

Local Market Update for September 2026

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

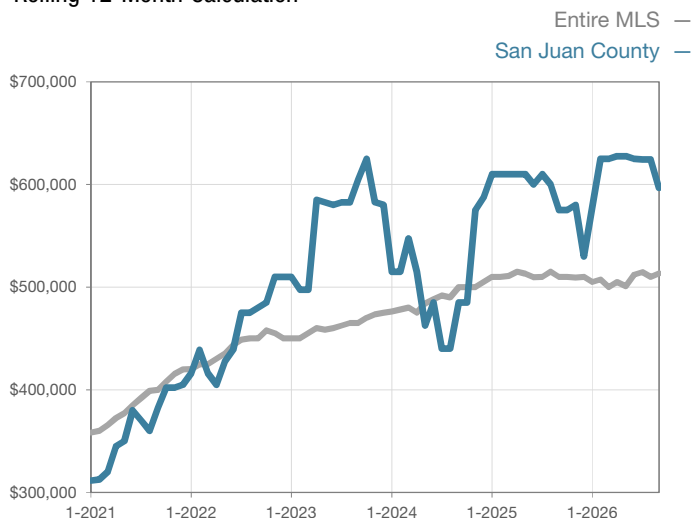
Single Family	September			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
New Listings	9	5	- 44.4%	70	54	- 22.9%
Sold Listings	2	1	- 50.0%	8	7	- 12.5%
Median Sales Price*	\$547,500	\$385,000	- 29.7%	\$490,000	\$569,000	+ 16.1%
Average Sales Price*	\$547,500	\$385,000	- 29.7%	\$597,750	\$530,357	- 11.3%
Percent of List Price Received*	98.5%	90.6%	- 8.0%	97.6%	95.0%	- 2.7%
Days on Market Until Sale	99	57	- 42.4%	90	154	+ 71.1%
Cumulative Days on Market Until Sale	99	57	- 42.4%	90	154	+ 71.1%
Inventory of Homes for Sale	39	42	+ 7.7%	--	--	--
Months Supply of Inventory	21.0	24.0	+ 14.3%	--	--	--

* 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	September			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
New Listings	1	2	+ 100.0%	15	24	+ 60.0%
Sold Listings	1	0	- 100.0%	10	7	- 30.0%
Median Sales Price*	\$247,900	\$0	- 100.0%	\$360,000	\$427,900	+ 18.9%
Average Sales Price*	\$247,900	\$0	- 100.0%	\$450,890	\$465,414	+ 3.2%
Percent of List Price Received*	99.2%	0.0%	- 100.0%	98.1%	97.4%	- 0.7%
Days on Market Until Sale	152	0	- 100.0%	177	142	- 19.8%
Cumulative Days on Market Until Sale	152	0	- 100.0%	183	142	- 22.4%
Inventory of Homes for Sale	5	18	+ 260.0%	--	--	--
Months Supply of Inventory	3.2	14.0	+ 337.5%	--	--	--

* 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

