

Local Market Update for November 2023

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

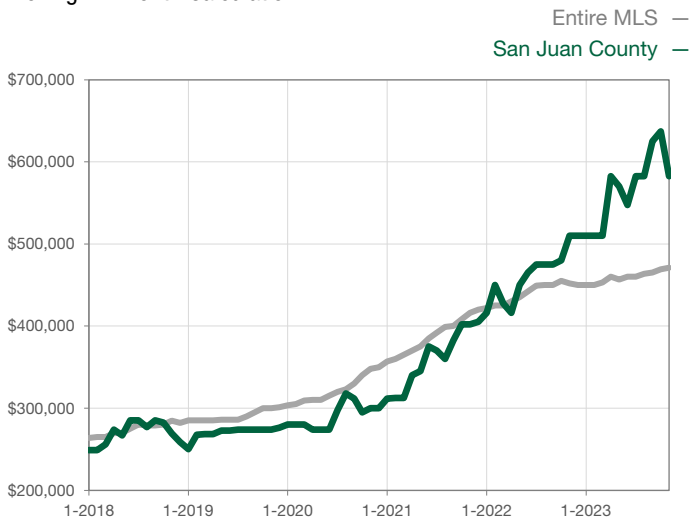
Single Family	November			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
New Listings	6	3	- 50.0%	45	66	+ 46.7%
Sold Listings	2	4	+ 100.0%	28	19	- 32.1%
Median Sales Price*	\$1,900,000	\$512,500	- 73.0%	\$497,500	\$580,000	+ 16.6%
Average Sales Price*	\$1,900,000	\$528,750	- 72.2%	\$676,457	\$613,504	- 9.3%
Percent of List Price Received*	84.4%	87.8%	+ 4.0%	95.0%	93.5%	- 1.6%
Days on Market Until Sale	99	110	+ 11.1%	91	123	+ 35.2%
Cumulative Days on Market Until Sale	99	110	+ 11.1%	91	123	+ 35.2%
Inventory of Homes for Sale	17	29	+ 70.6%	--	--	--
Months Supply of Inventory	7.0	13.1	+ 87.1%	--	--	--

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

Townhouse/Condo	November			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
New Listings	1	0	- 100.0%	23	18	- 21.7%
Sold Listings	0	0	--	17	9	- 47.1%
Median Sales Price*	\$0	\$0	--	\$385,000	\$457,500	+ 18.8%
Average Sales Price*	\$0	\$0	--	\$475,853	\$501,611	+ 5.4%
Percent of List Price Received*	0.0%	0.0%	--	99.5%	96.8%	- 2.7%
Days on Market Until Sale	0	0	--	77	77	0.0%
Cumulative Days on Market Until Sale	0	0	--	82	77	- 6.1%
Inventory of Homes for Sale	5	10	+ 100.0%	--	--	--
Months Supply of Inventory	2.4	6.7	+ 179.2%	--	--	--

* 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

