



Powering the Region's Real Estate Industry

NORTHWEST
MULTIPLE LISTING SERVICE®

2024

San Juan
Annual Statistical
Review and Highlights

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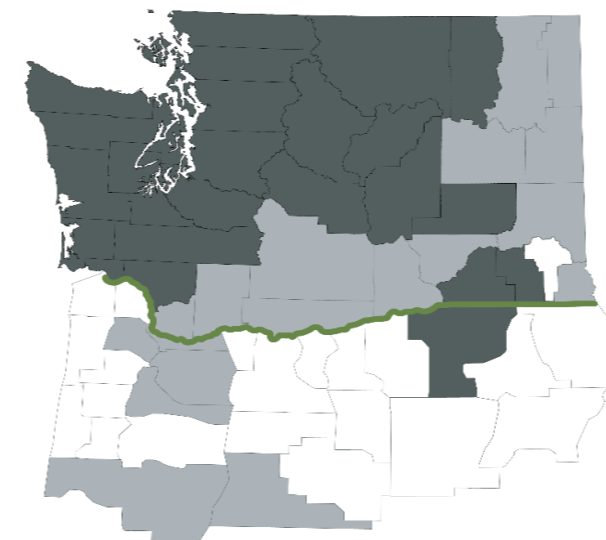
Member Offices

2,494



Total Members/Subscribers

32,035



Counties

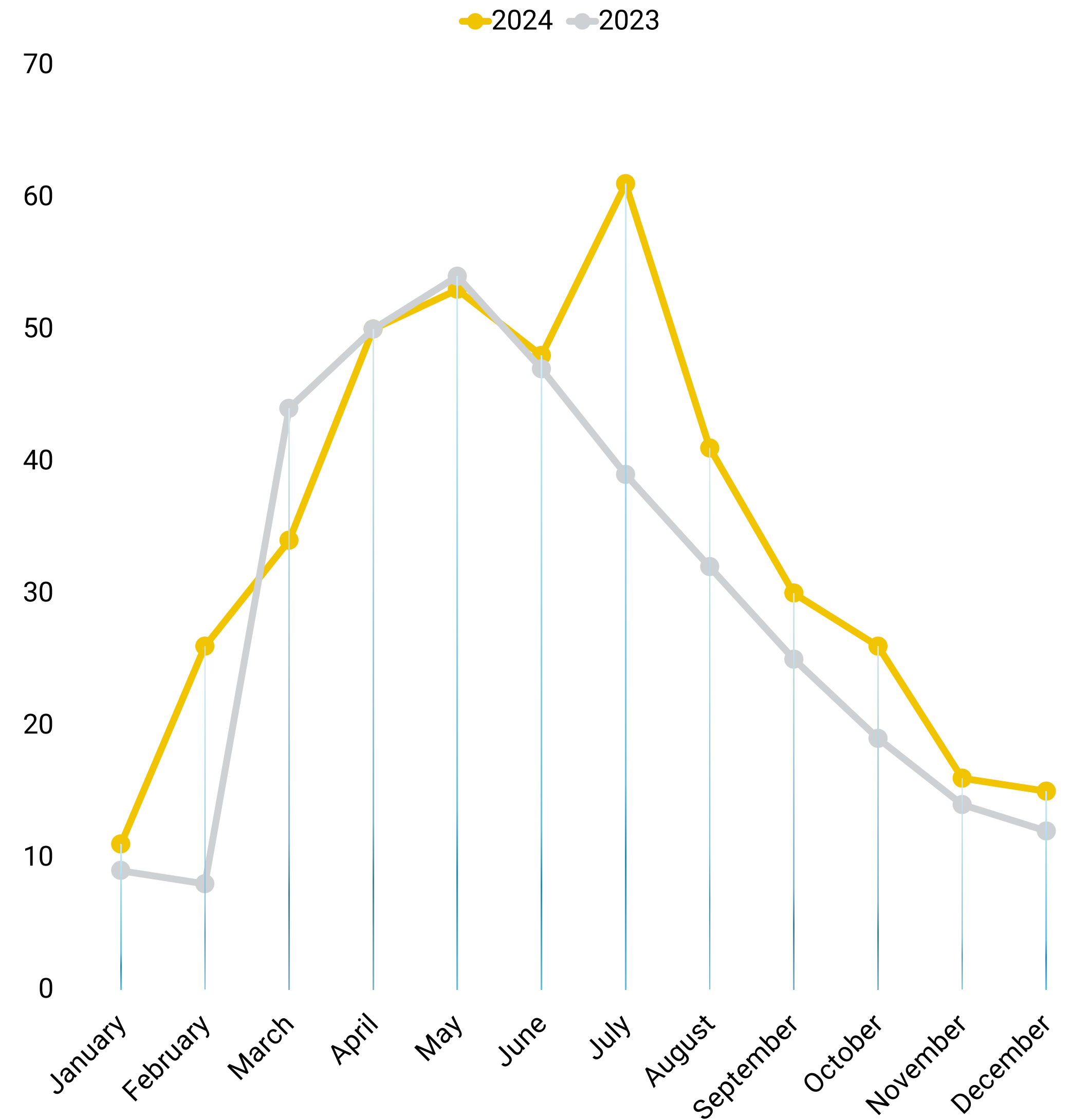
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San Juan: Residential Homes and Condominiums

