

Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

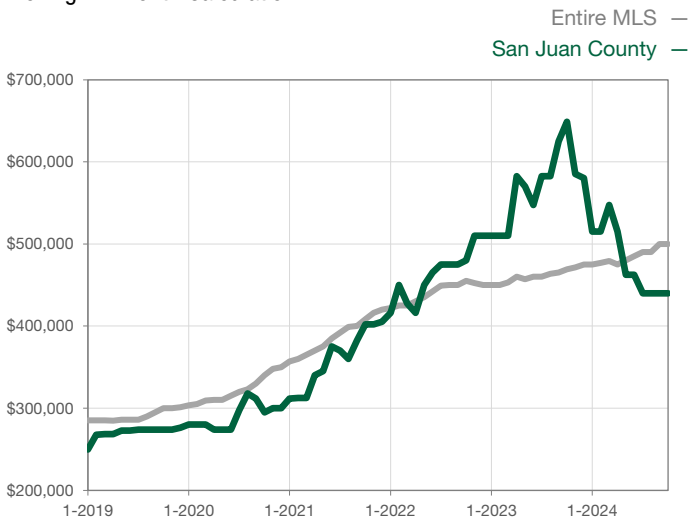
Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	5	2	- 60.0%	61	52	- 14.8%
Sold Listings	5	1	- 80.0%	16	16	0.0%
Median Sales Price*	\$765,000	\$485,000	- 36.6%	\$614,500	\$462,500	- 24.7%
Average Sales Price*	\$703,000	\$485,000	- 31.0%	\$683,848	\$505,856	- 26.0%
Percent of List Price Received*	92.2%	86.6%	- 6.1%	93.8%	92.3%	- 1.6%
Days on Market Until Sale	151	663	+ 339.1%	132	170	+ 28.8%
Cumulative Days on Market Until Sale	151	663	+ 339.1%	132	170	+ 28.8%
Inventory of Homes for Sale	29	26	- 10.3%	--	--	--
Months Supply of Inventory	13.7	12.4	- 9.5%	--	--	--

* 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	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	1	3	+ 200.0%	18	17	- 5.6%
Sold Listings	1	0	- 100.0%	9	8	- 11.1%
Median Sales Price*	\$457,500	\$0	- 100.0%	\$457,500	\$530,000	+ 15.8%
Average Sales Price*	\$457,500	\$0	- 100.0%	\$501,611	\$521,438	+ 4.0%
Percent of List Price Received*	98.4%	0.0%	- 100.0%	96.8%	97.9%	+ 1.1%
Days on Market Until Sale	38	0	- 100.0%	77	187	+ 142.9%
Cumulative Days on Market Until Sale	38	0	- 100.0%	77	210	+ 172.7%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	6.0	4.4	- 26.7%	--	--	--

* 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

