

Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

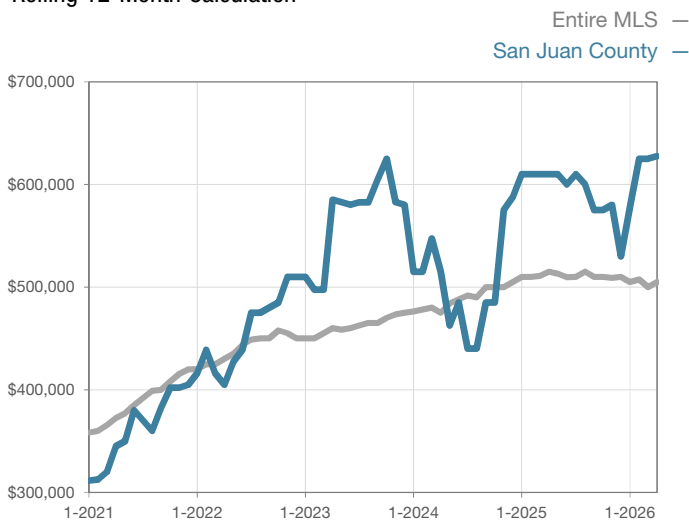
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	6	6	0.0%	25	18	- 28.0%
Sold Listings	0	1	--	3	2	- 33.3%
Median Sales Price*	\$0	\$719,500	--	\$450,000	\$672,250	+ 49.4%
Average Sales Price*	\$0	\$719,500	--	\$683,333	\$672,250	- 1.6%
Percent of List Price Received*	0.0%	97.4%	--	96.3%	96.8%	+ 0.5%
Days on Market Until Sale	0	71	--	105	322	+ 206.7%
Cumulative Days on Market Until Sale	0	71	--	105	322	+ 206.7%
Inventory of Homes for Sale	21	27	+ 28.6%	--	--	--
Months Supply of Inventory	13.5	13.5	0.0%	--	--	--

* 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	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	1	1	0.0%	6	11	+ 83.3%
Sold Listings	1	1	0.0%	2	2	0.0%
Median Sales Price*	\$285,000	\$427,900	+ 50.1%	\$496,250	\$352,450	- 29.0%
Average Sales Price*	\$285,000	\$427,900	+ 50.1%	\$496,250	\$352,450	- 29.0%
Percent of List Price Received*	100.0%	98.8%	- 1.2%	97.2%	96.5%	- 0.7%
Days on Market Until Sale	138	316	+ 129.0%	197	211	+ 7.1%
Cumulative Days on Market Until Sale	141	316	+ 124.1%	198	211	+ 6.6%
Inventory of Homes for Sale	8	13	+ 62.5%	--	--	--
Months Supply of Inventory	4.4	8.7	+ 97.7%	--	--	--

* 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

