

Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

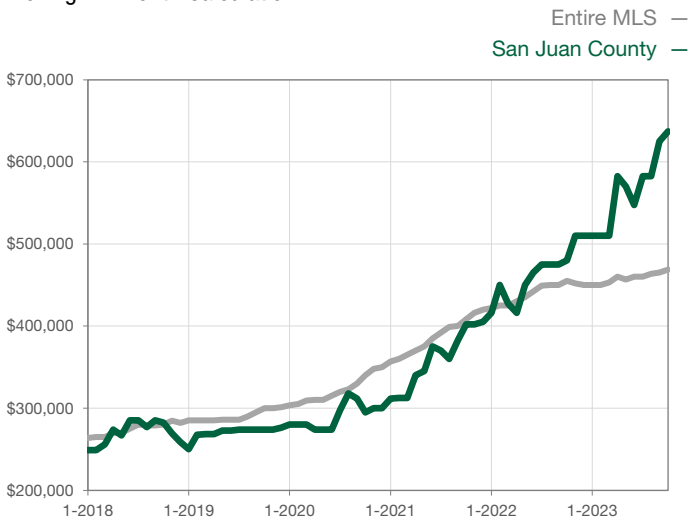
Key Metrics	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	0	7	--	39	63	+ 61.5%
Sold Listings	1	4	+ 300.0%	26	15	- 42.3%
Median Sales Price*	\$585,000	\$530,000	- 9.4%	\$480,000	\$580,000	+ 20.8%
Average Sales Price*	\$585,000	\$528,750	- 9.6%	\$582,338	\$636,105	+ 9.2%
Percent of List Price Received*	98.3%	96.3%	- 2.0%	95.8%	95.0%	- 0.8%
Days on Market Until Sale	118	132	+ 11.9%	90	126	+ 40.0%
Cumulative Days on Market Until Sale	118	132	+ 11.9%	90	126	+ 40.0%
Inventory of Homes for Sale	15	33	+ 120.0%	--	--	--
Months Supply of Inventory	6.0	16.5	+ 175.0%	--	--	--

* 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	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	2	1	- 50.0%	22	18	- 18.2%
Sold Listings	1	1	0.0%	17	9	- 47.1%
Median Sales Price*	\$311,000	\$457,500	+ 47.1%	\$385,000	\$457,500	+ 18.8%
Average Sales Price*	\$311,000	\$457,500	+ 47.1%	\$475,853	\$501,611	+ 5.4%
Percent of List Price Received*	97.2%	98.4%	+ 1.2%	99.5%	96.8%	- 2.7%
Days on Market Until Sale	121	38	- 68.6%	77	77	0.0%
Cumulative Days on Market Until Sale	121	38	- 68.6%	82	77	- 6.1%
Inventory of Homes for Sale	5	10	+ 100.0%	--	--	--
Months Supply of Inventory	2.5	6.7	+ 168.0%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

