

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

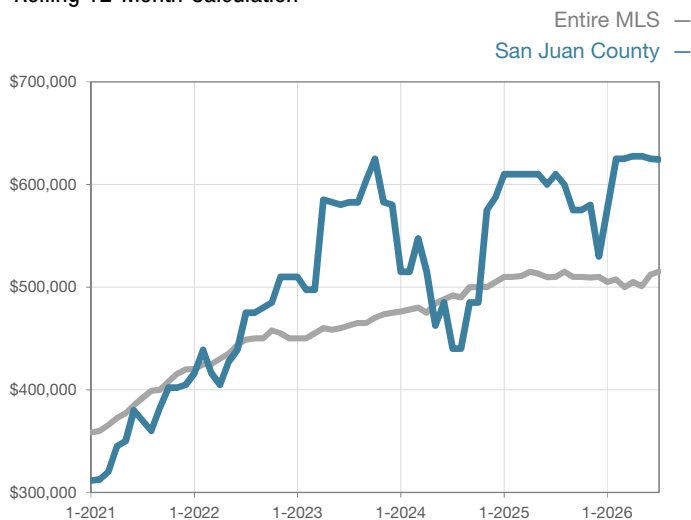
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	6	3	- 50.0%	55	43	- 21.8%
Sold Listings	0	2	--	6	6	0.0%
Median Sales Price*	\$0	\$492,500	--	\$490,000	\$596,750	+ 21.8%
Average Sales Price*	\$0	\$492,500	--	\$614,500	\$554,583	- 9.8%
Percent of List Price Received*	0.0%	95.4%	--	97.4%	95.7%	- 1.7%
Days on Market Until Sale	0	41	--	88	170	+ 93.2%
Cumulative Days on Market Until Sale	0	41	--	88	170	+ 93.2%
Inventory of Homes for Sale	33	40	+ 21.2%	--	--	--
Months Supply of Inventory	18.9	21.3	+ 12.7%	--	--	--

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

Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	1	0	- 100.0%	13	17	+ 30.8%
Sold Listings	1	2	+ 100.0%	7	5	- 28.6%
Median Sales Price*	\$225,000	\$623,500	+ 177.1%	\$285,000	\$477,000	+ 67.4%
Average Sales Price*	\$225,000	\$623,500	+ 177.1%	\$397,000	\$517,380	+ 30.3%
Percent of List Price Received*	100.0%	96.0%	- 4.0%	97.9%	96.5%	- 1.4%
Days on Market Until Sale	219	94	- 57.1%	180	135	- 25.0%
Cumulative Days on Market Until Sale	275	94	- 65.8%	188	135	- 28.2%
Inventory of Homes for Sale	8	13	+ 62.5%	--	--	--
Months Supply of Inventory	3.7	10.4	+ 181.1%	--	--	--

* 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

