

Local Market Update for September 2024

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

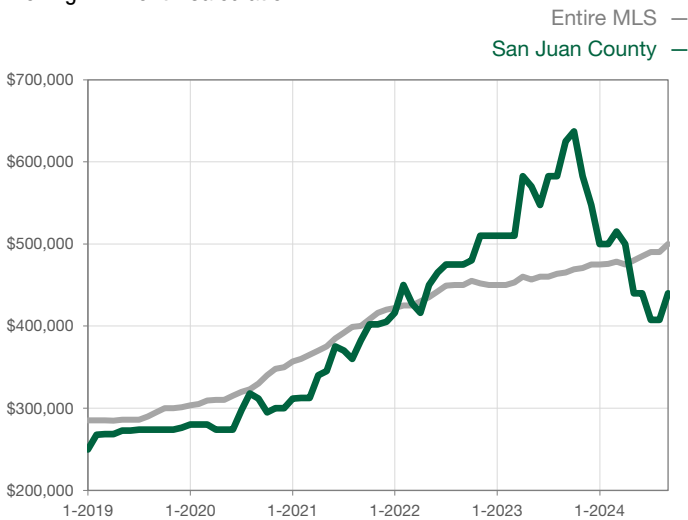
Key Metrics	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
New Listings	8	4	- 50.0%	56	50	- 10.7%
Sold Listings	0	2	--	11	15	+ 36.4%
Median Sales Price*	\$0	\$762,500	--	\$580,000	\$440,000	- 24.1%
Average Sales Price*	\$0	\$762,500	--	\$675,143	\$507,246	- 24.9%
Percent of List Price Received*	0.0%	90.8%	--	94.6%	92.6%	- 2.1%
Days on Market Until Sale	0	106	--	124	138	+ 11.3%
Cumulative Days on Market Until Sale	0	106	--	124	138	+ 11.3%
Inventory of Homes for Sale	37	38	+ 2.7%	--	--	--
Months Supply of Inventory	22.2	15.8	- 28.8%	--	--	--

* 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	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
New Listings	1	0	- 100.0%	17	14	- 17.6%
Sold Listings	1	4	+ 300.0%	8	7	- 12.5%
Median Sales Price*	\$840,000	\$382,750	- 54.4%	\$427,500	\$615,000	+ 43.9%
Average Sales Price*	\$840,000	\$437,625	- 47.9%	\$507,125	\$534,643	+ 5.4%
Percent of List Price Received*	97.1%	97.8%	+ 0.7%	96.6%	97.7%	+ 1.1%
Days on Market Until Sale	75	160	+ 113.3%	81	201	+ 148.1%
Cumulative Days on Market Until Sale	75	206	+ 174.7%	81	227	+ 180.2%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	6.0	4.7	- 21.7%	--	--	--

* 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

