



Powering the Region's Real Estate Industry

**NORTHWEST**  
MULTIPLE LISTING SERVICE®

2023

**San Juan**

Annual Statistical Review and Highlights



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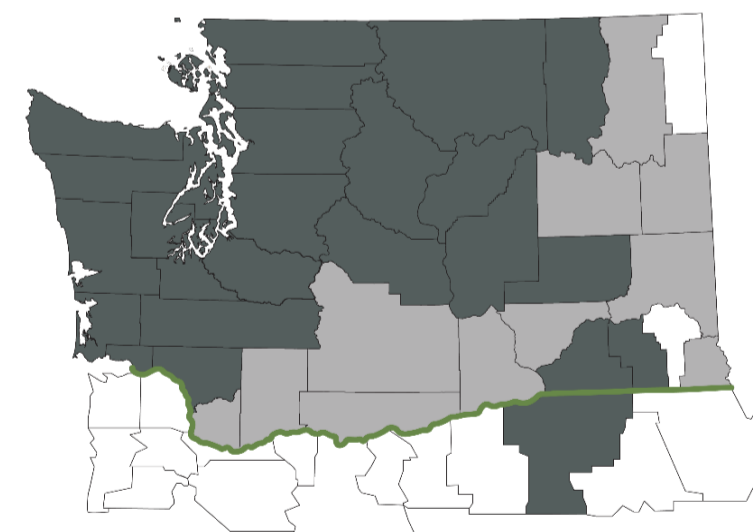
Member Offices

**2,562**



Total Members/Subscribers

**32,478**



Counties

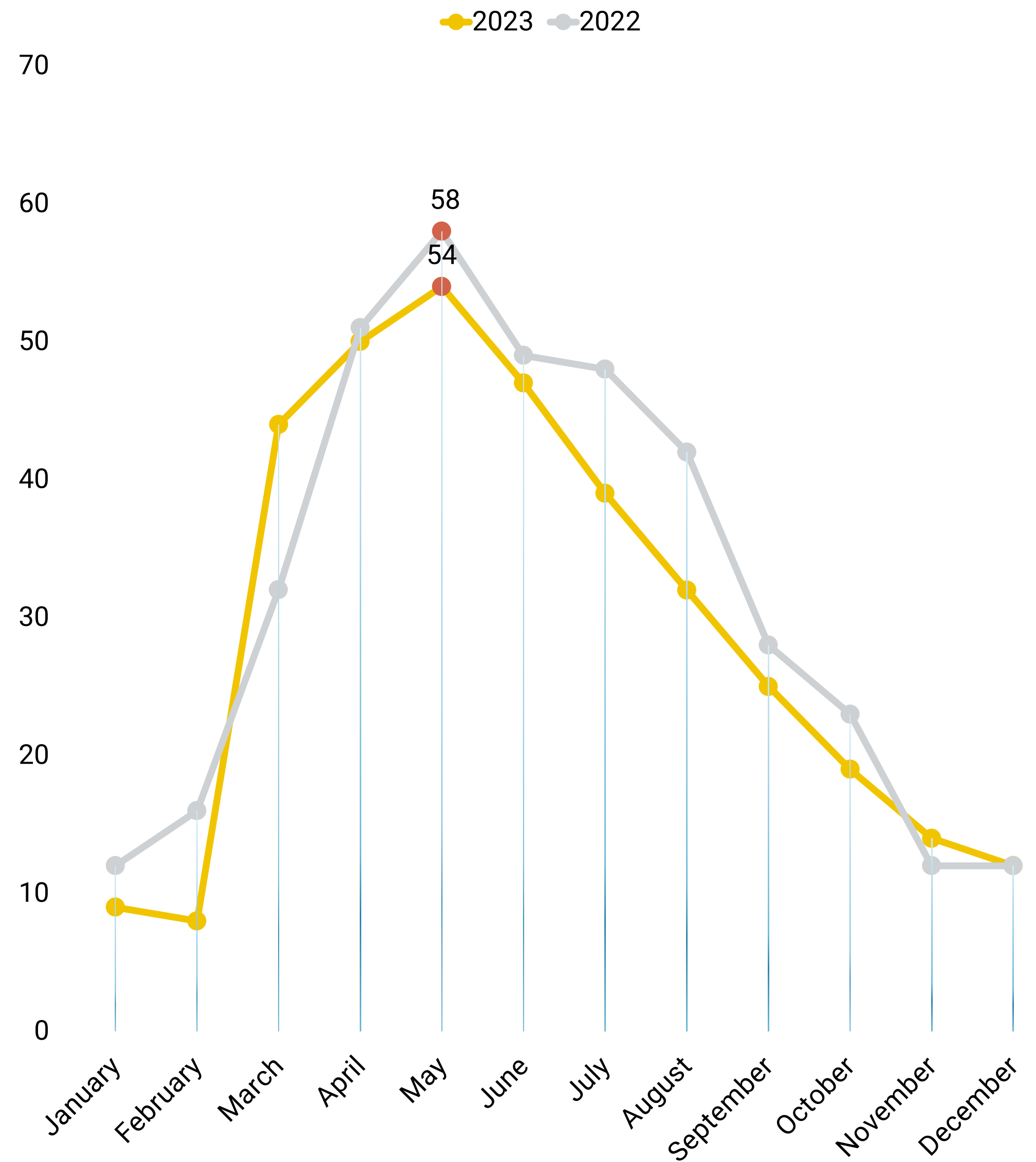
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# San Juan: Residential Homes and Condominiums

## New Listings by Month

A comparison of new listings added each month this year vs. last year, for residential homes & condominiums.  
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2023	2022	% chg.
January	9	12	-25.00%
February	8	16	-50.00%
March	44	32	37.50%
April	50	51	-1.96%
May	54	58	-6.90%
June	47	49	-4.08%
July	39	48	-18.75%
August	32	42	-23.81%
September	25	28	-10.71%
October	19	23	-17.39%
November	14	12	16.67%
December	12	12	0.00%
<b>Total</b>	<b>353</b>	<b>383</b>	
<b>% chg.</b>			<b>-7.83%</b>

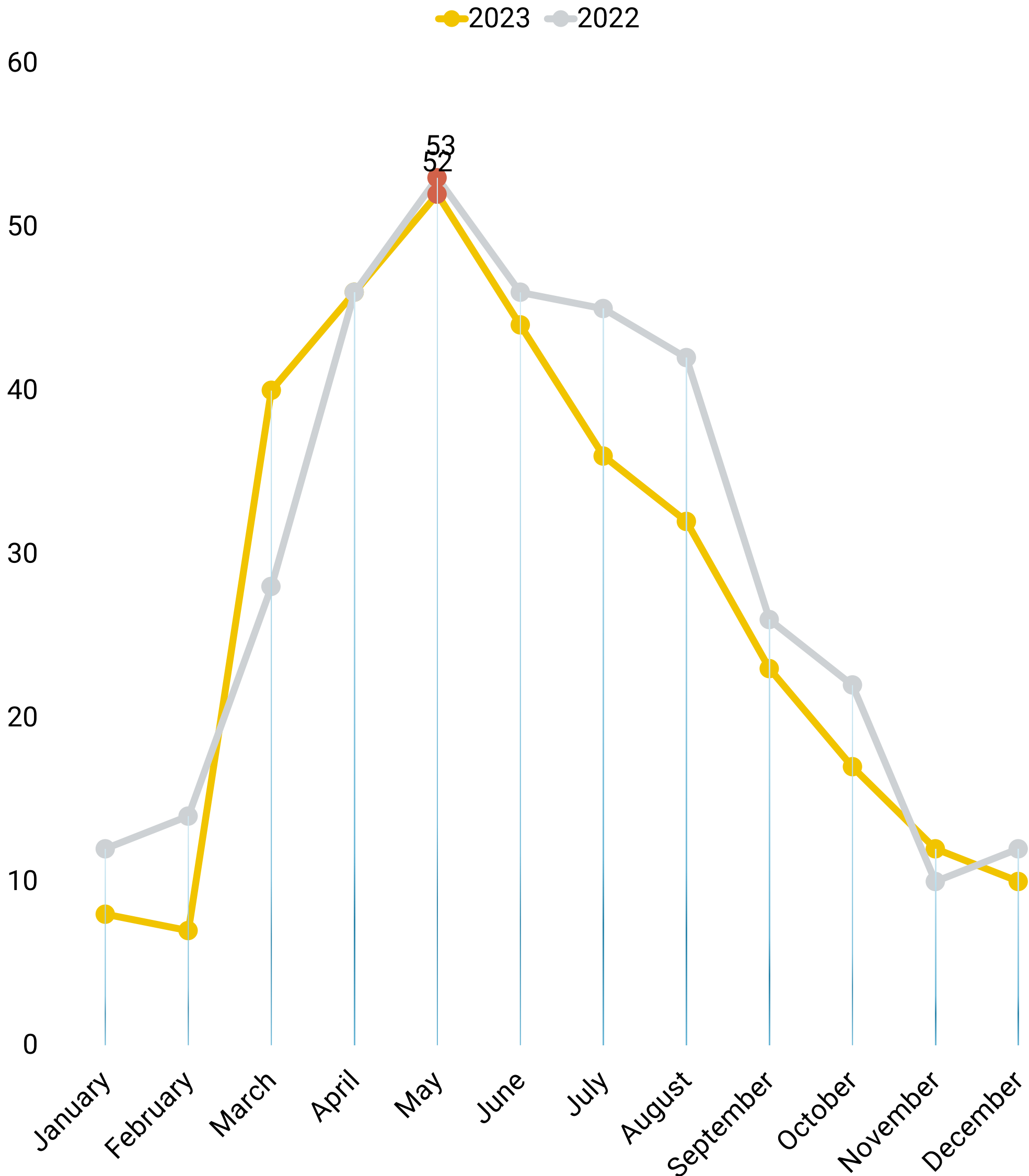


# San Juan: Residential Homes Only

## New Listings by Month

A comparison of new listings added each month this year vs. last year, for residential homes only.  
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2023	2022	% chg.
January	8	12	-33.33%
February	7	14	-50.00%
March	40	28	42.86%
April	46	46	0.00%
May	52	53	-1.89%
June	44	46	-4.35%
July	36	45	-20.00%
August	32	42	-23.81%
September	23	26	-11.54%
October	17	22	-22.73%
November	12	10	20.00%
December	10	12	-16.67%
<b>Total</b>	<b>327</b>	<b>356</b>	
<b>% chg.</b>			<b>-8.15%</b>

