

Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

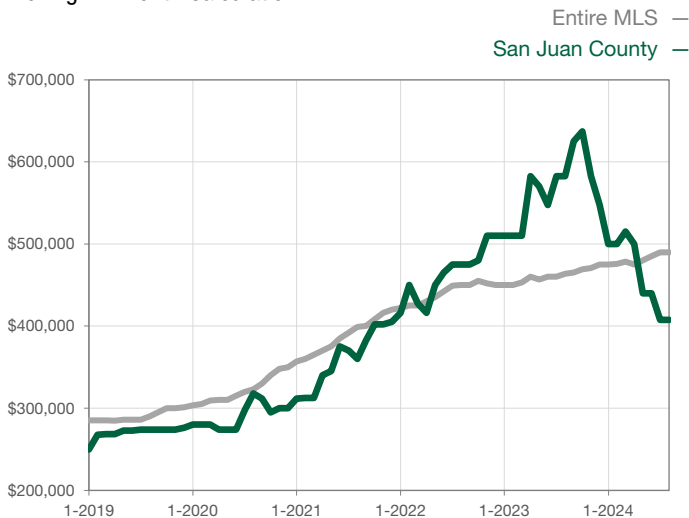
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	7	6	- 14.3%	49	46	- 6.1%
Sold Listings	0	2	--	11	13	+ 18.2%
Median Sales Price*	\$0	\$494,082	--	\$580,000	\$375,000	- 35.3%
Average Sales Price*	\$0	\$494,082	--	\$675,143	\$467,976	- 30.7%
Percent of List Price Received*	0.0%	99.1%	--	94.6%	92.9%	- 1.8%
Days on Market Until Sale	0	43	--	124	143	+ 15.3%
Cumulative Days on Market Until Sale	0	43	--	124	143	+ 15.3%
Inventory of Homes for Sale	37	39	+ 5.4%	--	--	--
Months Supply of Inventory	20.6	16.0	- 22.3%	--	--	--

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

Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	5	0	- 100.0%	16	14	- 12.5%
Sold Listings	2	0	- 100.0%	7	3	- 57.1%
Median Sales Price*	\$427,500	\$0	- 100.0%	\$385,000	\$672,000	+ 74.5%
Average Sales Price*	\$427,500	\$0	- 100.0%	\$459,571	\$664,000	+ 44.5%
Percent of List Price Received*	97.2%	0.0%	- 100.0%	96.5%	97.7%	+ 1.2%
Days on Market Until Sale	40	0	- 100.0%	82	257	+ 213.4%
Cumulative Days on Market Until Sale	40	0	- 100.0%	82	257	+ 213.4%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	4.4	8.0	+ 81.8%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

