

Local Market Update for November 2025

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

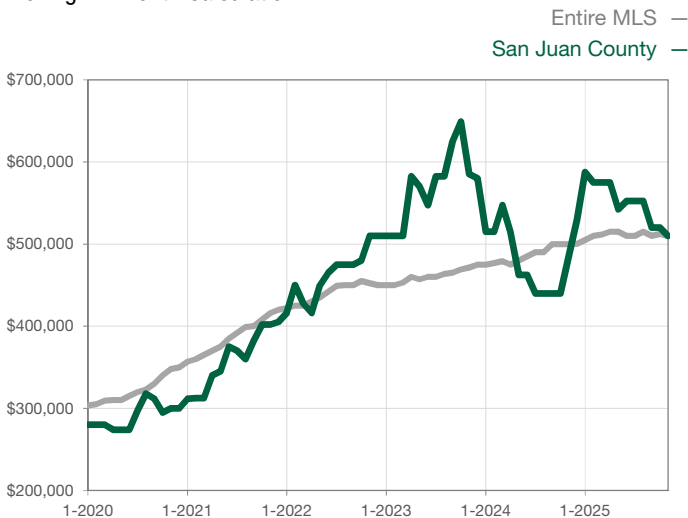
Key Metrics	November			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 11-2024	Thru 11-2025	Percent Change from Previous Year
New Listings	3	3	0.0%	54	80	+ 48.1%
Sold Listings	3	4	+ 33.3%	19	18	- 5.3%
Median Sales Price*	\$620,000	\$660,000	+ 6.5%	\$485,000	\$480,000	- 1.0%
Average Sales Price*	\$688,333	\$780,000	+ 13.3%	\$534,668	\$600,878	+ 12.4%
Percent of List Price Received*	96.9%	94.7%	- 2.3%	93.0%	97.2%	+ 4.5%
Days on Market Until Sale	140	180	+ 28.6%	166	99	- 40.4%
Cumulative Days on Market Until Sale	140	180	+ 28.6%	166	99	- 40.4%
Inventory of Homes for Sale	17	36	+ 111.8%	--	--	--
Months Supply of Inventory	8.5	15.2	+ 78.8%	--	--	--

* 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	November			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 11-2024	Thru 11-2025	Percent Change from Previous Year
New Listings	2	1	- 50.0%	19	16	- 15.8%
Sold Listings	1	1	0.0%	9	12	+ 33.3%
Median Sales Price*	\$1,020,000	\$925,000	- 9.3%	\$615,000	\$365,000	- 40.7%
Average Sales Price*	\$1,020,000	\$925,000	- 9.3%	\$576,833	\$477,408	- 17.2%
Percent of List Price Received*	94.9%	97.5%	+ 2.7%	97.5%	98.2%	+ 0.7%
Days on Market Until Sale	162	283	+ 74.7%	184	174	- 5.4%
Cumulative Days on Market Until Sale	162	283	+ 74.7%	204	179	- 12.3%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	4.2	3.3	- 21.4%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