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).

	2024	2023	% chg.
January	11	9	22.22%
February	26	8	225.00%
March	34	44	-22.73%
April	50	50	0.00%
May	53	54	-1.85%
June	48	47	2.13%
July	61	39	56.41%
August	41	32	28.13%
September	30	25	20.00%
October	26	19	36.84%
November	16	14	14.29%
December	15	12	25.00%
Total	411	353	
% chg.			16.43%

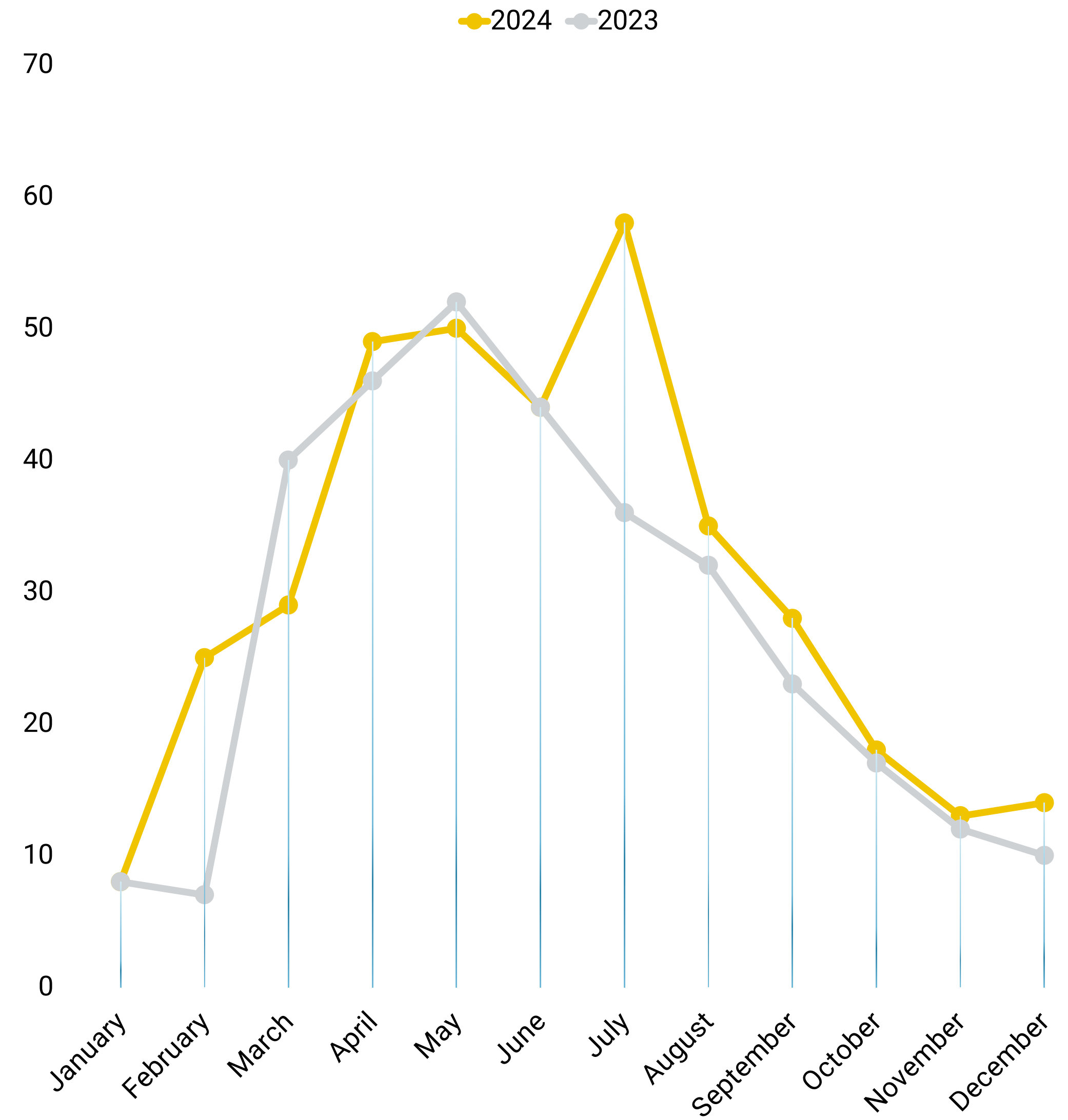


San Juan: Residential Homes Only

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).

	2024	2023	% chg.
January	8	8	0.00%
February	25	7	257.14%
March	29	40	-27.50%
April	49	46	6.52%
May	50	52	-3.85%
June	44	44	0.00%
July	58	36	61.11%
August	35	32	9.38%
September	28	23	21.74%
October	18	17	5.88%
November	13	12	8.33%
December	14	10	40.00%
Total	371	327	
% chg.			13.46%

