

# Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## San Juan County

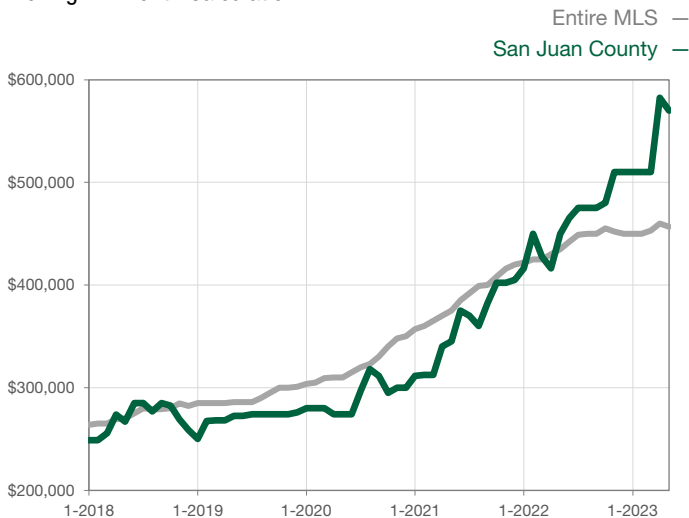
Key Metrics	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	5	7	+ 40.0%	19	26	+ 36.8%
Sold Listings	2	2	0.0%	12	7	- 41.7%
Median Sales Price*	\$724,400	<b>\$619,500</b>	- 14.5%	\$470,000	<b>\$515,000</b>	+ 9.6%
Average Sales Price*	\$724,400	<b>\$619,500</b>	- 14.5%	\$504,233	<b>\$704,795</b>	+ 39.8%
Percent of List Price Received*	98.4%	<b>101.0%</b>	+ 2.6%	97.7%	<b>93.5%</b>	- 4.3%
Days on Market Until Sale	62	<b>106</b>	+ 71.0%	100	<b>130</b>	+ 30.0%
Cumulative Days on Market Until Sale	62	<b>106</b>	+ 71.0%	100	<b>130</b>	+ 30.0%
Inventory of Homes for Sale	13	<b>25</b>	+ 92.3%	--	--	--
Months Supply of Inventory	5.3	<b>11.5</b>	+ 117.0%	--	--	--

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

Key Metrics	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	2	1	- 50.0%	12	5	- 58.3%
Sold Listings	1	1	0.0%	10	4	- 60.0%
Median Sales Price*	\$750,000	<b>\$905,000</b>	+ 20.7%	\$412,500	<b>\$417,500</b>	+ 1.2%
Average Sales Price*	\$750,000	<b>\$905,000</b>	+ 20.7%	\$455,700	<b>\$505,000</b>	+ 10.8%
Percent of List Price Received*	100.0%	<b>94.8%</b>	- 5.2%	100.2%	<b>95.8%</b>	- 4.4%
Days on Market Until Sale	60	<b>173</b>	+ 188.3%	71	<b>115</b>	+ 62.0%
Cumulative Days on Market Until Sale	60	<b>173</b>	+ 188.3%	79	<b>115</b>	+ 45.6%
Inventory of Homes for Sale	4	<b>1</b>	- 75.0%	--	--	--
Months Supply of Inventory	1.9	<b>0.5</b>	- 73.7%	--	--	--

\* 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

