

Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

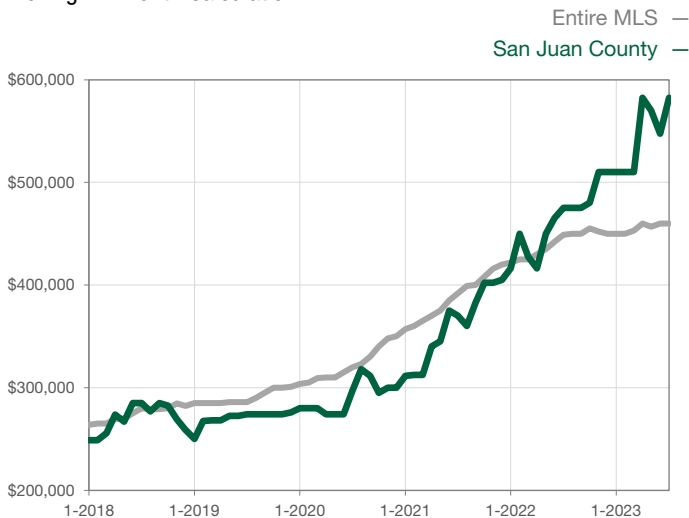
Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	5	8	+ 60.0%	32	42	+ 31.3%
Sold Listings	4	2	- 50.0%	18	11	- 38.9%
Median Sales Price*	\$680,000	\$710,000	+ 4.4%	\$492,500	\$580,000	+ 17.8%
Average Sales Price*	\$737,500	\$710,000	- 3.7%	\$567,267	\$675,143	+ 19.0%
Percent of List Price Received*	90.5%	99.5%	+ 9.9%	96.0%	94.6%	- 1.5%
Days on Market Until Sale	86	66	- 23.3%	90	124	+ 37.8%
Cumulative Days on Market Until Sale	86	66	- 23.3%	90	124	+ 37.8%
Inventory of Homes for Sale	16	31	+ 93.8%	--	--	--
Months Supply of Inventory	5.9	15.5	+ 162.7%	--	--	--

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

Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	3	5	+ 66.7%	16	11	- 31.3%
Sold Listings	2	0	- 100.0%	12	5	- 58.3%
Median Sales Price*	\$585,000	\$0	- 100.0%	\$412,500	\$342,000	- 17.1%
Average Sales Price*	\$585,000	\$0	- 100.0%	\$477,250	\$472,400	- 1.0%
Percent of List Price Received*	95.5%	0.0%	- 100.0%	99.4%	96.2%	- 3.2%
Days on Market Until Sale	96	0	- 100.0%	75	99	+ 32.0%
Cumulative Days on Market Until Sale	96	0	- 100.0%	82	99	+ 20.7%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	2.7	3.0	+ 11.1%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

