

Local Market Update for March 2024

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

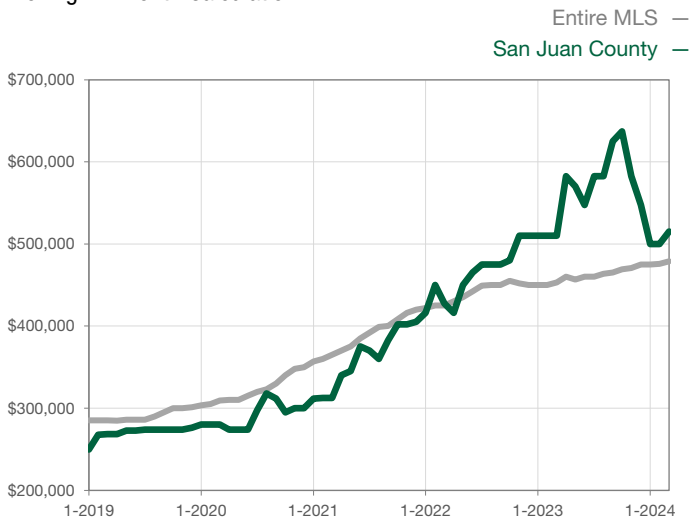
Single Family	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Key Metrics						
New Listings	6	2	- 66.7%	12	11	- 8.3%
Sold Listings	1	0	- 100.0%	2	7	+ 250.0%
Median Sales Price*	\$155,000	\$0	- 100.0%	\$315,000	\$440,000	+ 39.7%
Average Sales Price*	\$155,000	\$0	- 100.0%	\$315,000	\$494,571	+ 57.0%
Percent of List Price Received*	96.9%	0.0%	- 100.0%	93.7%	90.0%	- 3.9%
Days on Market Until Sale	110	0	- 100.0%	96	131	+ 36.5%
Cumulative Days on Market Until Sale	110	0	- 100.0%	96	131	+ 36.5%
Inventory of Homes for Sale	21	22	+ 4.8%	--	--	--
Months Supply of Inventory	9.2	7.9	- 14.1%	--	--	--

* 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	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	2	--	4	6	+ 50.0%
Sold Listings	3	1	- 66.7%	3	2	- 33.3%
Median Sales Price*	\$305,000	\$615,000	+ 101.6%	\$305,000	\$660,000	+ 116.4%
Average Sales Price*	\$371,667	\$615,000	+ 65.5%	\$371,667	\$660,000	+ 77.6%
Percent of List Price Received*	96.1%	98.4%	+ 2.4%	96.1%	98.5%	+ 2.5%
Days on Market Until Sale	95	147	+ 54.7%	95	190	+ 100.0%
Cumulative Days on Market Until Sale	95	147	+ 54.7%	95	190	+ 100.0%
Inventory of Homes for Sale	2	10	+ 400.0%	--	--	--
Months Supply of Inventory	1.0	8.9	+ 790.0%	--	--	--

* 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