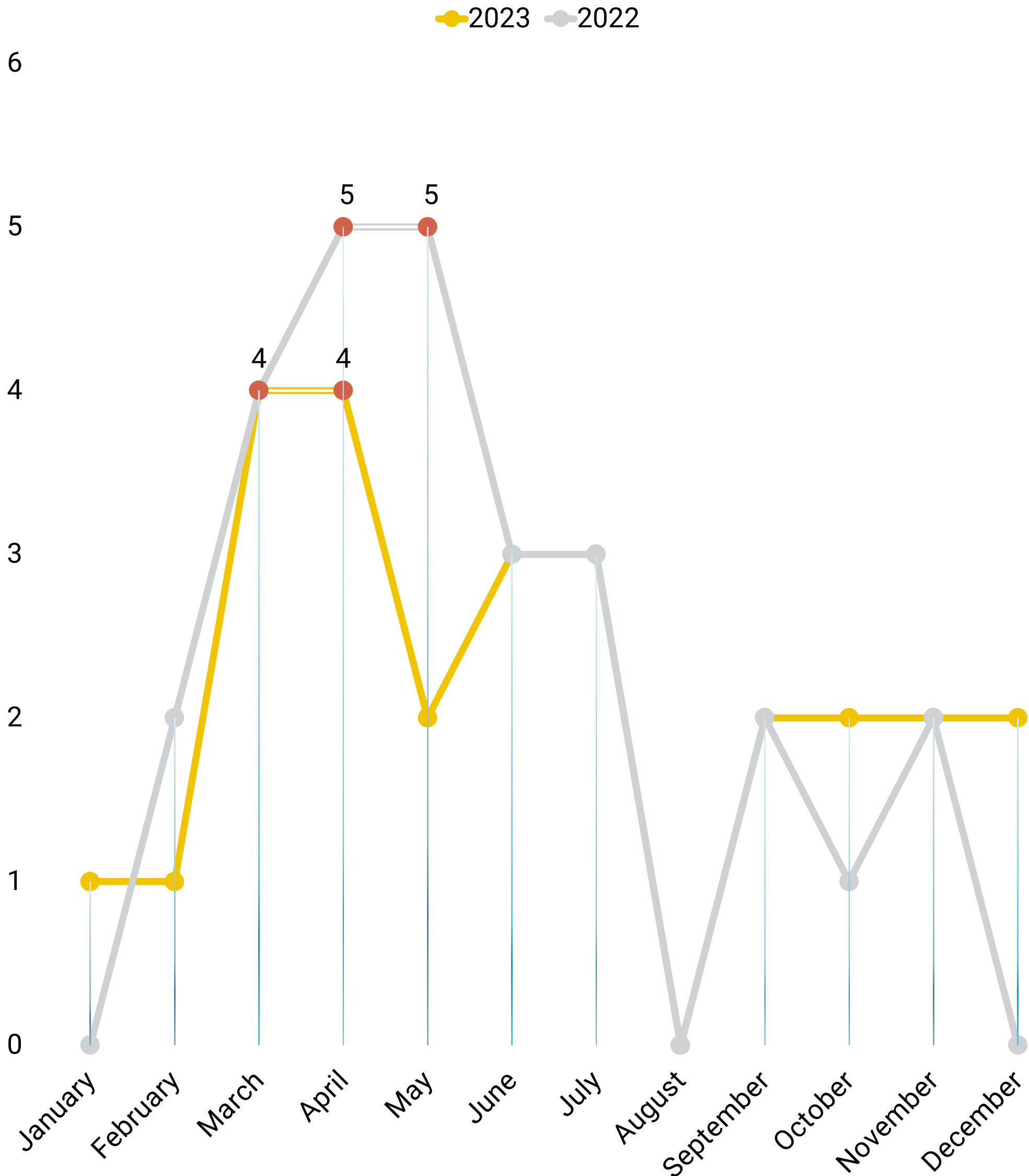


# San Juan: Condominiums Only

## New Listings by Month

A comparison of new listings added each month this year vs. last year, for condominiums only.  
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2023	2022	% chg.
January	1	0	0.00%
February	1	2	-50.00%
March	4	4	0.00%
April	4	5	-20.00%
May	2	5	-60.00%
June	3	3	0.00%
July	3	3	0.00%
August	0	0	0.00%
September	2	2	0.00%
October	2	1	100.00%
November	2	2	0.00%
December	2	0	0.00%
<b>Total</b>	<b>26</b>	<b>27</b>	
<b>% chg.</b>			<b>-3.70%</b>

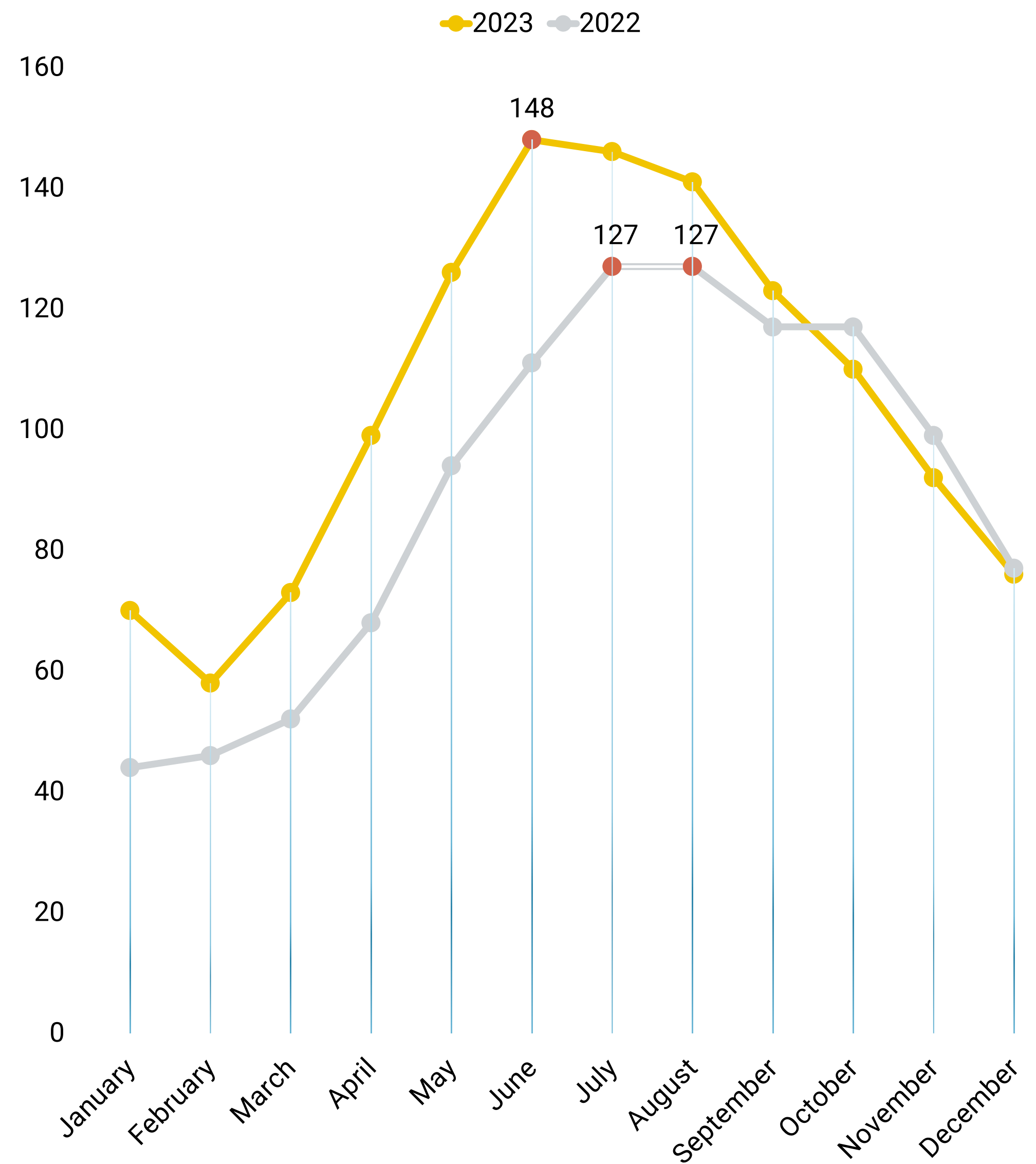


# San Juan: Residential Homes and Condominiums

## Active Listings by Month

A comparison of active listings each month this year vs. last year, for residential homes & condominiums.  
Active Listings: Inventory on market.

	2023	2022	% chg.
January	70	44	59.09%
February	58	46	26.09%
March	73	52	40.38%
April	99	68	45.59%
May	126	94	34.04%
June	148	111	33.33%
July	146	127	14.96%
August	141	127	11.02%
September	123	117	5.13%
October	110	117	-5.98%
November	92	99	-7.07%
December	76	77	-1.30%
<b>Total</b>	<b>1,262</b>	<b>1,079</b>	
<b>% chg.</b>			<b>16.96%</b>

