

# Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## San Juan County

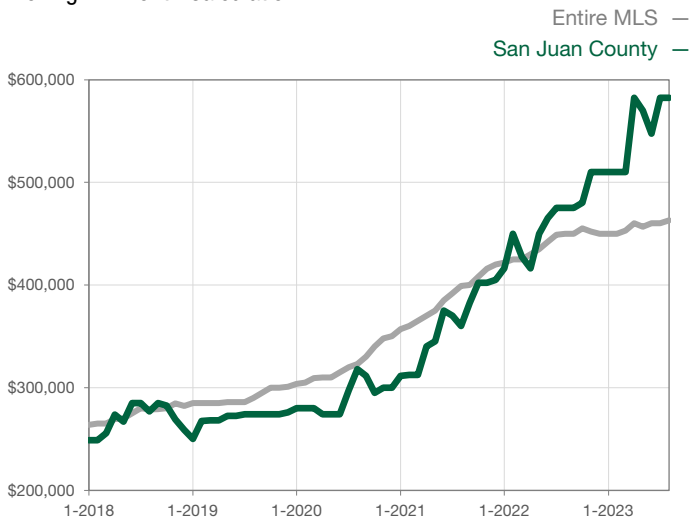
Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	4	8	+ 100.0%	36	50	+ 38.9%
Sold Listings	4	0	- 100.0%	22	11	- 50.0%
Median Sales Price*	\$577,500	\$0	- 100.0%	\$492,500	\$580,000	+ 17.8%
Average Sales Price*	\$760,000	\$0	- 100.0%	\$602,309	\$675,143	+ 12.1%
Percent of List Price Received*	91.7%	0.0%	- 100.0%	95.2%	94.6%	- 0.6%
Days on Market Until Sale	108	0	- 100.0%	93	124	+ 33.3%
Cumulative Days on Market Until Sale	108	0	- 100.0%	93	124	+ 33.3%
Inventory of Homes for Sale	17	37	+ 117.6%	--	--	--
Months Supply of Inventory	6.2	20.6	+ 232.3%	--	--	--

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

Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	3	4	+ 33.3%	19	15	- 21.1%
Sold Listings	1	2	+ 100.0%	13	7	- 46.2%
Median Sales Price*	\$332,500	\$427,500	+ 28.6%	\$385,000	\$385,000	0.0%
Average Sales Price*	\$332,500	\$427,500	+ 28.6%	\$466,115	\$459,571	- 1.4%
Percent of List Price Received*	103.9%	97.2%	- 6.4%	99.7%	96.5%	- 3.2%
Days on Market Until Sale	48	40	- 16.7%	73	82	+ 12.3%
Cumulative Days on Market Until Sale	48	40	- 16.7%	79	82	+ 3.8%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	2.7	3.8	+ 40.7%	--	--	--

\* 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

