

# Local Market Update for July 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## San Juan County

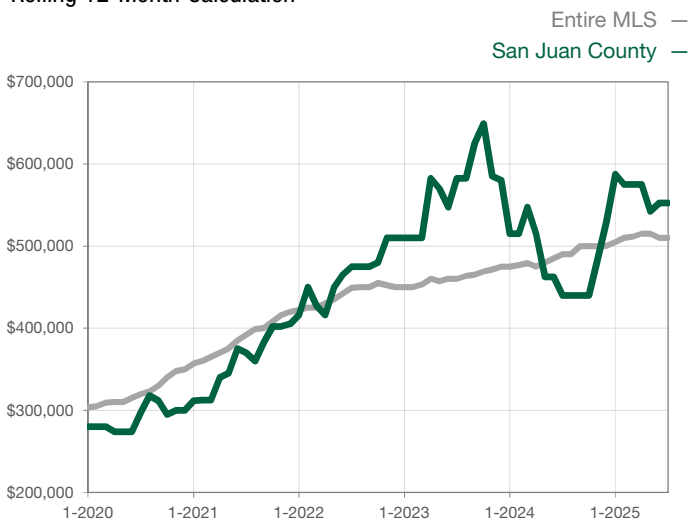
Single Family	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	8	6	- 25.0%	40	58	+ 45.0%
Sold Listings	1	1	0.0%	11	9	- 18.2%
Median Sales Price*	\$310,000	<b>\$212,000</b>	- 31.6%	\$375,000	<b>\$450,000</b>	+ 20.0%
Average Sales Price*	\$310,000	<b>\$212,000</b>	- 31.6%	\$463,230	<b>\$511,311</b>	+ 10.4%
Percent of List Price Received*	95.4%	<b>100.0%</b>	+ 4.8%	91.8%	<b>98.2%</b>	+ 7.0%
Days on Market Until Sale	49	<b>73</b>	+ 49.0%	161	<b>73</b>	- 54.7%
Cumulative Days on Market Until Sale	49	<b>73</b>	+ 49.0%	161	<b>73</b>	- 54.7%
Inventory of Homes for Sale	32	<b>34</b>	+ 6.3%	--	--	--
Months Supply of Inventory	12.2	<b>17.0</b>	+ 39.3%	--	--	--

\* 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	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	3	1	- 66.7%	14	13	- 7.1%
Sold Listings	1	0	- 100.0%	3	6	+ 100.0%
Median Sales Price*	\$672,000	<b>\$0</b>	- 100.0%	\$672,000	<b>\$360,000</b>	- 46.4%
Average Sales Price*	\$672,000	<b>\$0</b>	- 100.0%	\$664,000	<b>\$425,667</b>	- 35.9%
Percent of List Price Received*	96.1%	<b>0.0%</b>	- 100.0%	97.7%	<b>97.5%</b>	- 0.2%
Days on Market Until Sale	391	0	- 100.0%	257	<b>174</b>	- 32.3%
Cumulative Days on Market Until Sale	391	0	- 100.0%	257	<b>174</b>	- 32.3%
Inventory of Homes for Sale	12	<b>8</b>	- 33.3%	--	--	--
Months Supply of Inventory	10.5	<b>3.3</b>	- 68.6%	--	--	--

\* 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

