

Local Market Update for February 2026

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

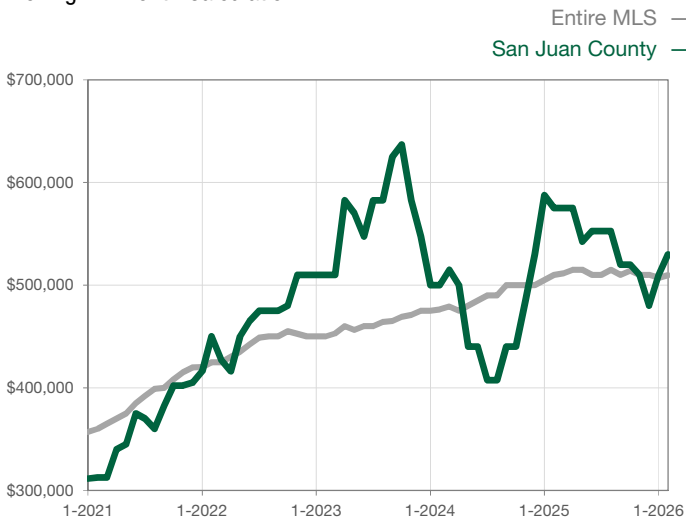
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Key Metrics						
New Listings	8	4	- 50.0%	12	8	- 33.3%
Sold Listings	4	0	- 100.0%	4	1	- 75.0%
Median Sales Price*	\$480,000	\$0	- 100.0%	\$480,000	\$625,000	+ 30.2%
Average Sales Price*	\$640,000	\$0	- 100.0%	\$640,000	\$625,000	- 2.3%
Percent of List Price Received*	97.2%	0.0%	- 100.0%	97.2%	96.3%	- 0.9%
Days on Market Until Sale	82	0	- 100.0%	82	573	+ 598.8%
Cumulative Days on Market Until Sale	82	0	- 100.0%	82	573	+ 598.8%
Inventory of Homes for Sale	19	30	+ 57.9%	--	--	--
Months Supply of Inventory	10.1	14.0	+ 38.6%	--	--	--

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

Townhouse/Condo	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Key Metrics						
New Listings	2	0	- 100.0%	5	2	- 60.0%
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	4.5	4.7	+ 4.4%	--	--	--

* 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

