

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

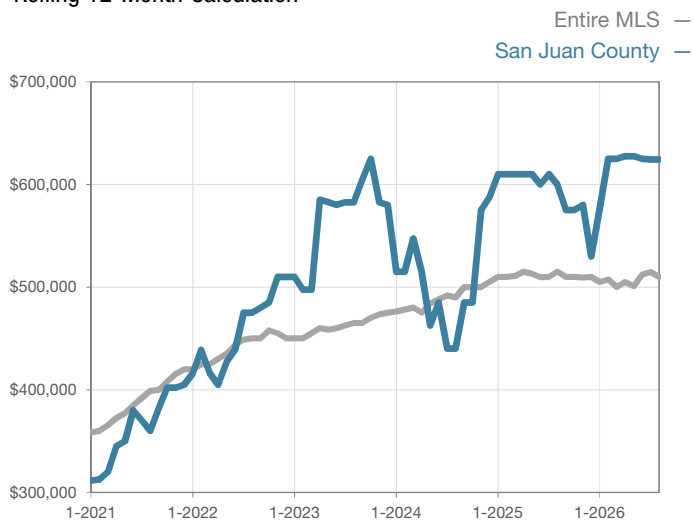
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
New Listings	6	6	0.0%	61	49	- 19.7%
Sold Listings	0	0	--	6	6	0.0%
Median Sales Price*	\$0	\$0	--	\$490,000	\$596,750	+ 21.8%
Average Sales Price*	\$0	\$0	--	\$614,500	\$554,583	- 9.8%
Percent of List Price Received*	0.0%	0.0%	--	97.4%	95.7%	- 1.7%
Days on Market Until Sale	0	0	--	88	170	+ 93.2%
Cumulative Days on Market Until Sale	0	0	--	88	170	+ 93.2%
Inventory of Homes for Sale	37	43	+ 16.2%	--	--	--
Months Supply of Inventory	19.9	22.9	+ 15.1%	--	--	--

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

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
New Listings	1	5	+ 400.0%	14	22	+ 57.1%
Sold Listings	2	2	0.0%	9	7	- 22.2%
Median Sales Price*	\$741,000	\$335,500	- 54.7%	\$435,000	\$427,900	- 1.6%
Average Sales Price*	\$741,000	\$335,500	- 54.7%	\$473,444	\$465,414	- 1.7%
Percent of List Price Received*	98.5%	99.5%	+ 1.0%	98.0%	97.4%	- 0.6%
Days on Market Until Sale	180	161	- 10.6%	180	142	- 21.1%
Cumulative Days on Market Until Sale	180	161	- 10.6%	186	142	- 23.7%
Inventory of Homes for Sale	7	16	+ 128.6%	--	--	--
Months Supply of Inventory	3.3	12.8	+ 287.9%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

