

Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

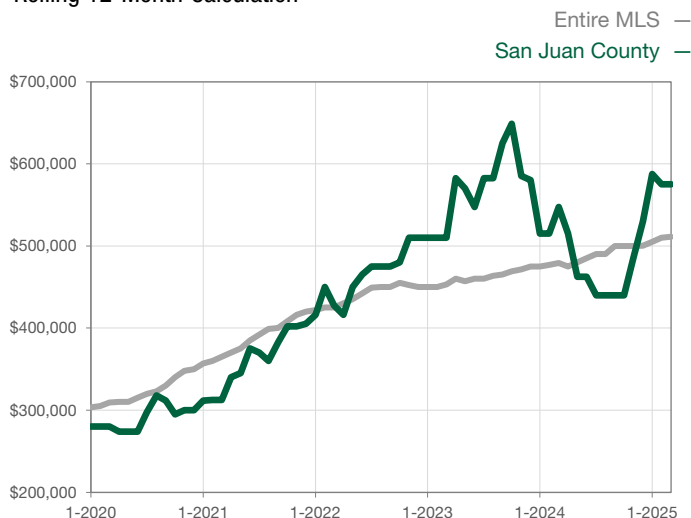
Single Family	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	2	8	+ 300.0%	11	20	+ 81.8%
Sold Listings	0	0	--	7	4	- 42.9%
Median Sales Price*	\$0	\$0	--	\$440,000	\$480,000	+ 9.1%
Average Sales Price*	\$0	\$0	--	\$494,571	\$640,000	+ 29.4%
Percent of List Price Received*	0.0%	0.0%	--	90.0%	97.2%	+ 8.0%
Days on Market Until Sale	0	0	--	131	82	- 37.4%
Cumulative Days on Market Until Sale	0	0	--	131	82	- 37.4%
Inventory of Homes for Sale	20	19	- 5.0%	--	--	--
Months Supply of Inventory	6.9	10.1	+ 46.4%	--	--	--

* 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	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	2	0	- 100.0%	6	5	- 16.7%
Sold Listings	1	1	0.0%	2	1	- 50.0%
Median Sales Price*	\$615,000	\$707,500	+ 15.0%	\$660,000	\$707,500	+ 7.2%
Average Sales Price*	\$615,000	\$707,500	+ 15.0%	\$660,000	\$707,500	+ 7.2%
Percent of List Price Received*	98.4%	94.3%	- 4.2%	98.5%	94.3%	- 4.3%
Days on Market Until Sale	147	255	+ 73.5%	190	255	+ 34.2%
Cumulative Days on Market Until Sale	147	255	+ 73.5%	190	255	+ 34.2%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	8.9	3.0	- 66.3%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

