

Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

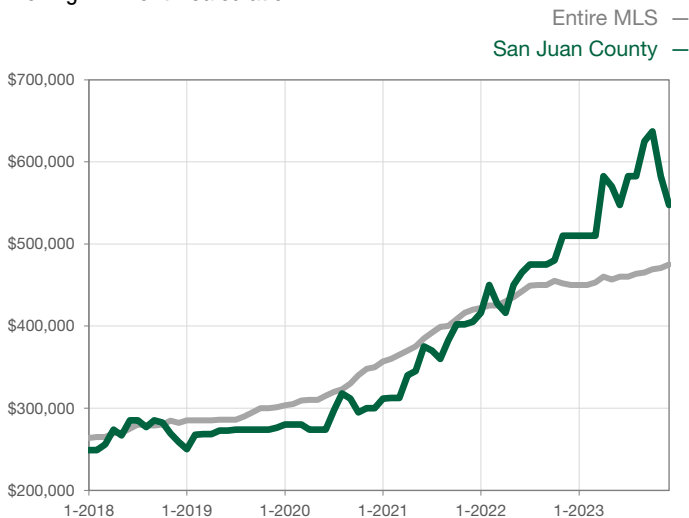
Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	1	2	+ 100.0%	46	68	+ 47.8%
Sold Listings	1	1	0.0%	29	20	- 31.0%
Median Sales Price*	\$625,000	\$254,000	- 59.4%	\$510,000	\$547,500	+ 7.4%
Average Sales Price*	\$625,000	\$254,000	- 59.4%	\$674,683	\$595,528	- 11.7%
Percent of List Price Received*	86.2%	100.0%	+ 16.0%	94.7%	93.8%	- 1.0%
Days on Market Until Sale	117	71	- 39.3%	91	120	+ 31.9%
Cumulative Days on Market Until Sale	117	71	- 39.3%	91	120	+ 31.9%
Inventory of Homes for Sale	18	27	+ 50.0%	--	--	--
Months Supply of Inventory	7.4	12.2	+ 64.9%	--	--	--

* 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	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	1	1	0.0%	24	19	- 20.8%
Sold Listings	0	1	--	17	10	- 41.2%
Median Sales Price*	\$0	\$220,000	--	\$385,000	\$421,250	+ 9.4%
Average Sales Price*	\$0	\$220,000	--	\$475,853	\$473,450	- 0.5%
Percent of List Price Received*	0.0%	88.4%	--	99.5%	95.9%	- 3.6%
Days on Market Until Sale	0	136	--	77	83	+ 7.8%
Cumulative Days on Market Until Sale	0	136	--	82	83	+ 1.2%
Inventory of Homes for Sale	5	9	+ 80.0%	--	--	--
Months Supply of Inventory	2.4	6.3	+ 162.5%	--	--	--

* 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