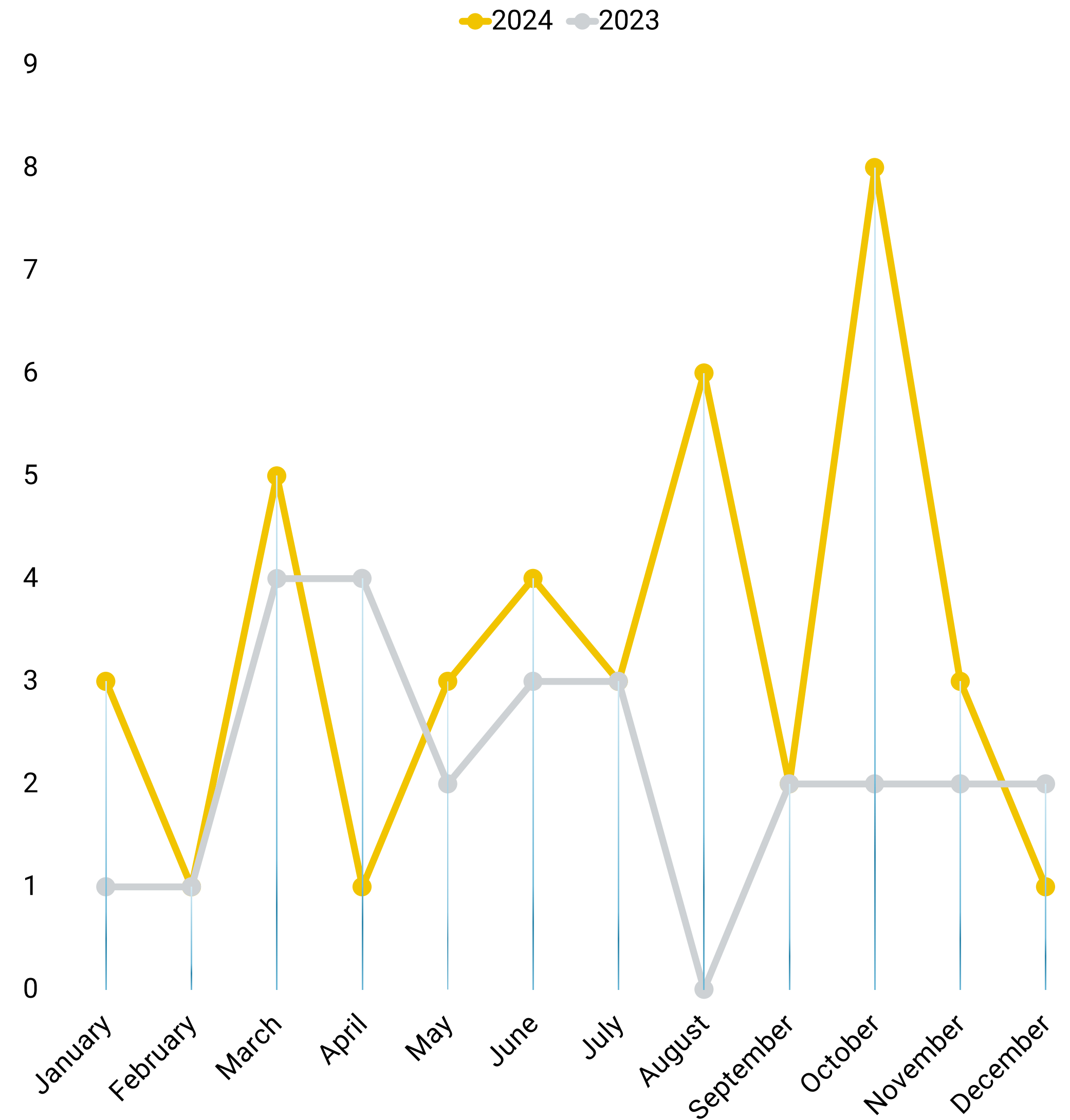


San Juan: Condominiums Only

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).

	2024	2023	% chg.
January	3	1	200.00%
February	1	1	0.00%
March	5	4	25.00%
April	1	4	-75.00%
May	3	2	50.00%
June	4	3	33.33%
July	3	3	0.00%
August	6	0	0.00%
September	2	2	0.00%
October	8	2	300.00%
November	3	2	50.00%
December	1	2	-50.00%
Total	40	26	
% chg.			53.85%

