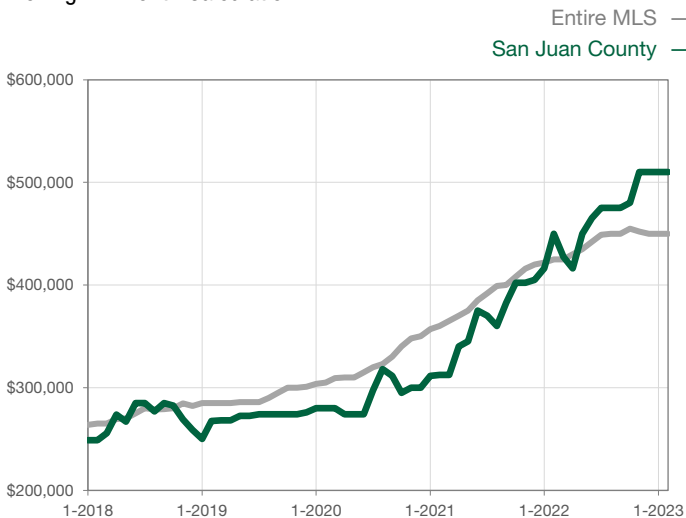
Single Family	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Key Metrics						
New Listings	4	2	- 50.0%	5	6	+ 20.0%
Sold Listings	3	1	- 66.7%	5	1	- 80.0%
Median Sales Price*	\$475,000	\$475,000	0.0%	\$475,000	\$475,000	0.0%
Average Sales Price*	\$681,667	\$475,000	- 30.3%	\$662,100	\$475,000	- 28.3%
Percent of List Price Received*	92.9%	90.5%	- 2.6%	93.7%	90.5%	- 3.4%
Days on Market Until Sale	132	81	- 38.6%	137	81	- 40.9%
Cumulative Days on Market Until Sale	132	81	- 38.6%	137	81	- 40.9%
Inventory of Homes for Sale	5	18	+ 260.0%	--	--	--
Months Supply of Inventory	2.0	7.9	+ 295.0%	--	--	--

* 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	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Key Metrics						
New Listings	2	2	0.0%	4	4	0.0%
Sold Listings	2	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$349,000	\$0	- 100.0%	\$349,000	\$0	- 100.0%
Average Sales Price*	\$349,000	\$0	- 100.0%	\$349,000	\$0	- 100.0%
Percent of List Price Received*	101.9%	0.0%	- 100.0%	101.9%	0.0%	- 100.0%
Days on Market Until Sale	130	0	- 100.0%	130	0	- 100.0%
Cumulative Days on Market Until Sale	130	0	- 100.0%	130	0	- 100.0%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--

* 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