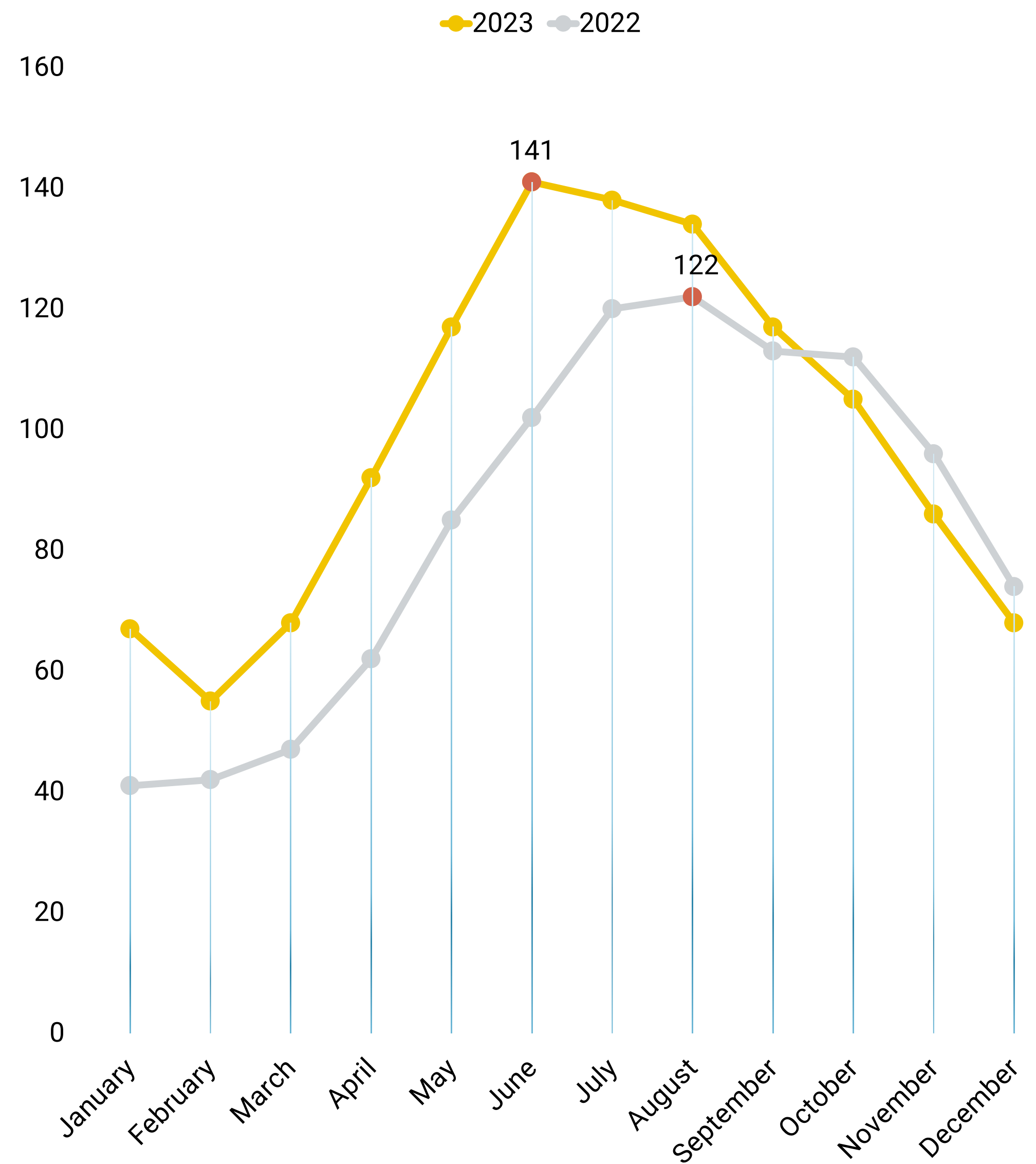


# San Juan: Residential Homes Only

## Active Listings by Month

A comparison of active listings each month this year vs. last year, for residential homes only.  
Active Listings: Inventory on market.

	2023	2022	% chg.
January	67	41	63.41%
February	55	42	30.95%
March	68	47	44.68%
April	92	62	48.39%
May	117	85	37.65%
June	141	102	38.24%
July	138	120	15.00%
August	134	122	9.84%
September	117	113	3.54%
October	105	112	-6.25%
November	86	96	-10.42%
December	68	74	-8.11%
<b>Total</b>	<b>1,188</b>	<b>1,016</b>	
<b>% chg.</b>	<b>16.93%</b>		

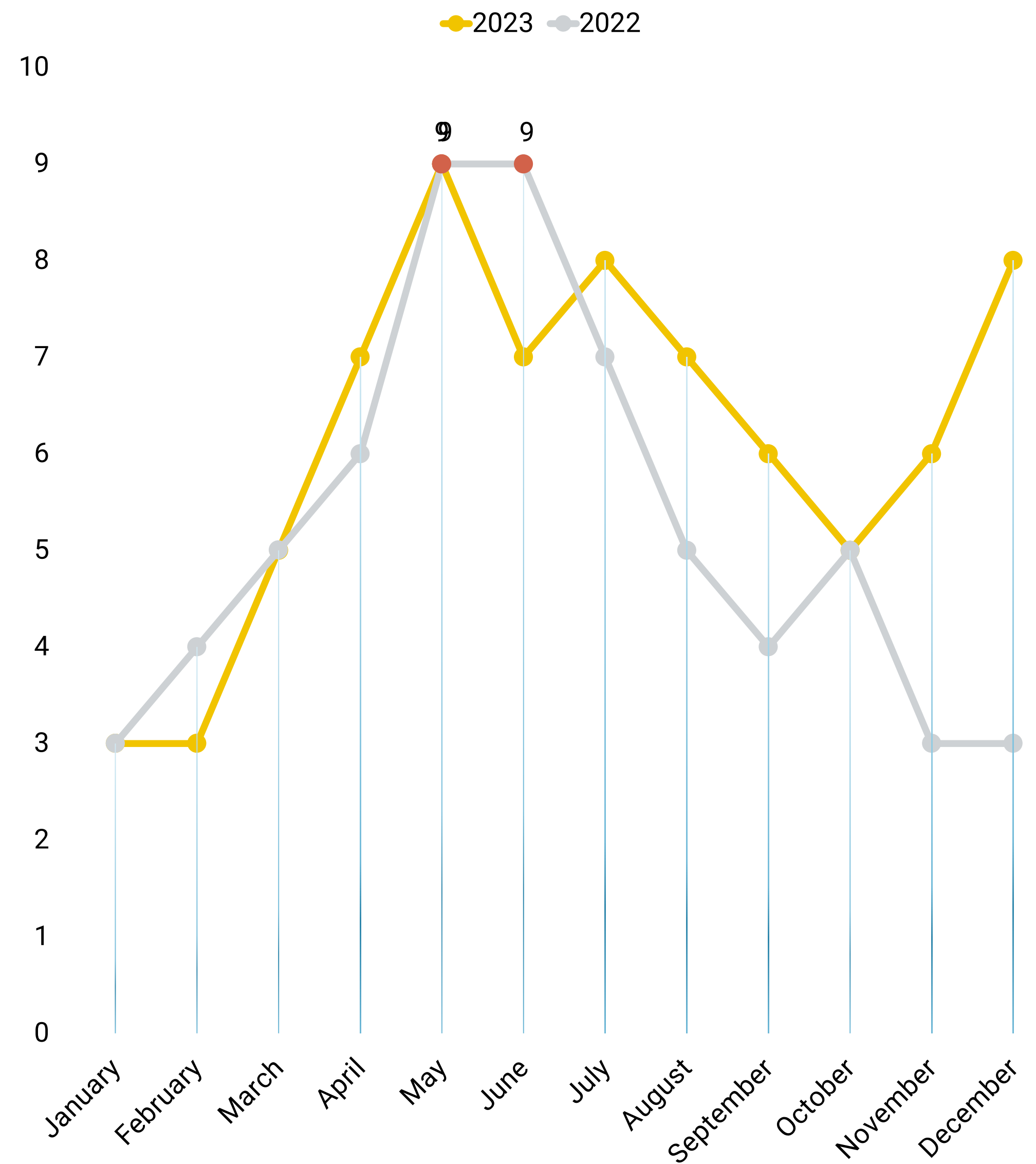


# San Juan: Condominiums Only

## Active Listings by Month

A comparison of active listings each month this year vs. last year, for condominiums only.  
Active Listings: Inventory on market.

	2023	2022	% chg.
January	3	3	0.00%
February	3	4	-25.00%
March	5	5	0.00%
April	7	6	16.67%
May	9	9	0.00%
June	7	9	-22.22%
July	8	7	14.29%
August	7	5	40.00%
September	6	4	50.00%
October	5	5	0.00%
November	6	3	100.00%
December	8	3	166.67%
<b>Total</b>	<b>74</b>	<b>63</b>	
<b>% chg.</b>			<b>17.46%</b>





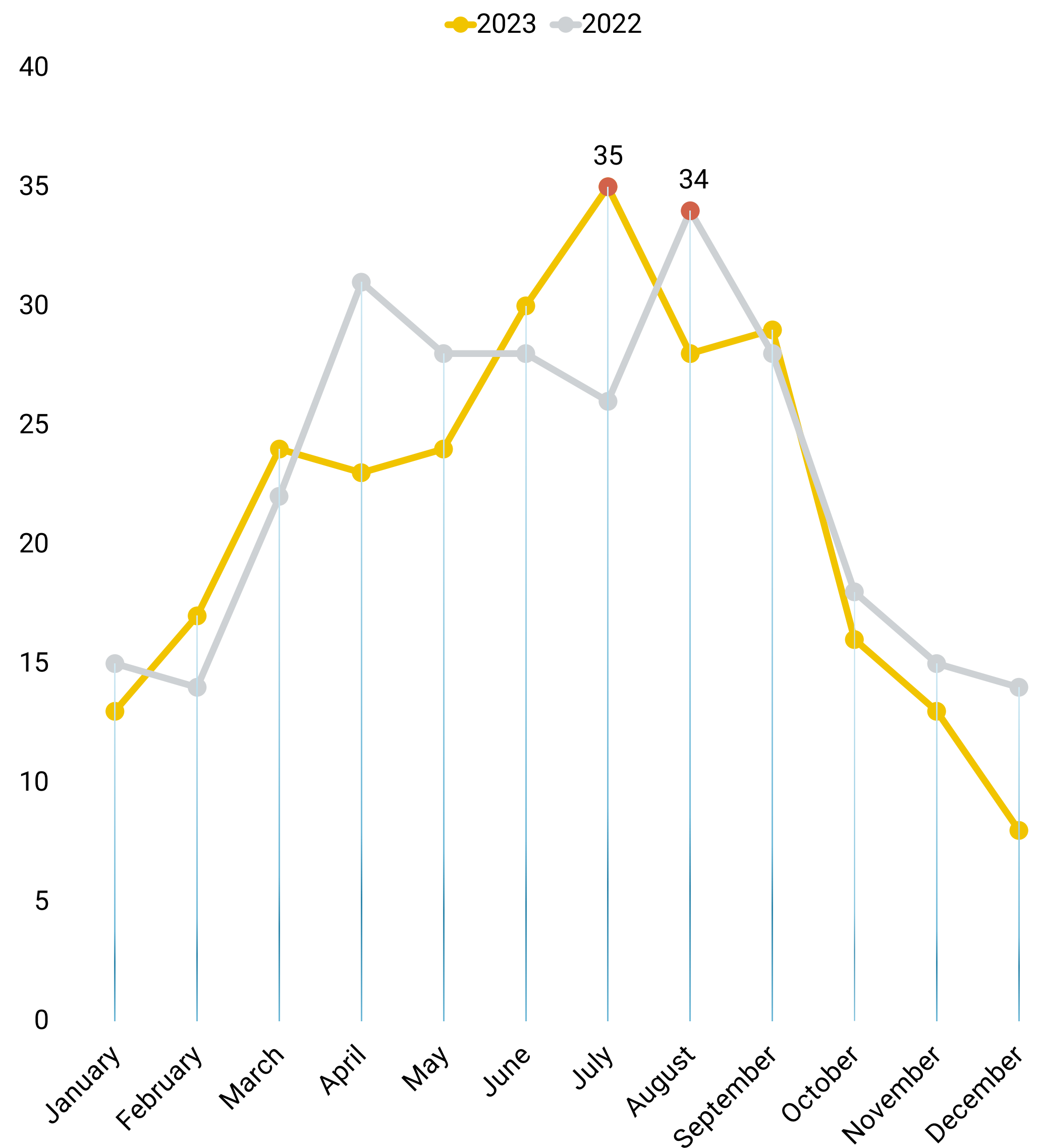
# San Juan: Residential Homes and Condominiums

## Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for residential homes & condominiums.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2023	2022	% chg.
January	13	15	-13.33%
February	17	14	21.43%
March	24	22	9.09%
April	23	31	-25.81%
May	24	28	-14.29%
June	30	28	7.14%
July	35	26	34.62%
August	28	34	-17.65%
September	29	28	3.57%
October	16	18	-11.11%
November	13	15	-13.33%
December	8	14	-42.86%
<b>Total</b>	<b>260</b>	<b>273</b>	
<b>% chg.</b>			<b>-4.76%</b>



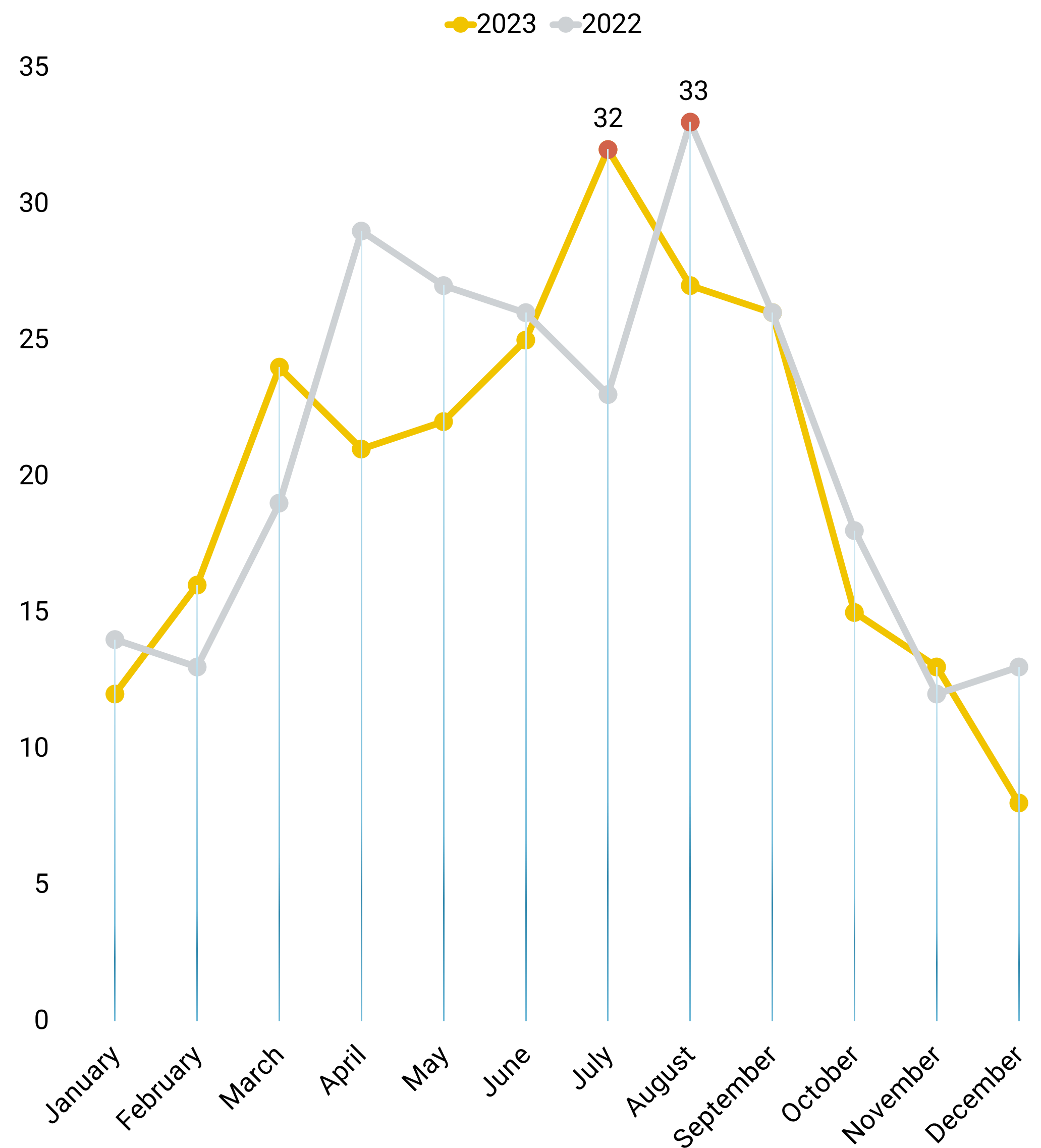
# San Juan: Residential Homes Only

## Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for residential homes only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2023	2022	% chg.
January	12	14	-14.29%
February	16	13	23.08%
March	24	19	26.32%
April	21	29	-27.59%
May	22	27	-18.52%
June	25	26	-3.85%
July	32	23	39.13%
August	27	33	-18.18%
September	26	26	0.00%
October	15	18	-16.67%
November	13	12	8.33%
December	8	13	-38.46%
<b>Total</b>	<b>241</b>	<b>253</b>	
<b>% chg.</b>	<b>-4.74%</b>		



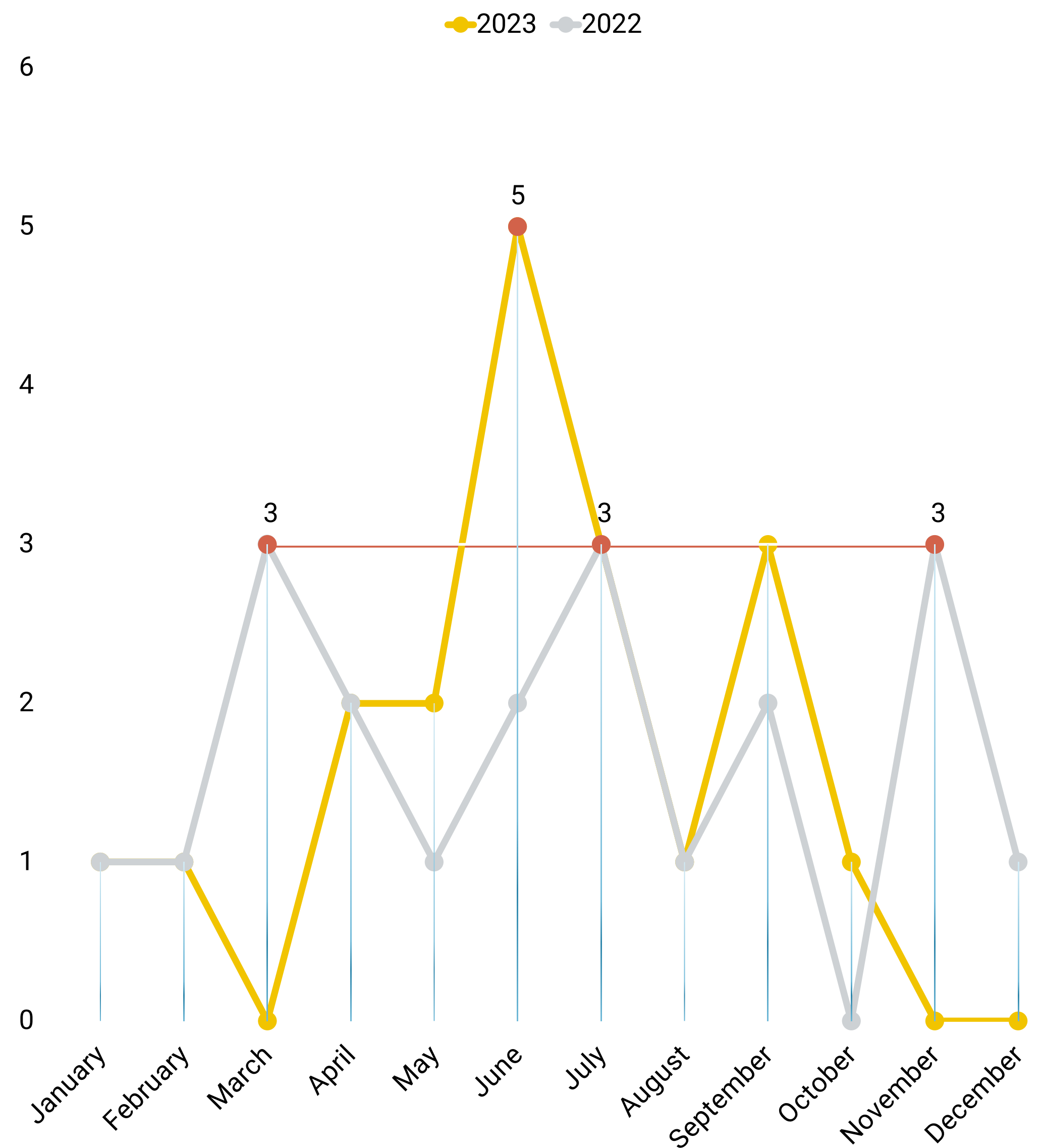
# San Juan: Condominiums Only

## Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for condominiums only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2023	2022	% chg.
January	1	1	0.00%
February	1	1	0.00%
March	0	3	-100.00%
April	2	2	0.00%
May	2	1	100.00%
June	5	2	150.00%
July	3	3	0.00%
August	1	1	0.00%
September	3	2	50.00%
October	1	0	0.00%
November	0	3	-100.00%
December	0	1	-100.00%
<b>Total</b>	<b>19</b>	<b>20</b>	
<b>% chg.</b>			<b>-5.00%</b>