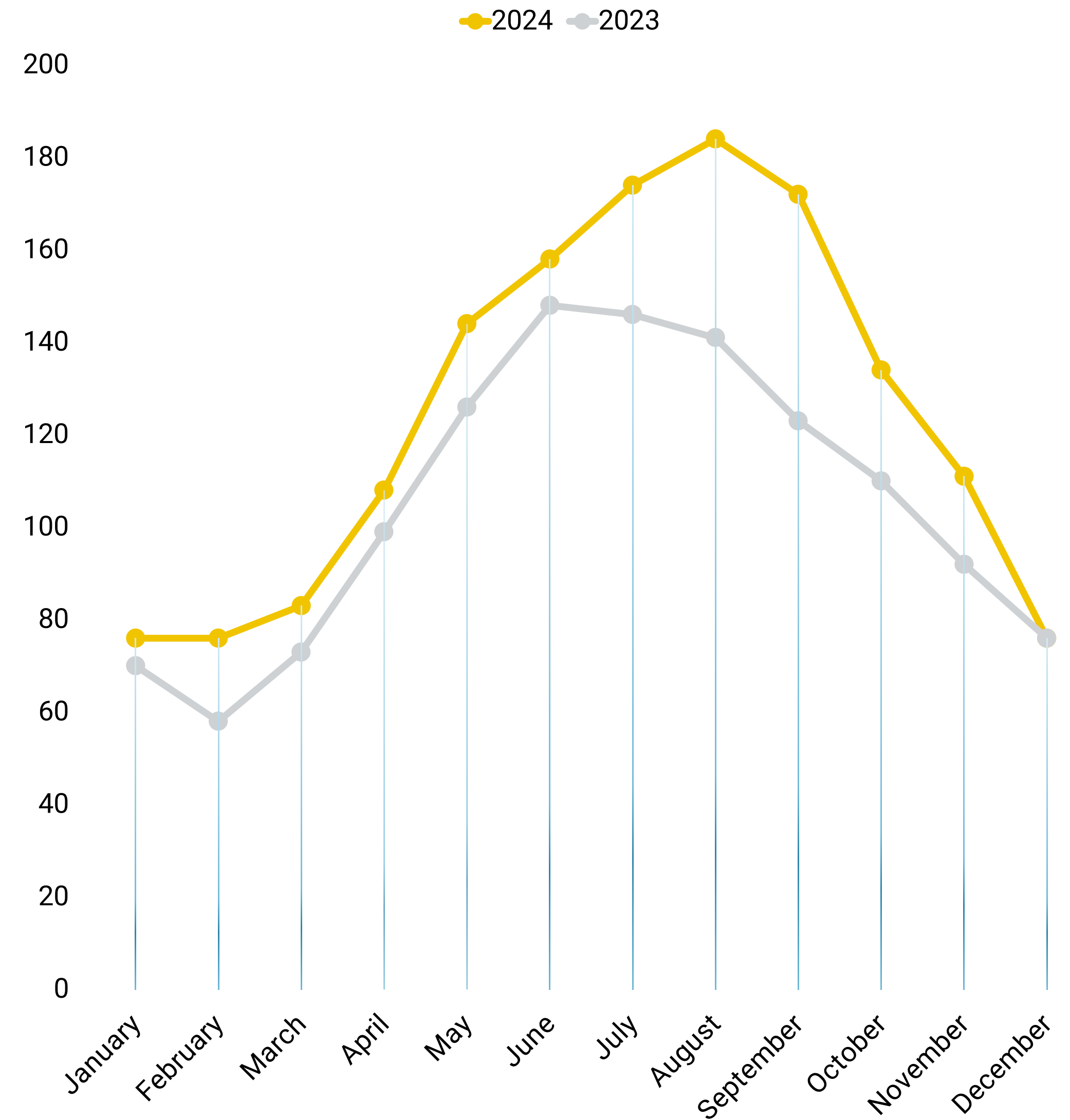


San Juan: Residential Homes and Condominiums

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.

	2024	2023	% chg.
January	76	70	8.57%
February	76	58	31.03%
March	83	73	13.70%
April	108	99	9.09%
May	144	126	14.29%
June	158	148	6.76%
July	174	146	19.18%
August	184	141	30.50%
September	172	123	39.84%
October	134	110	21.82%
November	111	92	20.65%
December	76	76	0.00%
Total	1,496	1,262	
% chg.			18.54%

