

Local Market Update for June 2024

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

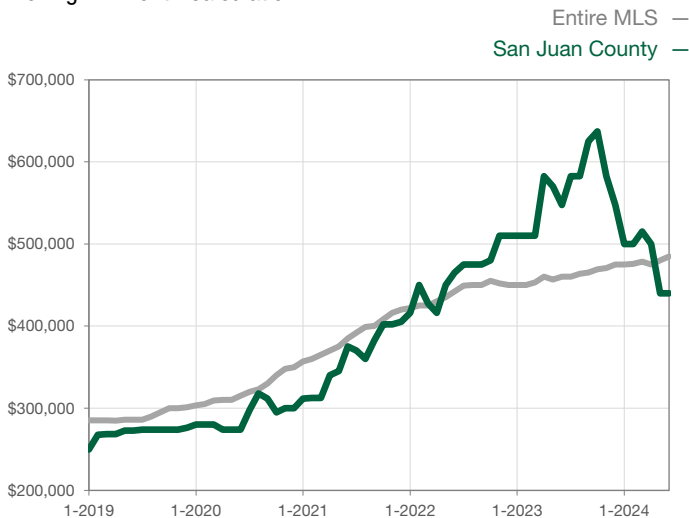
Key Metrics	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
New Listings	8	9	+ 12.5%	34	32	- 5.9%
Sold Listings	2	2	0.0%	9	10	+ 11.1%
Median Sales Price*	\$536,500	\$491,764	- 8.3%	\$515,000	\$407,500	- 20.9%
Average Sales Price*	\$536,500	\$491,764	- 8.3%	\$667,396	\$478,553	- 28.3%
Percent of List Price Received*	93.4%	92.2%	- 1.3%	93.5%	91.4%	- 2.2%
Days on Market Until Sale	160	351	+ 119.4%	137	172	+ 25.5%
Cumulative Days on Market Until Sale	160	351	+ 119.4%	137	172	+ 25.5%
Inventory of Homes for Sale	26	31	+ 19.2%	--	--	--
Months Supply of Inventory	11.9	11.8	- 0.8%	--	--	--

* 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	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
New Listings	1	3	+ 200.0%	6	11	+ 83.3%
Sold Listings	1	0	- 100.0%	5	2	- 60.0%
Median Sales Price*	\$342,000	\$0	- 100.0%	\$342,000	\$660,000	+ 93.0%
Average Sales Price*	\$342,000	\$0	- 100.0%	\$472,400	\$660,000	+ 39.7%
Percent of List Price Received*	98.0%	0.0%	- 100.0%	96.2%	98.5%	+ 2.4%
Days on Market Until Sale	37	0	- 100.0%	99	190	+ 91.9%
Cumulative Days on Market Until Sale	37	0	- 100.0%	99	190	+ 91.9%
Inventory of Homes for Sale	2	10	+ 400.0%	--	--	--
Months Supply of Inventory	1.2	8.6	+ 616.7%	--	--	--

* 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

