

# Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## San Juan County

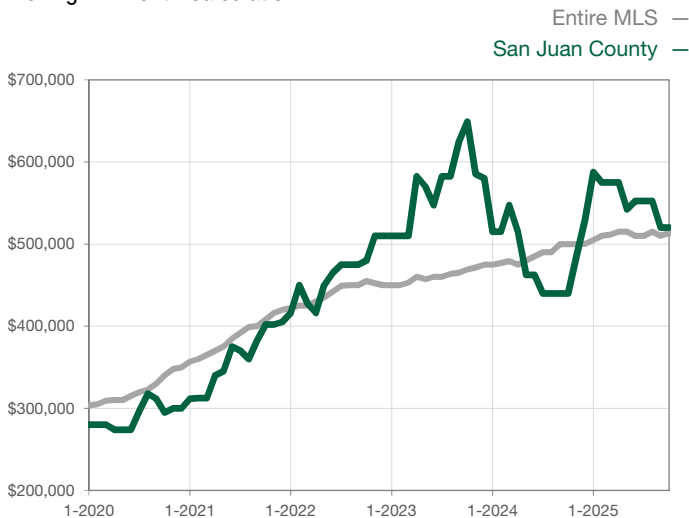
Key Metrics	October			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	2	4	+ 100.0%	51	77	+ 51.0%
Sold Listings	1	3	+ 200.0%	16	14	- 12.5%
Median Sales Price*	\$485,000	<b>\$450,000</b>	- 7.2%	\$462,500	<b>\$450,000</b>	- 2.7%
Average Sales Price*	\$485,000	<b>\$666,333</b>	+ 37.4%	\$505,856	<b>\$549,700</b>	+ 8.7%
Percent of List Price Received*	86.6%	<b>96.8%</b>	+ 11.8%	92.3%	<b>98.0%</b>	+ 6.2%
Days on Market Until Sale	663	<b>69</b>	- 89.6%	170	<b>76</b>	- 55.3%
Cumulative Days on Market Until Sale	663	<b>69</b>	- 89.6%	170	<b>76</b>	- 55.3%
Inventory of Homes for Sale	25	<b>36</b>	+ 44.0%	--	--	--
Months Supply of Inventory	11.9	<b>16.0</b>	+ 34.5%	--	--	--

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

Key Metrics	October			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	3	0	- 100.0%	17	15	- 11.8%
Sold Listings	0	1	--	8	11	+ 37.5%
Median Sales Price*	\$0	<b>\$295,000</b>	--	\$530,000	<b>\$295,000</b>	- 44.3%
Average Sales Price*	\$0	<b>\$295,000</b>	--	\$521,438	<b>\$436,718</b>	- 16.2%
Percent of List Price Received*	0.0%	<b>100.0%</b>	--	97.9%	<b>98.3%</b>	+ 0.4%
Days on Market Until Sale	0	<b>38</b>	--	187	<b>164</b>	- 12.3%
Cumulative Days on Market Until Sale	0	<b>38</b>	--	210	<b>170</b>	- 19.0%
Inventory of Homes for Sale	8	<b>5</b>	- 37.5%	--	--	--
Months Supply of Inventory	4.4	<b>3.3</b>	- 25.0%	--	--	--

\* 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

