

# Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



## San Juan County

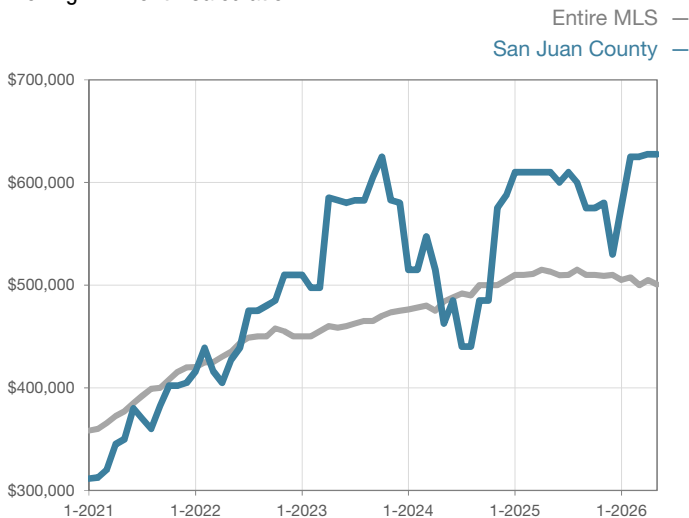
Key Metrics	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
New Listings	9	11	+ 22.2%	34	29	- 14.7%
Sold Listings	1	1	0.0%	4	3	- 25.0%
Median Sales Price*	\$415,000	<b>\$373,500</b>	- 10.0%	\$432,500	<b>\$625,000</b>	+ 44.5%
Average Sales Price*	\$415,000	<b>\$373,500</b>	- 10.0%	\$616,250	<b>\$572,667</b>	- 7.1%
Percent of List Price Received*	100.0%	<b>93.6%</b>	- 6.4%	97.2%	<b>95.8%</b>	- 1.4%
Days on Market Until Sale	57	<b>232</b>	+ 307.0%	93	<b>292</b>	+ 214.0%
Cumulative Days on Market Until Sale	57	<b>232</b>	+ 307.0%	93	<b>292</b>	+ 214.0%
Inventory of Homes for Sale	22	<b>35</b>	+ 59.1%	--	--	--
Months Supply of Inventory	14.1	<b>17.5</b>	+ 24.1%	--	--	--

\* 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	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
New Listings	2	2	0.0%	8	13	+ 62.5%
Sold Listings	0	0	--	2	2	0.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$496,250	<b>\$352,450</b>	- 29.0%
Average Sales Price*	\$0	<b>\$0</b>	--	\$496,250	<b>\$352,450</b>	- 29.0%
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	97.2%	<b>96.5%</b>	- 0.7%
Days on Market Until Sale	0	0	--	197	<b>211</b>	+ 7.1%
Cumulative Days on Market Until Sale	0	0	--	198	<b>211</b>	+ 6.6%
Inventory of Homes for Sale	7	<b>13</b>	+ 85.7%	--	--	--
Months Supply of Inventory	3.9	<b>8.7</b>	+ 123.1%	--	--	--

\* 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