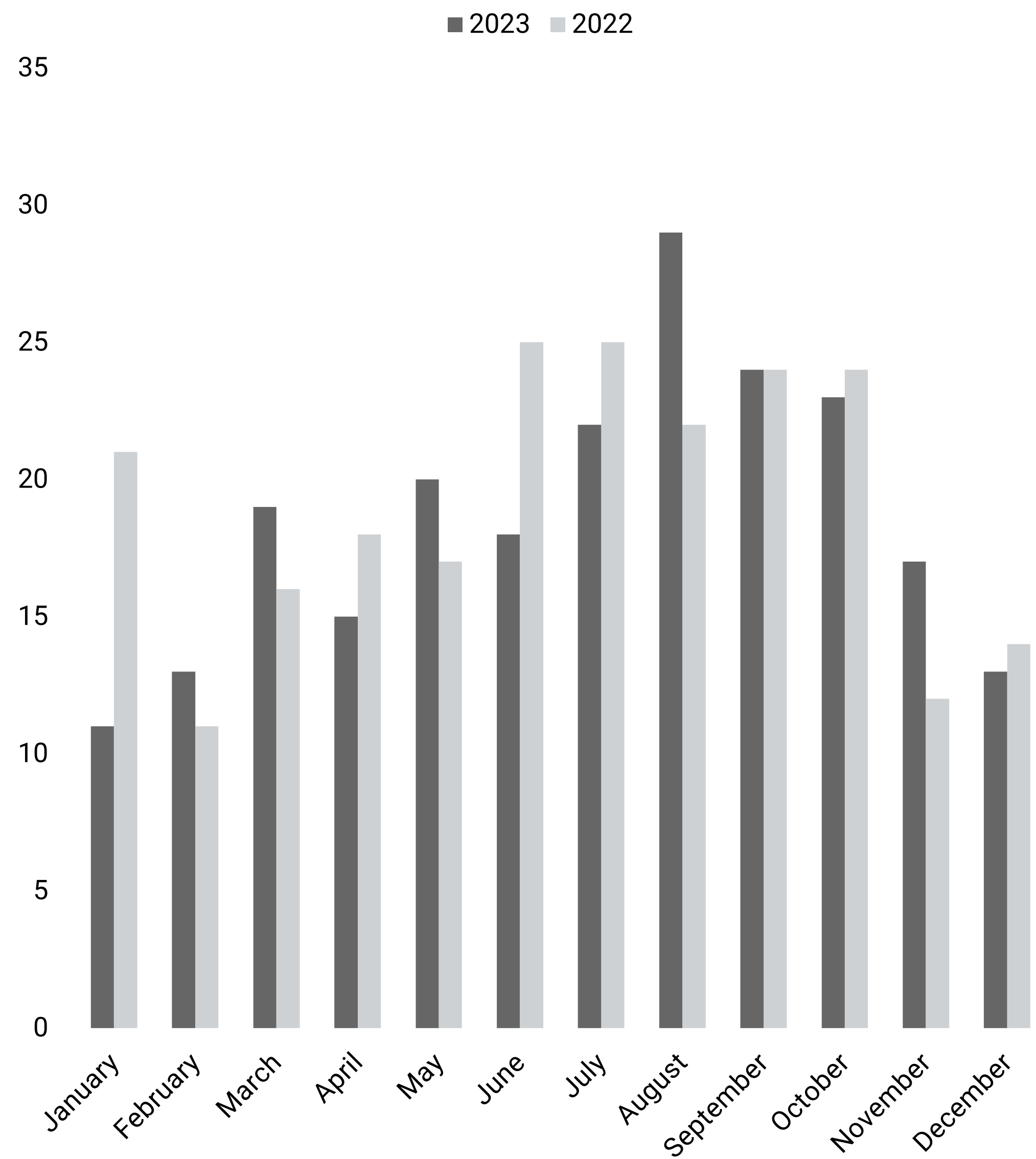


# San Juan: Residential Homes and Condominiums

## Closed Sales by Month

A comparison of closed sales units this year vs. last year, for residential homes & condominiums.

	2023	2022	% chg.
January	11	21	-47.62%
February	13	11	18.18%
March	19	16	18.75%
April	15	18	-16.67%
May	20	17	17.65%
June	18	25	-28.00%
July	22	25	-12.00%
August	29	22	31.82%
September	24	24	0.00%
October	23	24	-4.17%
November	17	12	41.67%
December	13	14	-7.14%
<b>Total</b>	<b>224</b>	<b>229</b>	
<b>% chg.</b>			<b>-2.18%</b>

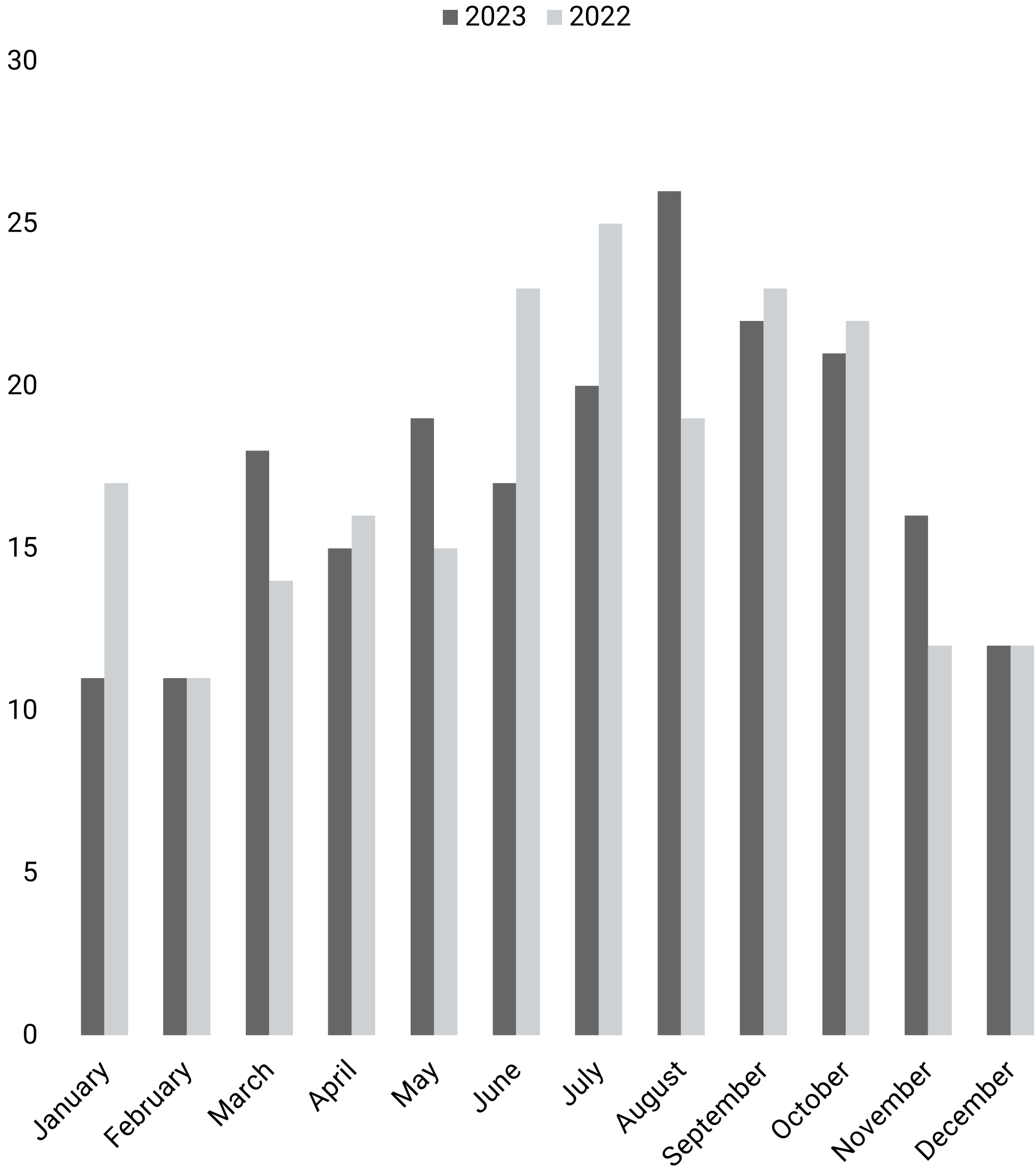


# San Juan: Residential Homes Only

## Closed Sales by Month

A comparison of closed sales units this year vs. last year, for residential homes only.

	2023	2022	% chg.
January	11	17	-35.29%
February	11	11	0.00%
March	18	14	28.57%
April	15	16	-6.25%
May	19	15	26.67%
June	17	23	-26.09%
July	20	25	-20.00%
August	26	19	36.84%
September	22	23	-4.35%
October	21	22	-4.55%
November	16	12	33.33%
December	12	12	0.00%
<b>Total</b>	<b>208</b>	<b>209</b>	
<b>% chg.</b>			<b>-0.48%</b>

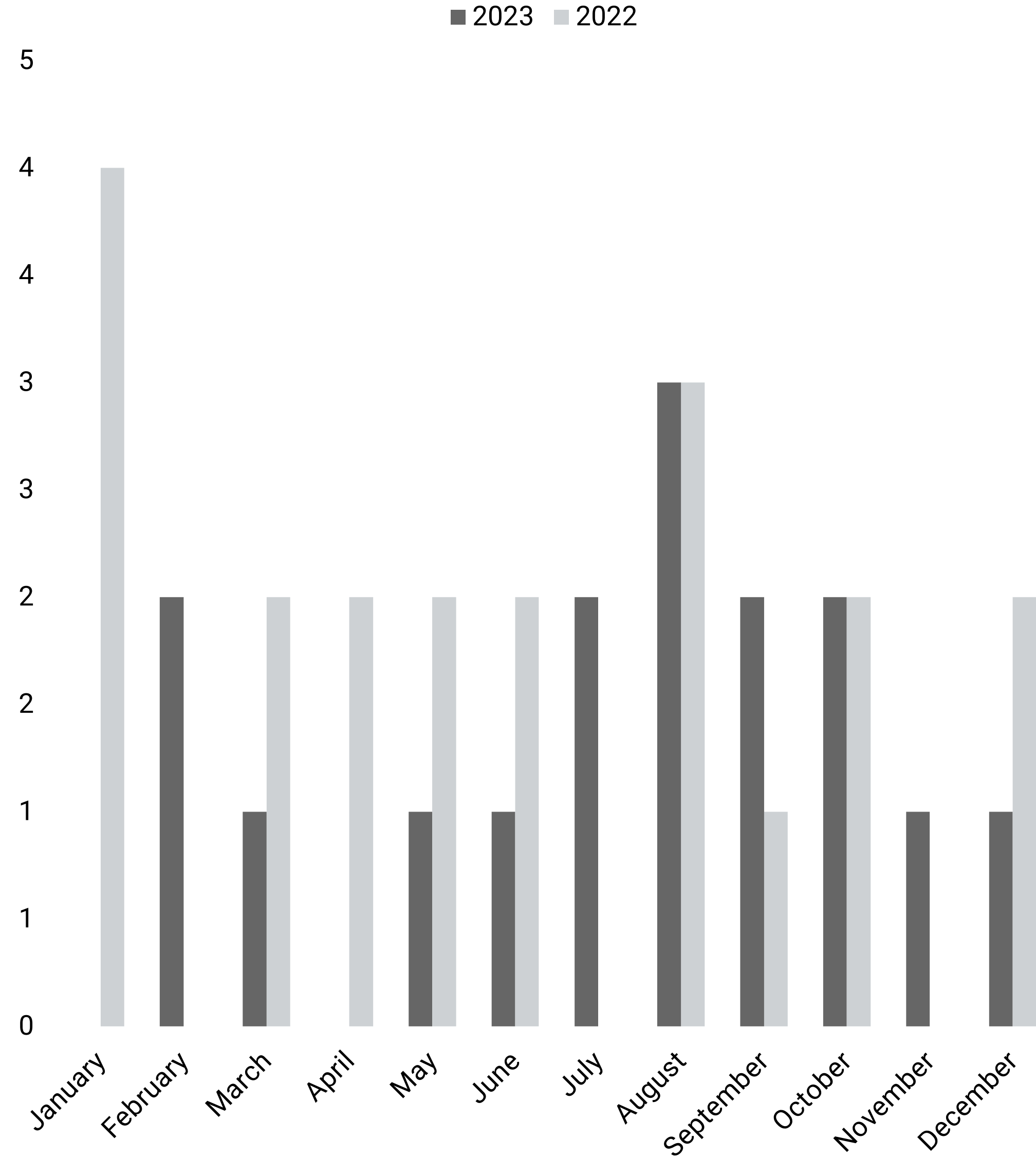


# San Juan: Condominiums Only

## Closed Sales by Month

A comparison of closed sales units this year vs. last year, for condominiums only.

