

Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

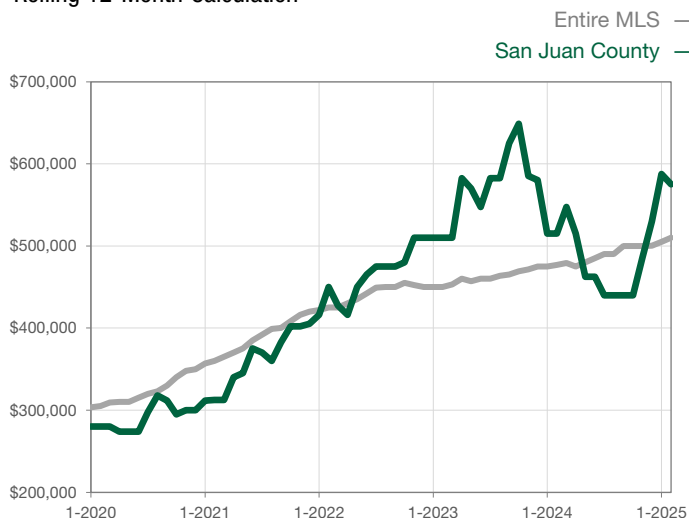
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	3	8	+ 166.7%	9	12	+ 33.3%
Sold Listings	1	4	+ 300.0%	7	4	- 42.9%
Median Sales Price*	\$342,000	\$480,000	+ 40.4%	\$440,000	\$480,000	+ 9.1%
Average Sales Price*	\$342,000	\$640,000	+ 87.1%	\$494,571	\$640,000	+ 29.4%
Percent of List Price Received*	99.1%	97.2%	- 1.9%	90.0%	97.2%	+ 8.0%
Days on Market Until Sale	86	82	- 4.7%	131	82	- 37.4%
Cumulative Days on Market Until Sale	86	82	- 4.7%	131	82	- 37.4%
Inventory of Homes for Sale	22	18	- 18.2%	--	--	--
Months Supply of Inventory	8.1	9.5	+ 17.3%	--	--	--

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

Townhouse/Condo	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	3	2	- 33.3%	4	5	+ 25.0%
Sold Listings	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$705,000	\$0	- 100.0%	\$705,000	\$0	- 100.0%
Average Sales Price*	\$705,000	\$0	- 100.0%	\$705,000	\$0	- 100.0%
Percent of List Price Received*	98.6%	0.0%	- 100.0%	98.6%	0.0%	- 100.0%
Days on Market Until Sale	232	0	- 100.0%	232	0	- 100.0%
Cumulative Days on Market Until Sale	232	0	- 100.0%	232	0	- 100.0%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	5.8	4.0	- 31.0%	--	--	--

* 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

