

Local Market Update for June 2026

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

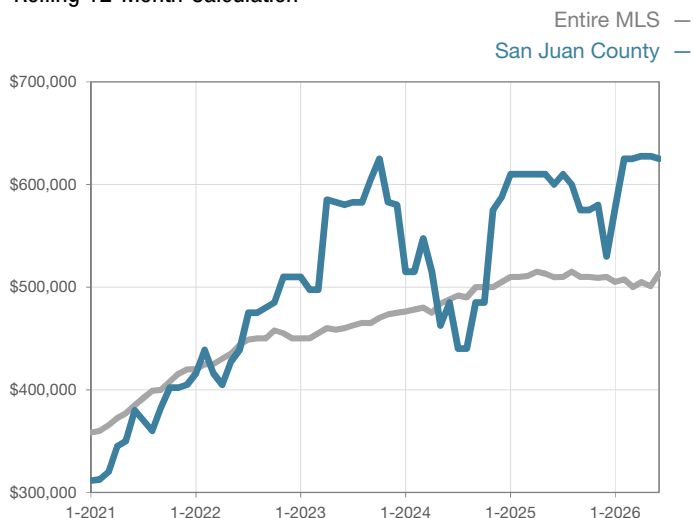
Single Family	June			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
New Listings	15	11	- 26.7%	49	40	- 18.4%
Sold Listings	2	1	- 50.0%	6	4	- 33.3%
Median Sales Price*	\$611,000	\$624,500	+ 2.2%	\$490,000	\$624,750	+ 27.5%
Average Sales Price*	\$611,000	\$624,500	+ 2.2%	\$614,500	\$585,625	- 4.7%
Percent of List Price Received*	97.7%	96.2%	- 1.5%	97.4%	95.9%	- 1.5%
Days on Market Until Sale	78	64	- 17.9%	88	235	+ 167.0%
Cumulative Days on Market Until Sale	78	64	- 17.9%	88	235	+ 167.0%
Inventory of Homes for Sale	35	39	+ 11.4%	--	--	--
Months Supply of Inventory	21.0	21.0	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	June			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
New Listings	4	4	0.0%	12	17	+ 41.7%
Sold Listings	4	1	- 75.0%	6	3	- 50.0%
Median Sales Price*	\$355,000	\$635,000	+ 78.9%	\$360,000	\$427,900	+ 18.9%
Average Sales Price*	\$390,375	\$635,000	+ 62.7%	\$425,667	\$446,633	+ 4.9%
Percent of List Price Received*	97.7%	97.7%	0.0%	97.5%	96.9%	- 0.6%
Days on Market Until Sale	162	64	- 60.5%	174	162	- 6.9%
Cumulative Days on Market Until Sale	162	64	- 60.5%	174	162	- 6.9%
Inventory of Homes for Sale	10	14	+ 40.0%	--	--	--
Months Supply of Inventory	4.6	12.4	+ 169.6%	--	--	--

* 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

