

Local Market Update for March 2026

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

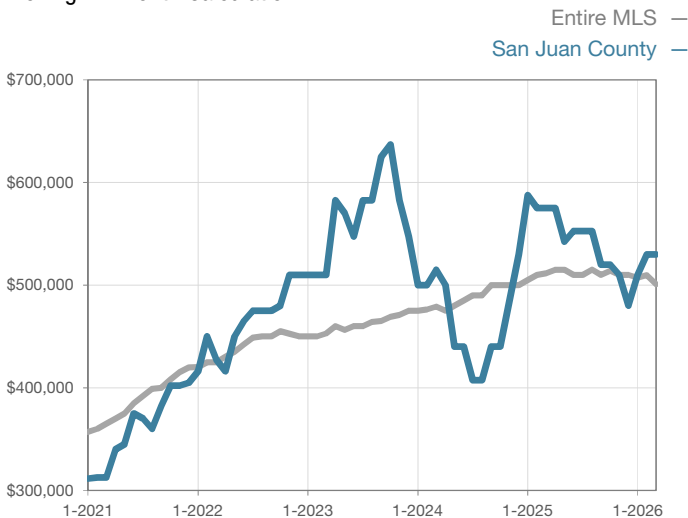
| Single Family | March | | | Year to Date | | |
|--------------------------------------|-------|------|-----------------------------------|--------------|--------------|-----------------------------------|
| | 2025 | 2026 | Percent Change from Previous Year | Thru 03-2025 | Thru 03-2026 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 8 | 4 | - 50.0% | 20 | 12 | - 40.0% |
| Sold Listings | 0 | 0 | -- | 4 | 1 | - 75.0% |
| Median Sales Price* | \$0 | \$0 | -- | \$480,000 | \$625,000 | + 30.2% |
| Average Sales Price* | \$0 | \$0 | -- | \$640,000 | \$625,000 | - 2.3% |
| Percent of List Price Received* | 0.0% | 0.0% | -- | 97.2% | 96.3% | - 0.9% |
| Days on Market Until Sale | 0 | 0 | -- | 82 | 573 | + 598.8% |
| Cumulative Days on Market Until Sale | 0 | 0 | -- | 82 | 573 | + 598.8% |
| Inventory of Homes for Sale | 20 | 23 | + 15.0% | -- | -- | -- |
| Months Supply of Inventory | 10.6 | 10.7 | + 0.9% | -- | -- | -- |

* 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 | March | | | Year to Date | | |
|--------------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| | 2025 | 2026 | Percent Change from Previous Year | Thru 03-2025 | Thru 03-2026 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 0 | 8 | -- | 5 | 10 | + 100.0% |
| Sold Listings | 1 | 1 | 0.0% | 1 | 1 | 0.0% |
| Median Sales Price* | \$707,500 | \$277,000 | - 60.8% | \$707,500 | \$277,000 | - 60.8% |
| Average Sales Price* | \$707,500 | \$277,000 | - 60.8% | \$707,500 | \$277,000 | - 60.8% |
| Percent of List Price Received* | 94.3% | 94.1% | - 0.2% | 94.3% | 94.1% | - 0.2% |
| Days on Market Until Sale | 255 | 106 | - 58.4% | 255 | 106 | - 58.4% |
| Cumulative Days on Market Until Sale | 255 | 106 | - 58.4% | 255 | 106 | - 58.4% |
| Inventory of Homes for Sale | 7 | 12 | + 71.4% | -- | -- | -- |
| Months Supply of Inventory | 3.5 | 8.0 | + 128.6% | -- | -- | -- |

* 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