	2023	2022	% chg.
January	0	4	-100.00%
February	2	0	0.00%
March	1	2	-50.00%
April	0	2	-100.00%
May	1	2	-50.00%
June	1	2	-50.00%
July	2	0	0.00%
August	3	3	0.00%
September	2	1	100.00%
October	2	2	0.00%
November	1	0	0.00%
December	1	2	-50.00%
<b>Total</b>	<b>16</b>	<b>20</b>	
<b>% chg.</b>			<b>-20.00%</b>

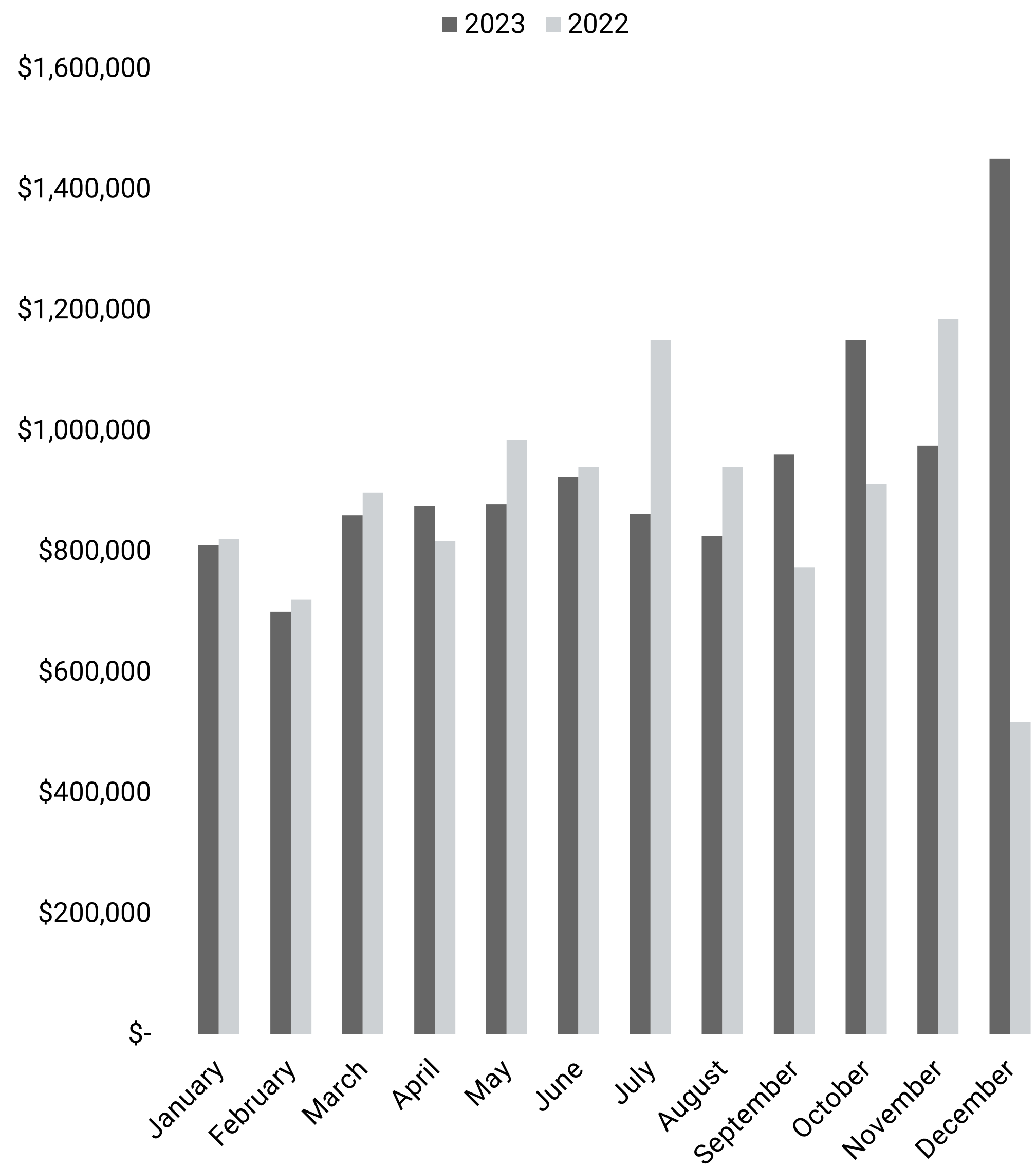


# San Juan: Residential Homes and Condominiums

## Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for residential homes & condominiums. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2023	2022	% chg.
January	\$ 810,000	\$ 821,000	-1.34%
February	\$ 700,000	\$ 720,000	-2.78%
March	\$ 860,000	\$ 897,500	-4.18%
April	\$ 875,000	\$ 817,000	7.10%
May	\$ 878,000	\$ 985,000	-10.86%
June	\$ 923,000	\$ 940,000	-1.81%
July	\$ 862,500	\$ 1,150,000	-25.00%
August	\$ 825,000	\$ 940,000	-12.23%
September	\$ 960,000	\$ 773,750	24.07%
October	\$ 1,150,000	\$ 911,000	26.23%
November	\$ 975,000	\$ 1,185,000	-17.72%
December	\$ 1,450,000	\$ 517,000	180.46%
<b>Total</b>	<b>\$ 892,500</b>	<b>\$ 935,000</b>	
<b>% chg.</b>			<b>-4.55%</b>

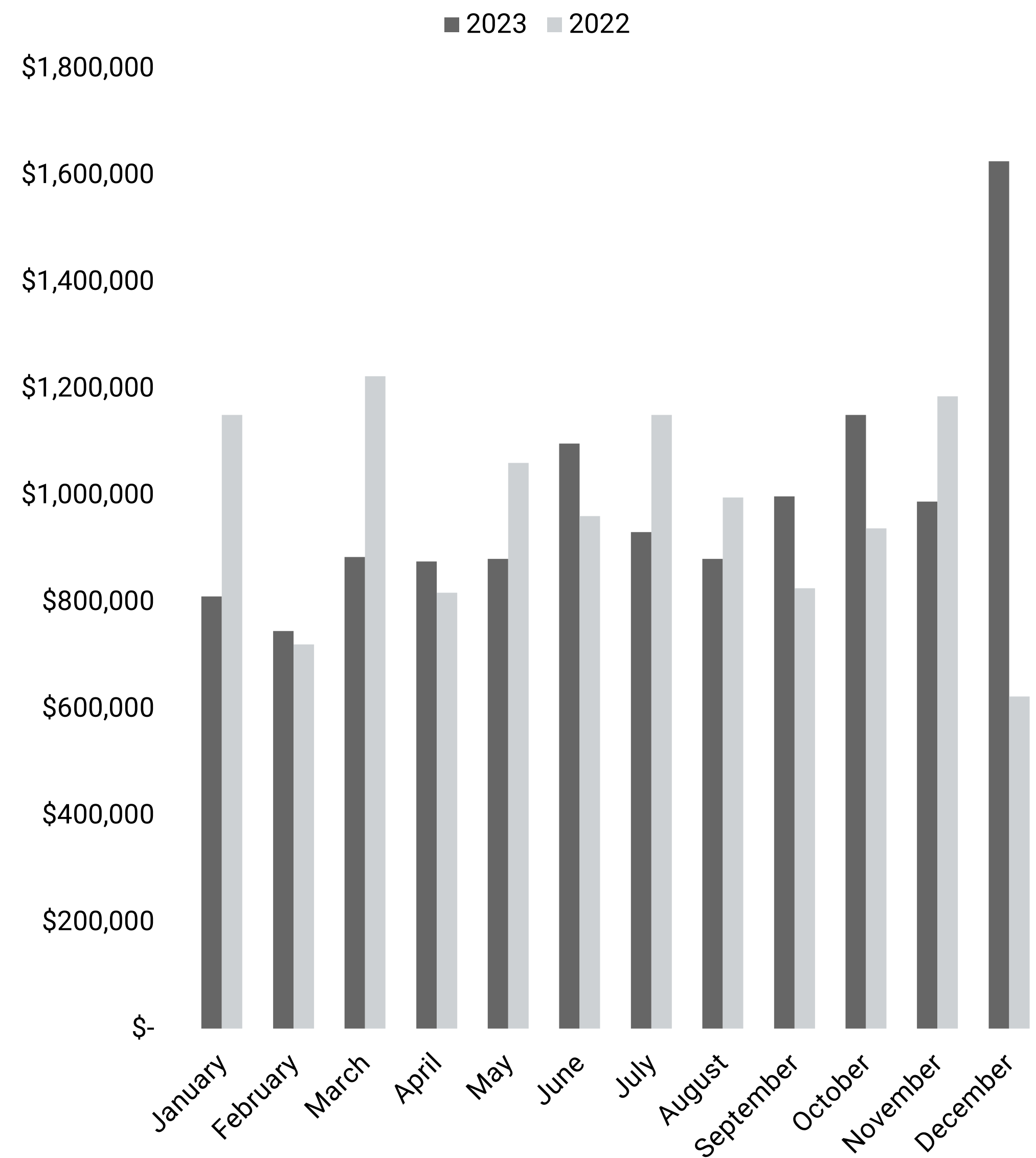


# San Juan: Residential Homes Only

## Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for residential homes only. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2023	2022	% chg.
January	\$ 810,000	\$ 1,150,000	-29.57%
February	\$ 745,000	\$ 720,000	3.47%
March	\$ 883,800	\$ 1,222,500	-27.71%
April	\$ 875,000	\$ 817,000	7.10%
May	\$ 880,000	\$ 1,060,000	-16.98%
June	\$ 1,096,000	\$ 960,000	14.17%
July	\$ 930,500	\$ 1,150,000	-19.09%
August	\$ 880,000	\$ 995,000	-11.56%
September	\$ 997,500	\$ 825,000	20.91%
October	\$ 1,150,000	\$ 937,500	22.67%
November	\$ 987,500	\$ 1,185,000	-16.67%
December	\$ 1,625,000	\$ 622,500	161.04%
<b>Total</b>	<b>\$ 927,500</b>	<b>\$ 960,000</b>	
<b>% chg.</b>			<b>-3.39%</b>



