

Local Market Update for June 2025

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

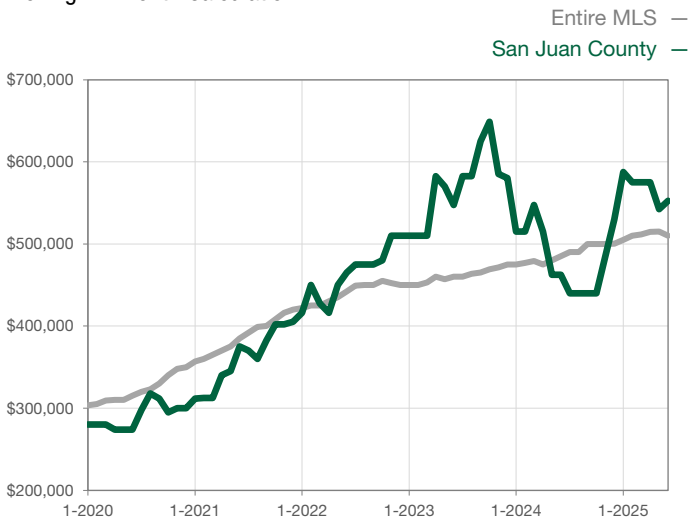
Single Family	June			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
Key Metrics						
New Listings	9	15	+ 66.7%	32	51	+ 59.4%
Sold Listings	2	2	0.0%	10	8	- 20.0%
Median Sales Price*	\$491,764	\$611,000	+ 24.2%	\$407,500	\$480,000	+ 17.8%
Average Sales Price*	\$491,764	\$611,000	+ 24.2%	\$478,553	\$548,725	+ 14.7%
Percent of List Price Received*	92.2%	97.7%	+ 6.0%	91.4%	98.0%	+ 7.2%
Days on Market Until Sale	351	78	- 77.8%	172	73	- 57.6%
Cumulative Days on Market Until Sale	351	78	- 77.8%	172	73	- 57.6%
Inventory of Homes for Sale	28	36	+ 28.6%	--	--	--
Months Supply of Inventory	10.2	18.0	+ 76.5%	--	--	--

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

Townhouse/Condo	June			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
Key Metrics						
New Listings	3	4	+ 33.3%	11	12	+ 9.1%
Sold Listings	0	4	--	2	6	+ 200.0%
Median Sales Price*	\$0	\$355,000	--	\$660,000	\$360,000	- 45.5%
Average Sales Price*	\$0	\$390,375	--	\$660,000	\$425,667	- 35.5%
Percent of List Price Received*	0.0%	97.7%	--	98.5%	97.5%	- 1.0%
Days on Market Until Sale	0	162	--	190	174	- 8.4%
Cumulative Days on Market Until Sale	0	162	--	190	174	- 8.4%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	8.6	4.6	- 46.5%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

