Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

San Juan County

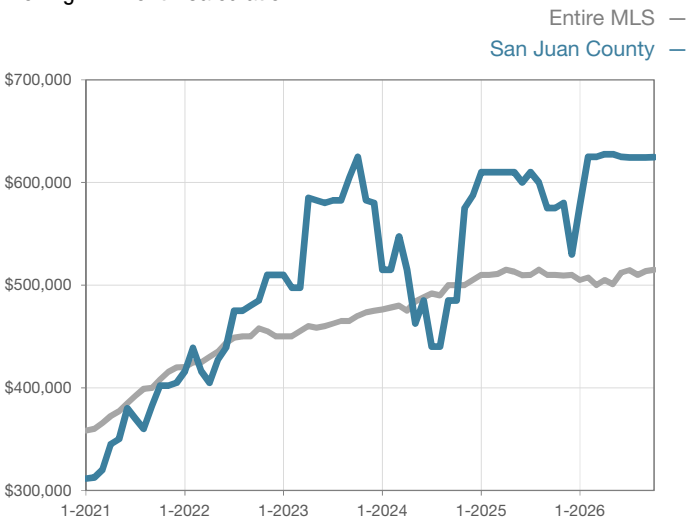
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	4	**5**	+ 25.0%	74	**59**	- 20.3%
Sold Listings	3	**0**	- 100.0%	11	**8**	- 27.3%
Median Sales Price*	$450,000	**$0**	- 100.0%	$450,000	**$596,750**	+ 32.6%
Average Sales Price*	$666,333	**$0**	- 100.0%	$616,455	**$570,313**	- 7.5%
Percent of List Price Received*	96.8%	**0.0%**	- 100.0%	97.4%	**95.3%**	- 2.2%
Days on Market Until Sale	69	**0**	- 100.0%	85	**154**	+ 81.2%
Cumulative Days on Market Until Sale	69	**0**	- 100.0%	85	**154**	+ 81.2%
Inventory of Homes for Sale	38	**42**	+ 10.5%	--	**--**	--
Months Supply of Inventory	17.7	**24.5**	+ 38.4%	--	**--**	--

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

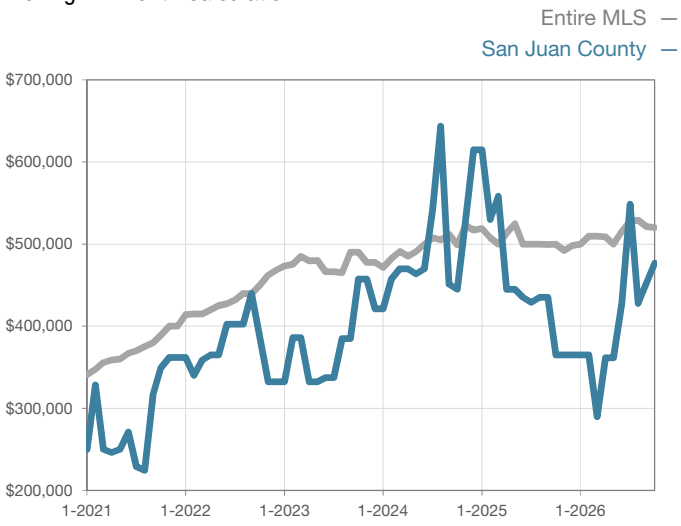
Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	0	**0**	--	15	**25**	+ 66.7%
Sold Listings	1	**0**	- 100.0%	11	**8**	- 27.3%
Median Sales Price*	$295,000	**$0**	- 100.0%	$295,000	**$452,450**	+ 53.4%
Average Sales Price*	$295,000	**$0**	- 100.0%	$436,718	**$470,363**	+ 7.7%
Percent of List Price Received*	100.0%	**0.0%**	- 100.0%	98.3%	**97.4%**	- 0.9%
Days on Market Until Sale	38	**0**	- 100.0%	164	**131**	- 20.1%
Cumulative Days on Market Until Sale	38	**0**	- 100.0%	170	**131**	- 22.9%
Inventory of Homes for Sale	5	**16**	+ 220.0%	--	**--**	--
Months Supply of Inventory	3.3	**10.7**	+ 224.2%	--	**--**	--

* 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



Current as of November 4, 2026. Data © 2026 Colorado Real Estate Network. Report © 2026 ShowingTime Plus, LLC.