

Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

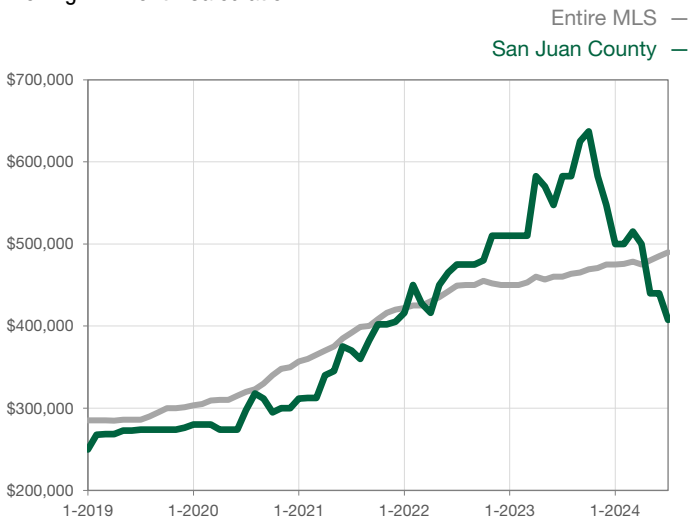
Key Metrics	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
New Listings	8	8	0.0%	42	40	- 4.8%
Sold Listings	2	1	- 50.0%	11	11	0.0%
Median Sales Price*	\$710,000	\$310,000	- 56.3%	\$580,000	\$375,000	- 35.3%
Average Sales Price*	\$710,000	\$310,000	- 56.3%	\$675,143	\$463,230	- 31.4%
Percent of List Price Received*	99.5%	95.4%	- 4.1%	94.6%	91.8%	- 3.0%
Days on Market Until Sale	66	49	- 25.8%	124	161	+ 29.8%
Cumulative Days on Market Until Sale	66	49	- 25.8%	124	161	+ 29.8%
Inventory of Homes for Sale	33	35	+ 6.1%	--	--	--
Months Supply of Inventory	16.5	14.0	- 15.2%	--	--	--

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

Key Metrics	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
New Listings	5	3	- 40.0%	11	14	+ 27.3%
Sold Listings	0	1	--	5	3	- 40.0%
Median Sales Price*	\$0	\$672,000	--	\$342,000	\$672,000	+ 96.5%
Average Sales Price*	\$0	\$672,000	--	\$472,400	\$664,000	+ 40.6%
Percent of List Price Received*	0.0%	96.1%	--	96.2%	97.7%	+ 1.6%
Days on Market Until Sale	0	391	--	99	257	+ 159.6%
Cumulative Days on Market Until Sale	0	391	--	99	257	+ 159.6%
Inventory of Homes for Sale	5	12	+ 140.0%	--	--	--
Months Supply of Inventory	3.0	10.5	+ 250.0%	--	--	--

* 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

