

Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

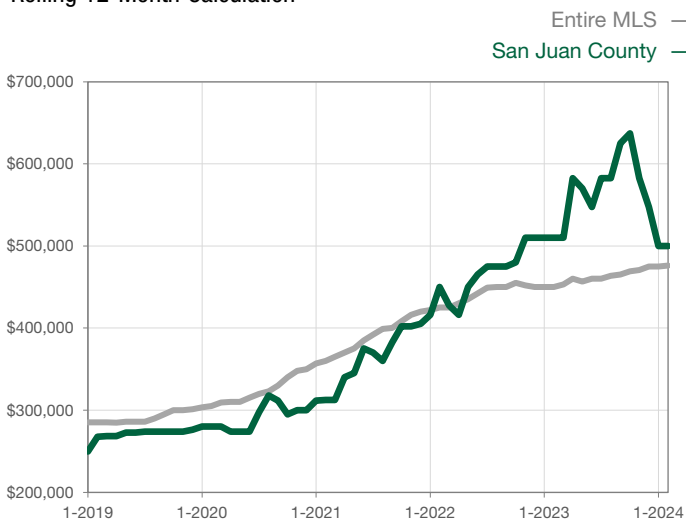
Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	2	3	+ 50.0%	6	9	+ 50.0%
Sold Listings	1	1	0.0%	1	7	+ 600.0%
Median Sales Price*	\$475,000	\$342,000	- 28.0%	\$475,000	\$440,000	- 7.4%
Average Sales Price*	\$475,000	\$342,000	- 28.0%	\$475,000	\$494,571	+ 4.1%
Percent of List Price Received*	90.5%	99.1%	+ 9.5%	90.5%	90.0%	- 0.6%
Days on Market Until Sale	81	86	+ 6.2%	81	131	+ 61.7%
Cumulative Days on Market Until Sale	81	86	+ 6.2%	81	131	+ 61.7%
Inventory of Homes for Sale	18	26	+ 44.4%	--	--	--
Months Supply of Inventory	7.9	10.0	+ 26.6%	--	--	--

* 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	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	2	3	+ 50.0%	4	4	0.0%
Sold Listings	0	1	--	0	1	--
Median Sales Price*	\$0	\$705,000	--	\$0	\$705,000	--
Average Sales Price*	\$0	\$705,000	--	\$0	\$705,000	--
Percent of List Price Received*	0.0%	98.6%	--	0.0%	98.6%	--
Days on Market Until Sale	0	232	--	0	232	--
Cumulative Days on Market Until Sale	0	232	--	0	232	--
Inventory of Homes for Sale	4	8	+ 100.0%	--	--	--
Months Supply of Inventory	1.9	5.8	+ 205.3%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

