

Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

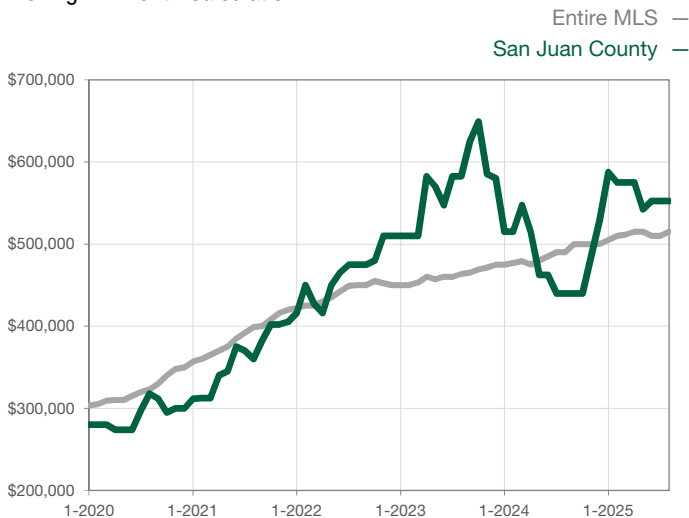
| Single Family | August | | | Year to Date | | |
|--------------------------------------|-----------|------|-----------------------------------|--------------|--------------|-----------------------------------|
| | 2024 | 2025 | Percent Change from Previous Year | Thru 08-2024 | Thru 08-2025 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 5 | 6 | + 20.0% | 45 | 64 | + 42.2% |
| Sold Listings | 2 | 0 | - 100.0% | 13 | 9 | - 30.8% |
| Median Sales Price* | \$494,082 | \$0 | - 100.0% | \$375,000 | \$450,000 | + 20.0% |
| Average Sales Price* | \$494,082 | \$0 | - 100.0% | \$467,976 | \$511,311 | + 9.3% |
| Percent of List Price Received* | 99.1% | 0.0% | - 100.0% | 92.9% | 98.2% | + 5.7% |
| Days on Market Until Sale | 43 | 0 | - 100.0% | 143 | 73 | - 49.0% |
| Cumulative Days on Market Until Sale | 43 | 0 | - 100.0% | 143 | 73 | - 49.0% |
| Inventory of Homes for Sale | 35 | 36 | + 2.9% | -- | -- | -- |
| Months Supply of Inventory | 13.7 | 18.0 | + 31.4% | -- | -- | -- |

* 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 | August | | | Year to Date | | |
|--------------------------------------|--------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| | 2024 | 2025 | Percent Change from Previous Year | Thru 08-2024 | Thru 08-2025 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 0 | 1 | -- | 14 | 14 | 0.0% |
| Sold Listings | 0 | 2 | -- | 3 | 8 | + 166.7% |
| Median Sales Price* | \$0 | \$741,000 | -- | \$672,000 | \$527,500 | - 21.5% |
| Average Sales Price* | \$0 | \$741,000 | -- | \$664,000 | \$504,500 | - 24.0% |
| Percent of List Price Received* | 0.0% | 98.5% | -- | 97.7% | 97.7% | 0.0% |
| Days on Market Until Sale | 0 | 180 | -- | 257 | 175 | - 31.9% |
| Cumulative Days on Market Until Sale | 0 | 180 | -- | 257 | 175 | - 31.9% |
| Inventory of Homes for Sale | 8 | 7 | - 12.5% | -- | -- | -- |
| Months Supply of Inventory | 8.0 | 3.0 | - 62.5% | -- | -- | -- |

* 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

