

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

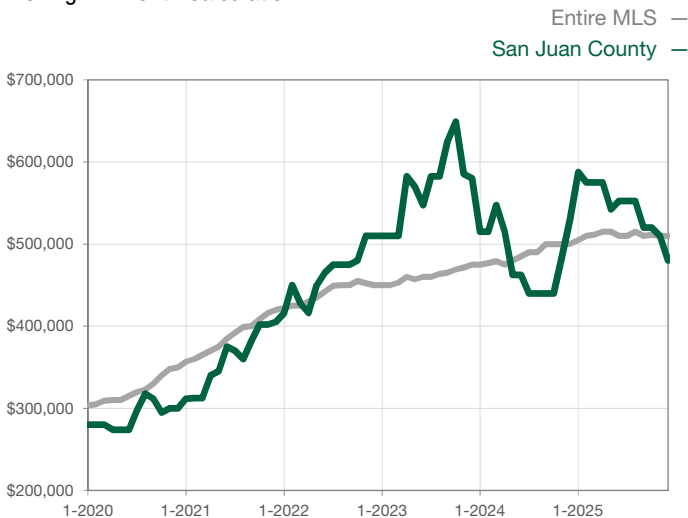
Single Family	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Key Metrics						
New Listings	4	2	- 50.0%	58	82	+ 41.4%
Sold Listings	1	0	- 100.0%	20	18	- 10.0%
Median Sales Price*	\$975,000	\$0	- 100.0%	\$530,000	\$480,000	- 9.4%
Average Sales Price*	\$975,000	\$0	- 100.0%	\$556,685	\$600,878	+ 7.9%
Percent of List Price Received*	66.1%	0.0%	- 100.0%	91.6%	97.2%	+ 6.1%
Days on Market Until Sale	258	0	- 100.0%	170	99	- 41.8%
Cumulative Days on Market Until Sale	258	0	- 100.0%	170	99	- 41.8%
Inventory of Homes for Sale	20	35	+ 75.0%	--	--	--
Months Supply of Inventory	10.0	13.6	+ 36.0%	--	--	--

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

Townhouse/Condo	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Key Metrics						
New Listings	0	1	--	19	17	- 10.5%
Sold Listings	0	0	--	9	12	+ 33.3%
Median Sales Price*	\$0	\$0	--	\$615,000	\$365,000	- 40.7%
Average Sales Price*	\$0	\$0	--	\$576,833	\$477,408	- 17.2%
Percent of List Price Received*	0.0%	0.0%	--	97.5%	98.2%	+ 0.7%
Days on Market Until Sale	0	0	--	184	174	- 5.4%
Cumulative Days on Market Until Sale	0	0	--	204	179	- 12.3%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	3.9	4.0	+ 2.6%	--	--	--

* 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

