

# Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## San Juan County

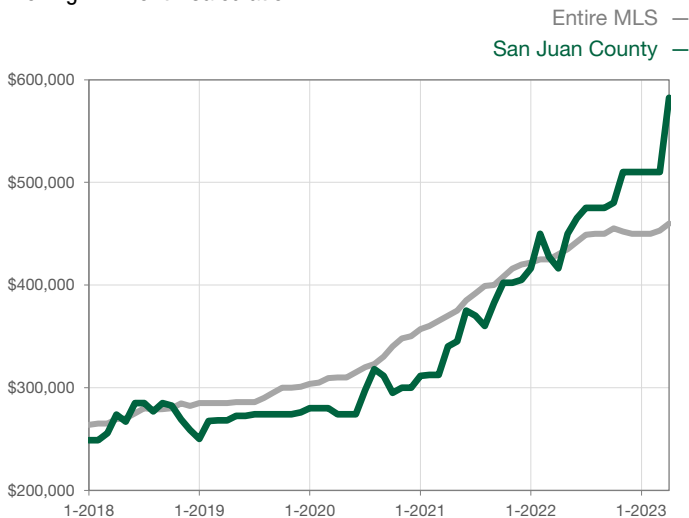
Key Metrics	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	6	7	+ 16.7%	14	19	+ 35.7%
Sold Listings	4	3	- 25.0%	10	5	- 50.0%
Median Sales Price*	\$172,250	<b>\$580,000</b>	+ 236.7%	\$446,250	<b>\$475,000</b>	+ 6.4%
Average Sales Price*	\$240,375	<b>\$1,021,523</b>	+ 325.0%	\$460,200	<b>\$738,914</b>	+ 60.6%
Percent of List Price Received*	102.1%	<b>88.5%</b>	- 13.3%	97.5%	<b>90.5%</b>	- 7.2%
Days on Market Until Sale	63	<b>170</b>	+ 169.8%	107	<b>140</b>	+ 30.8%
Cumulative Days on Market Until Sale	63	<b>170</b>	+ 169.8%	107	<b>140</b>	+ 30.8%
Inventory of Homes for Sale	10	<b>23</b>	+ 130.0%	--	--	--
Months Supply of Inventory	3.7	<b>10.5</b>	+ 183.8%	--	--	--

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

Key Metrics	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	1	0	- 100.0%	10	4	- 60.0%
Sold Listings	3	0	- 100.0%	9	3	- 66.7%
Median Sales Price*	\$440,000	<b>\$0</b>	- 100.0%	\$385,000	<b>\$305,000</b>	- 20.8%
Average Sales Price*	\$467,333	<b>\$0</b>	- 100.0%	\$423,000	<b>\$371,667</b>	- 12.1%
Percent of List Price Received*	100.1%	<b>0.0%</b>	- 100.0%	100.2%	<b>96.1%</b>	- 4.1%
Days on Market Until Sale	44	0	- 100.0%	73	<b>95</b>	+ 30.1%
Cumulative Days on Market Until Sale	44	0	- 100.0%	82	<b>95</b>	+ 15.9%
Inventory of Homes for Sale	2	<b>2</b>	0.0%	--	--	--
Months Supply of Inventory	0.9	<b>1.1</b>	+ 22.2%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

