

Local Market Update for June 2023

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

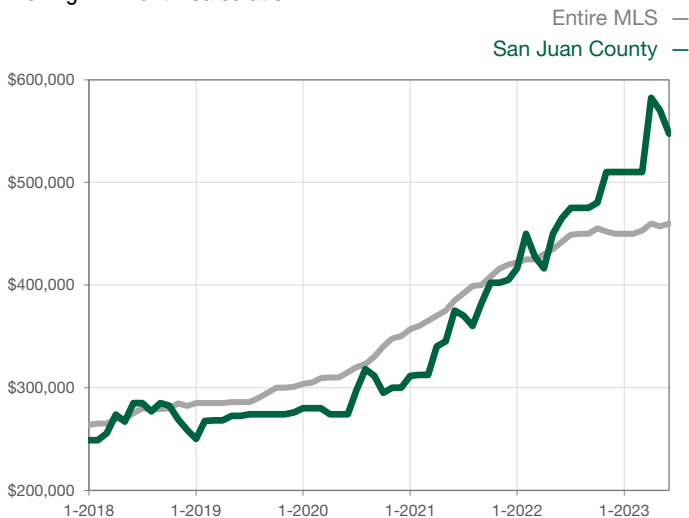
Single Family	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
Key Metrics						
New Listings	8	8	0.0%	27	34	+ 25.9%
Sold Listings	2	2	0.0%	14	9	- 35.7%
Median Sales Price*	\$605,000	\$536,500	- 11.3%	\$475,000	\$515,000	+ 8.4%
Average Sales Price*	\$605,000	\$536,500	- 11.3%	\$518,629	\$667,396	+ 28.7%
Percent of List Price Received*	96.5%	93.4%	- 3.2%	97.5%	93.5%	- 4.1%
Days on Market Until Sale	44	160	+ 263.6%	92	137	+ 48.9%
Cumulative Days on Market Until Sale	44	160	+ 263.6%	92	137	+ 48.9%
Inventory of Homes for Sale	14	25	+ 78.6%	--	--	--
Months Supply of Inventory	5.7	11.5	+ 101.8%	--	--	--

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

Townhouse/Condo	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
Key Metrics						
New Listings	1	1	0.0%	13	6	- 53.8%
Sold Listings	0	1	--	10	5	- 50.0%
Median Sales Price*	\$0	\$342,000	--	\$412,500	\$342,000	- 17.1%
Average Sales Price*	\$0	\$342,000	--	\$455,700	\$472,400	+ 3.7%
Percent of List Price Received*	0.0%	98.0%	--	100.2%	96.2%	- 4.0%
Days on Market Until Sale	0	37	--	71	99	+ 39.4%
Cumulative Days on Market Until Sale	0	37	--	79	99	+ 25.3%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--

* 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

