

# Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## San Juan County

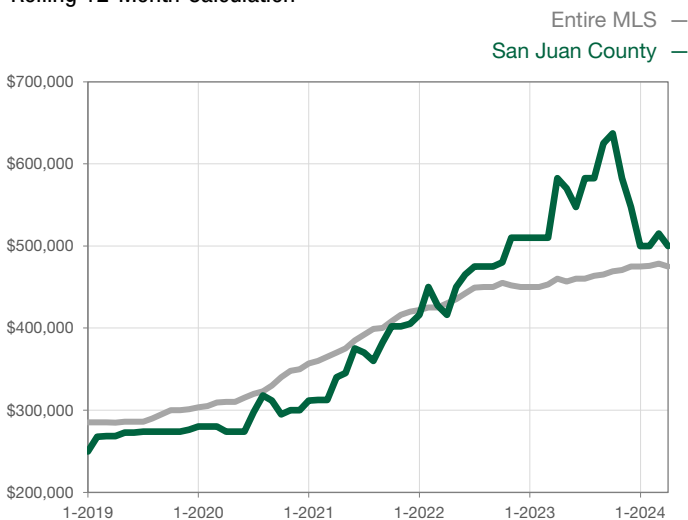
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	7	9	+ 28.6%	19	20	+ 5.3%
Sold Listings	3	0	- 100.0%	5	7	+ 40.0%
Median Sales Price*	\$580,000	\$0	- 100.0%	\$475,000	<b>\$440,000</b>	- 7.4%
Average Sales Price*	\$1,021,523	\$0	- 100.0%	\$738,914	<b>\$494,571</b>	- 33.1%
Percent of List Price Received*	88.5%	0.0%	- 100.0%	90.5%	<b>90.0%</b>	- 0.6%
Days on Market Until Sale	170	0	- 100.0%	140	<b>131</b>	- 6.4%
Cumulative Days on Market Until Sale	170	0	- 100.0%	140	<b>131</b>	- 6.4%
Inventory of Homes for Sale	24	24	0.0%	--	--	--
Months Supply of Inventory	11.0	8.7	- 20.9%	--	--	--

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

Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	1	--	4	7	+ 75.0%
Sold Listings	0	0	--	3	2	- 33.3%
Median Sales Price*	\$0	\$0	--	\$305,000	<b>\$660,000</b>	+ 116.4%
Average Sales Price*	\$0	\$0	--	\$371,667	<b>\$660,000</b>	+ 77.6%
Percent of List Price Received*	0.0%	0.0%	--	96.1%	<b>98.5%</b>	+ 2.5%
Days on Market Until Sale	0	0	--	95	<b>190</b>	+ 100.0%
Cumulative Days on Market Until Sale	0	0	--	95	<b>190</b>	+ 100.0%
Inventory of Homes for Sale	2	10	+ 400.0%	--	--	--
Months Supply of Inventory	1.1	8.9	+ 709.1%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

