

Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

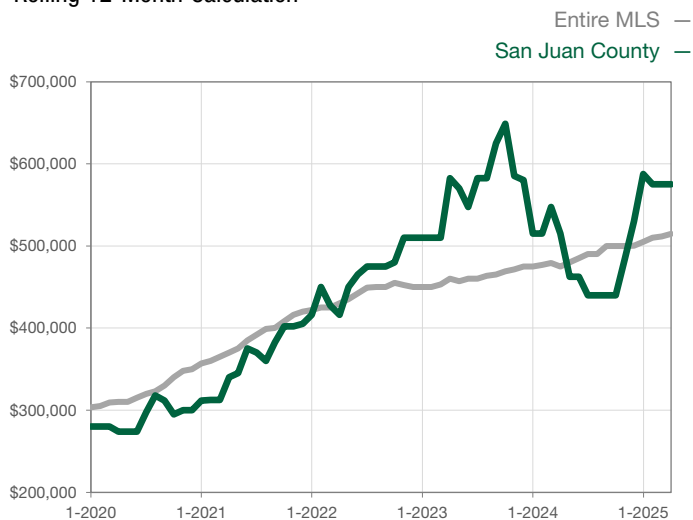
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	9	6	- 33.3%	20	26	+ 30.0%
Sold Listings	0	0	--	7	4	- 42.9%
Median Sales Price*	\$0	\$0	--	\$440,000	\$480,000	+ 9.1%
Average Sales Price*	\$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	22	19	- 13.6%	--	--	--
Months Supply of Inventory	7.7	10.1	+ 31.2%	--	--	--

* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	1	1	0.0%	7	6	- 14.3%
Sold Listings	0	1	--	2	2	0.0%
Median Sales Price*	\$0	\$285,000	--	\$660,000	\$496,250	- 24.8%
Average Sales Price*	\$0	\$285,000	--	\$660,000	\$496,250	- 24.8%
Percent of List Price Received*	0.0%	100.0%	--	98.5%	97.2%	- 1.3%
Days on Market Until Sale	0	138	--	190	197	+ 3.7%
Cumulative Days on Market Until Sale	0	141	--	190	198	+ 4.2%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	8.9	3.9	- 56.2%	--	--	--

* 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