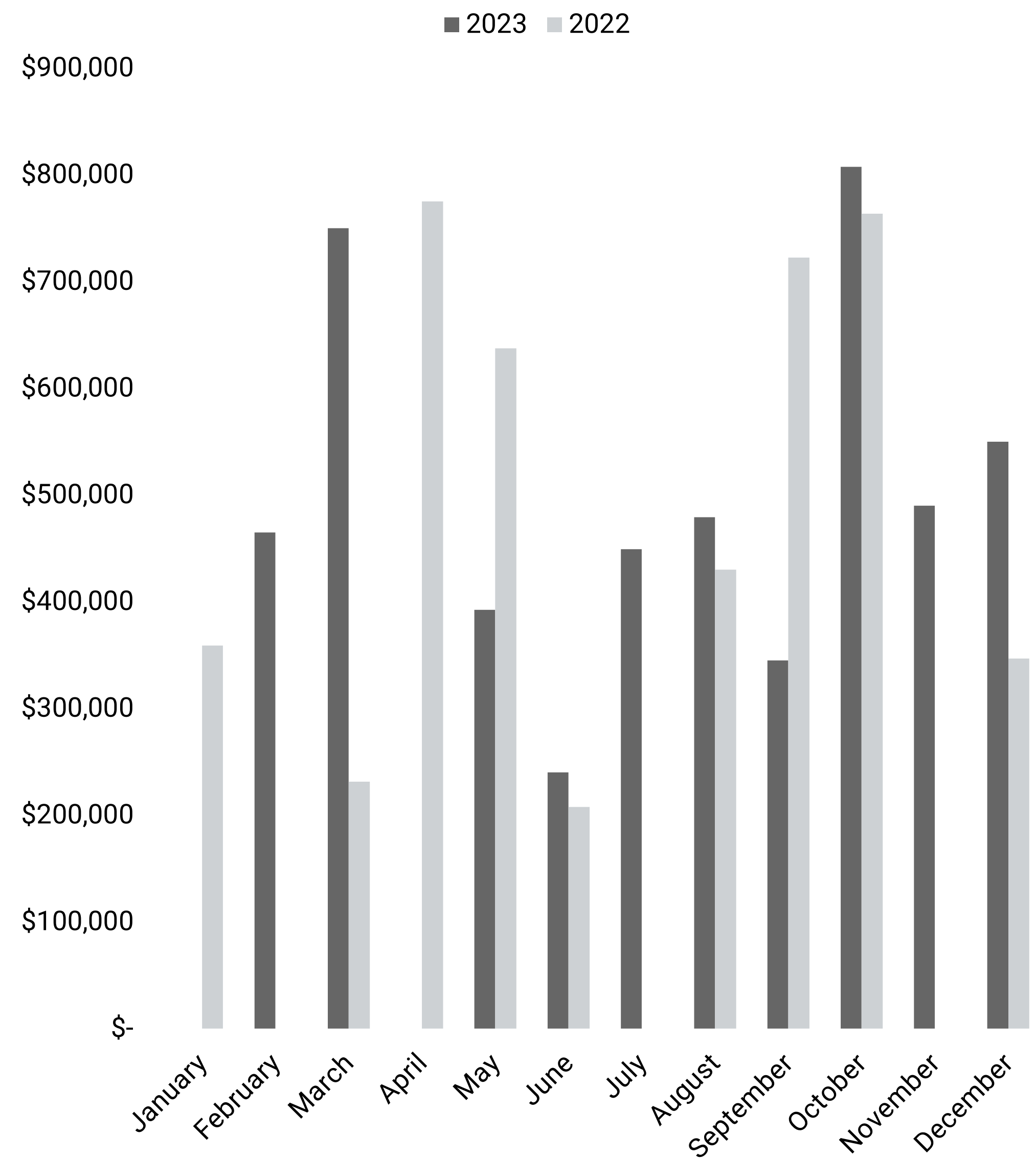


# San Juan: Condominiums Only

## Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for condominiums only. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2023	2022	% chg.
January	\$ -	\$ 358,750	-100.00%
February	\$ 465,000	\$ -	0.00%
March	\$ 750,000	\$ 231,250	224.32%
April	\$ -	\$ 775,025	-100.00%
May	\$ 392,500	\$ 637,500	-38.43%
June	\$ 240,000	\$ 207,500	15.66%
July	\$ 449,000	\$ -	0.00%
August	\$ 479,000	\$ 430,000	11.40%
September	\$ 345,000	\$ 722,500	-52.25%
October	\$ 807,500	\$ 763,500	5.76%
November	\$ 490,000	\$ -	0.00%
December	\$ 550,000	\$ 346,750	58.62%
<b>Total</b>	<b>\$ 472,000</b>	<b>\$ 434,500</b>	
<b>% chg.</b>			<b>8.63%</b>



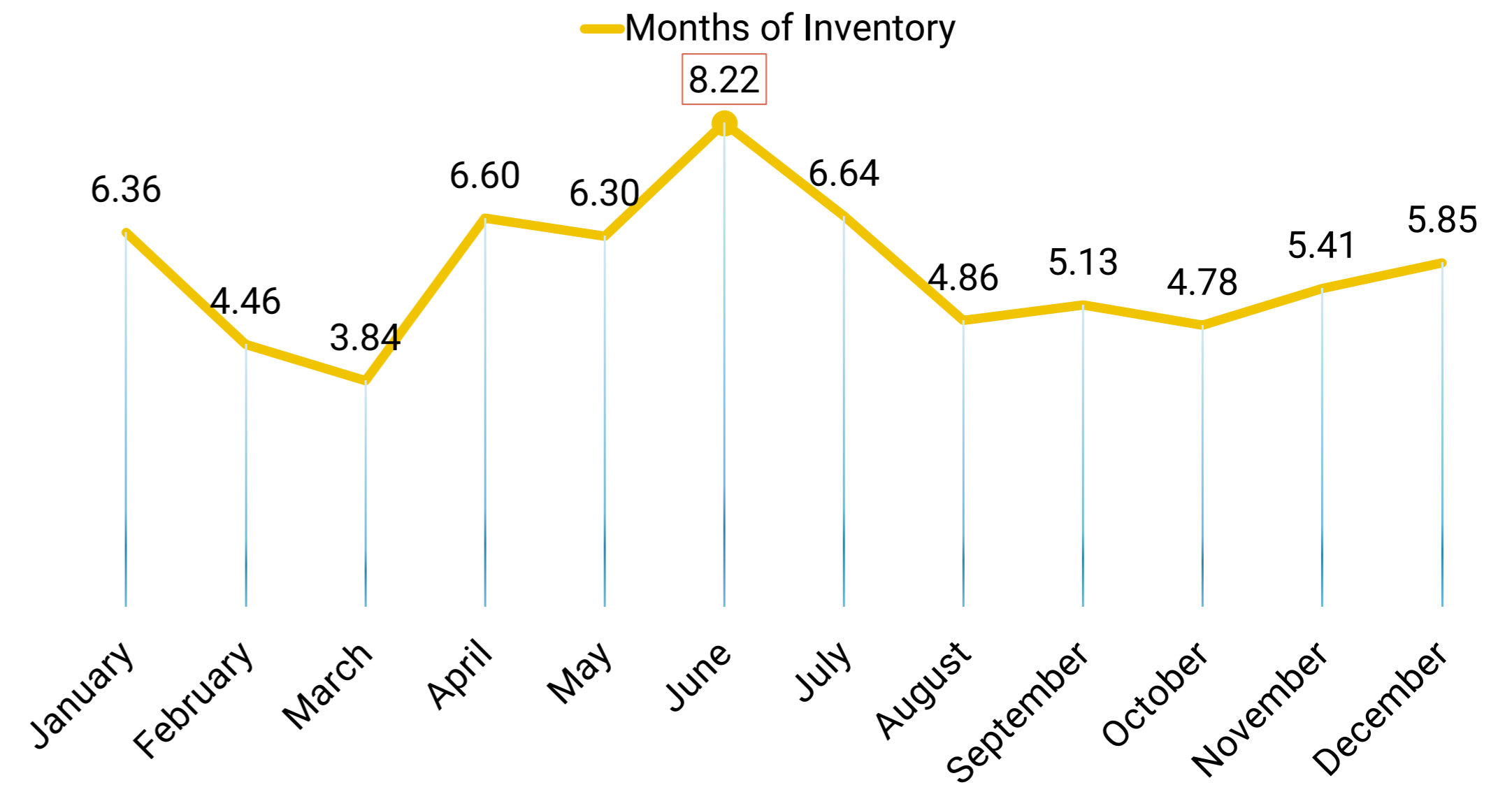
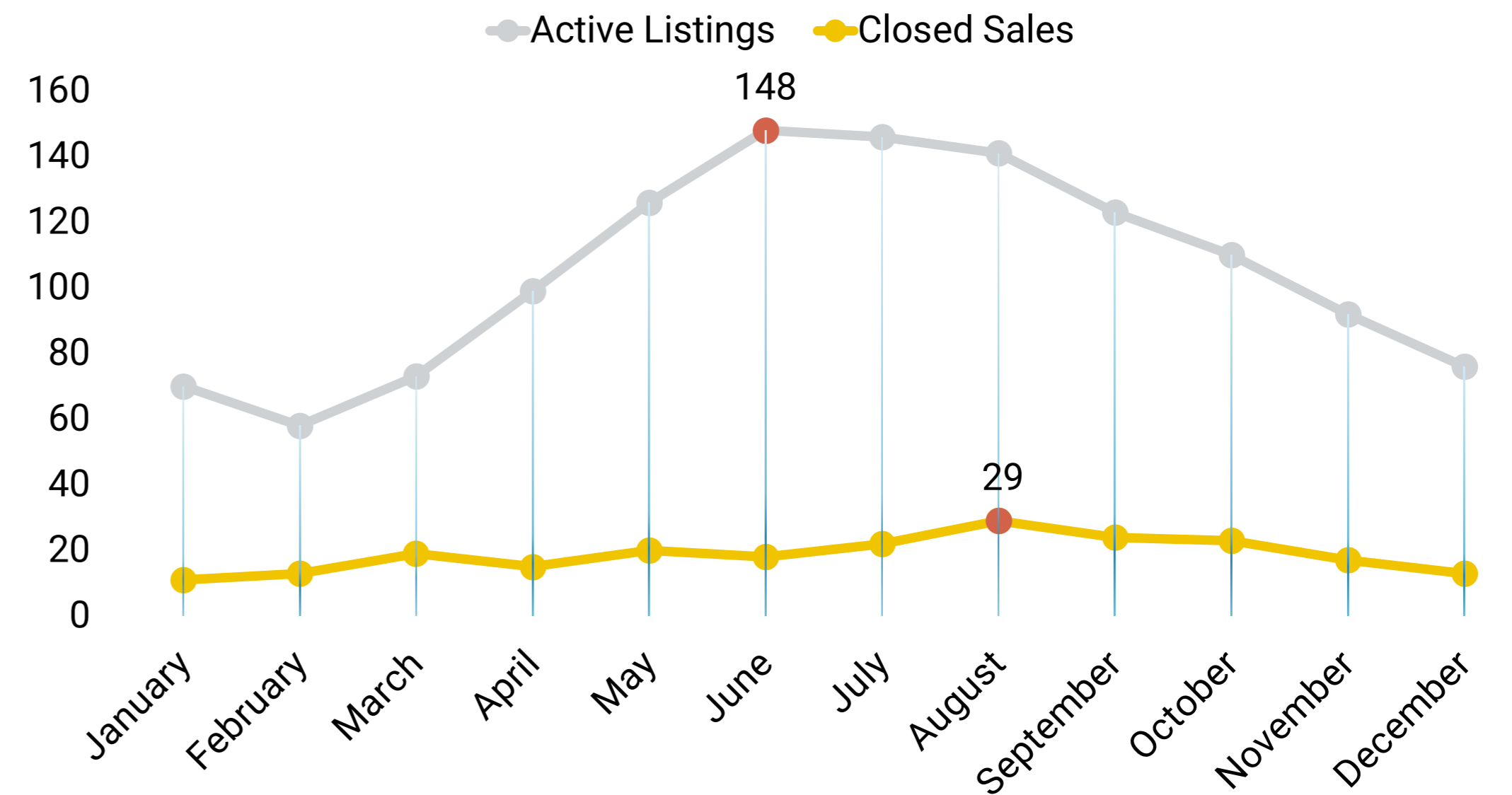
# San Juan: Residential Homes and Condominiums

## Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for residential homes & condominiums.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	70	11	6.36
February	58	13	4.46
March	73	19	3.84
April	99	15	6.60
May	126	20	6.30
June	148	18	8.22
July	146	22	6.64
August	141	29	4.86
September	123	24	5.13
October	110	23	4.78
November	92	17	5.41
December	76	13	5.85



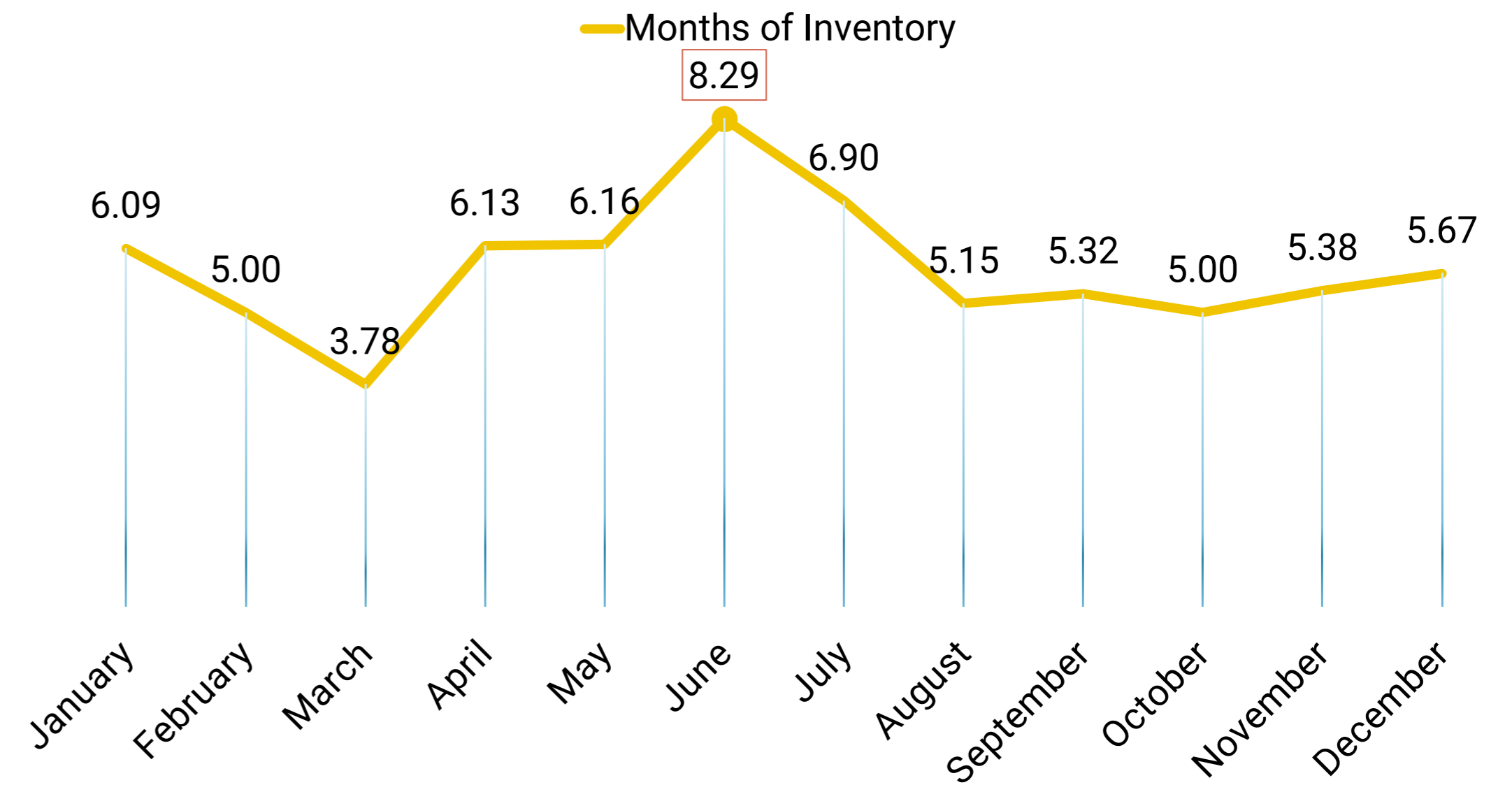
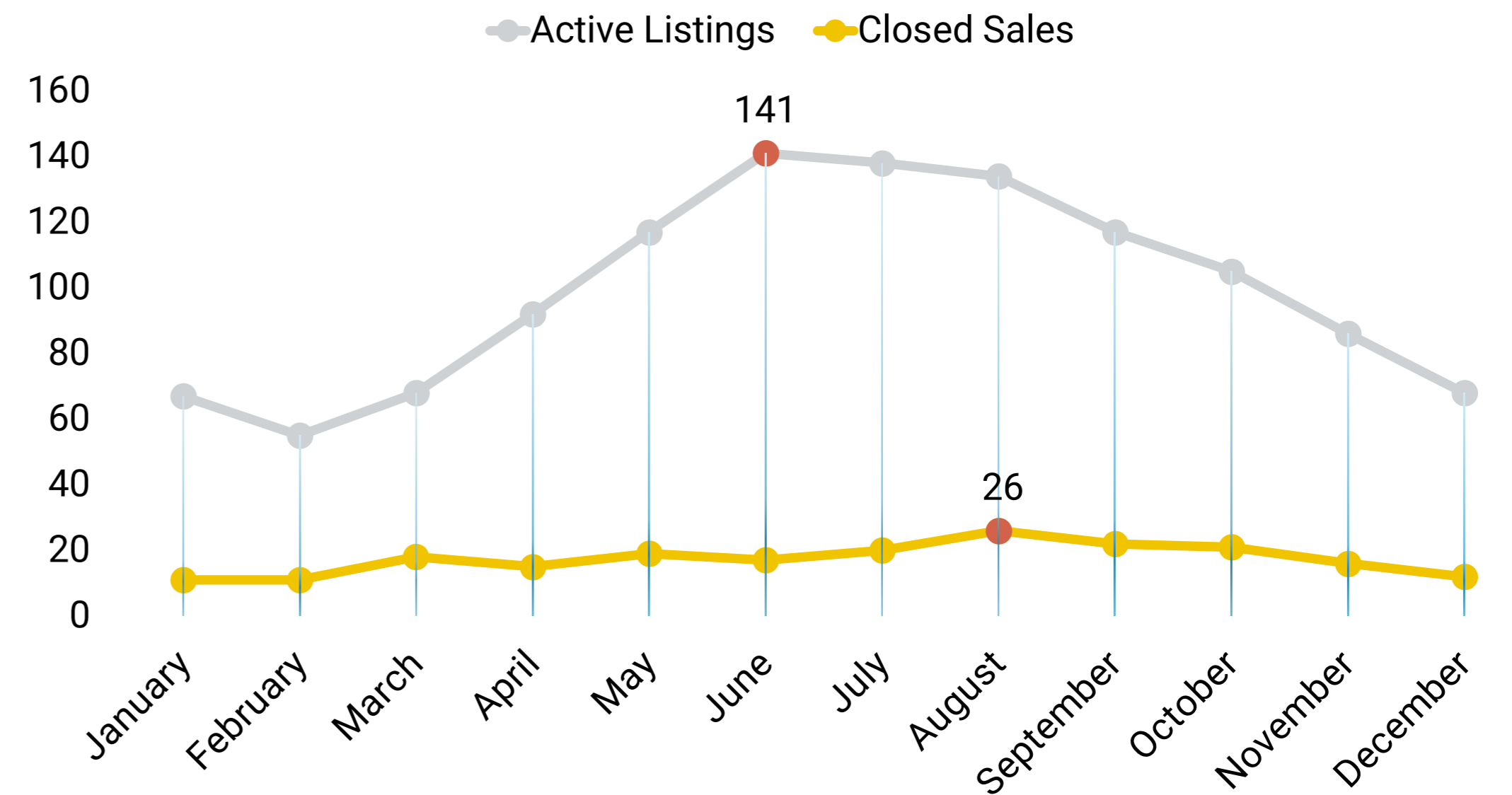
# San Juan: Residential Homes Only

## Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for residential homes only.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	67	11	6.09
February	55	11	5.00
March	68	18	3.78
April	92	15	6.13
May	117	19	6.16
June	141	17	8.29
July	138	20	6.90
August	134	26	5.15
September	117	22	5.32
October	105	21	5.00
November	86	16	5.38
December	68	12	5.67



# San Juan: Condominiums Only

## Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for condominiums only.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	3	0	0.00
February	3	2	1.50
March	5	1	5.00
April	7	0	0.00
May	9	1	9.00
June	7	1	7.00
July	8	2	4.00
August	7	3	2.33
September	6	2	3.00
October	5	2	2.50
November	6	1	6.00
December	8	1	8.00

