

Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

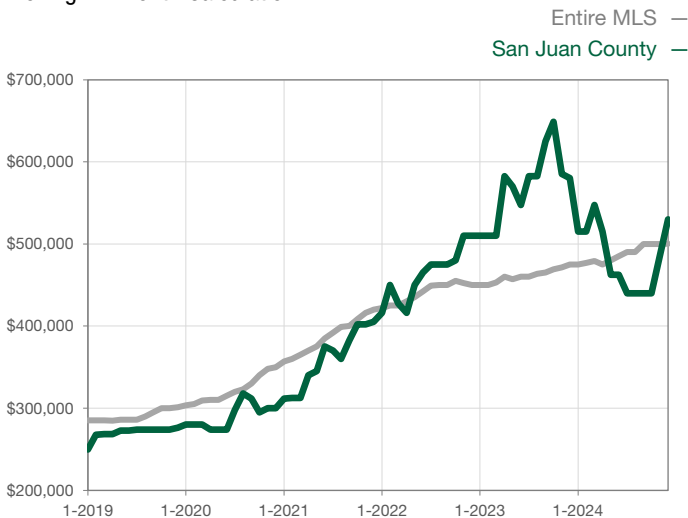
Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	2	4	+ 100.0%	66	59	- 10.6%
Sold Listings	1	1	0.0%	21	20	- 4.8%
Median Sales Price*	\$254,000	\$975,000	+ 283.9%	\$580,000	\$530,000	- 8.6%
Average Sales Price*	\$254,000	\$975,000	+ 283.9%	\$633,837	\$556,685	- 12.2%
Percent of List Price Received*	100.0%	66.1%	- 33.9%	93.0%	91.6%	- 1.5%
Days on Market Until Sale	71	258	+ 263.4%	125	170	+ 36.0%
Cumulative Days on Market Until Sale	71	258	+ 263.4%	125	170	+ 36.0%
Inventory of Homes for Sale	21	21	0.0%	--	--	--
Months Supply of Inventory	9.0	10.5	+ 16.7%	--	--	--

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

Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	1	0	- 100.0%	19	18	- 5.3%
Sold Listings	1	0	- 100.0%	10	9	- 10.0%
Median Sales Price*	\$220,000	\$0	- 100.0%	\$421,250	\$615,000	+ 46.0%
Average Sales Price*	\$220,000	\$0	- 100.0%	\$473,450	\$576,833	+ 21.8%
Percent of List Price Received*	88.4%	0.0%	- 100.0%	95.9%	97.5%	+ 1.7%
Days on Market Until Sale	136	0	- 100.0%	83	184	+ 121.7%
Cumulative Days on Market Until Sale	136	0	- 100.0%	83	204	+ 145.8%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	5.6	3.3	- 41.1%	--	--	--

* 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