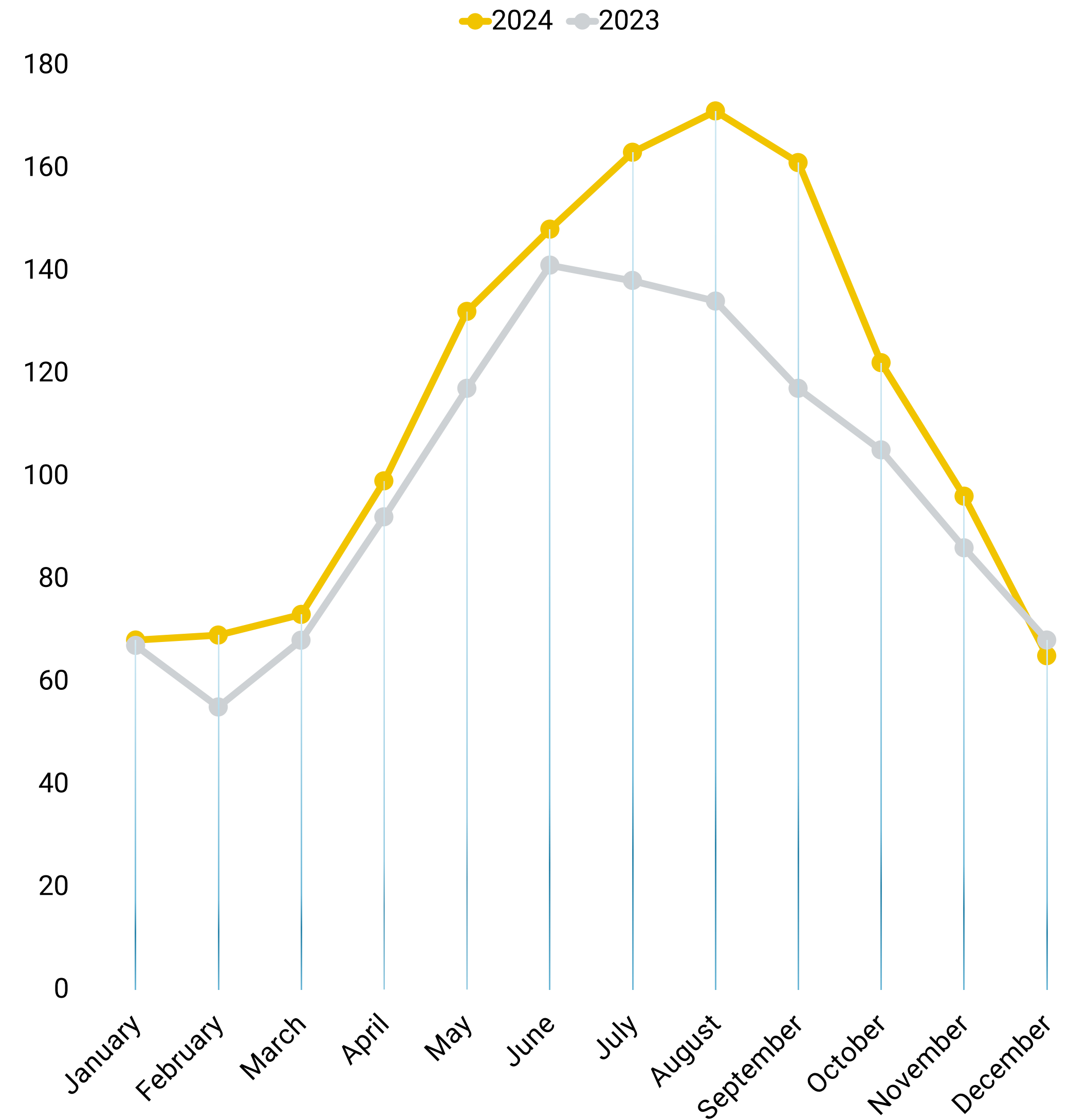


San Juan: Residential Homes Only

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.

	2024	2023	% chg.
January	68	67	1.49%
February	69	55	25.45%
March	73	68	7.35%
April	99	92	7.61%
May	132	117	12.82%
June	148	141	4.96%
July	163	138	18.12%
August	171	134	27.61%
September	161	117	37.61%
October	122	105	16.19%
November	96	86	11.63%
December	65	68	-4.41%
Total	1,367	1,188	
% chg.			15.07%

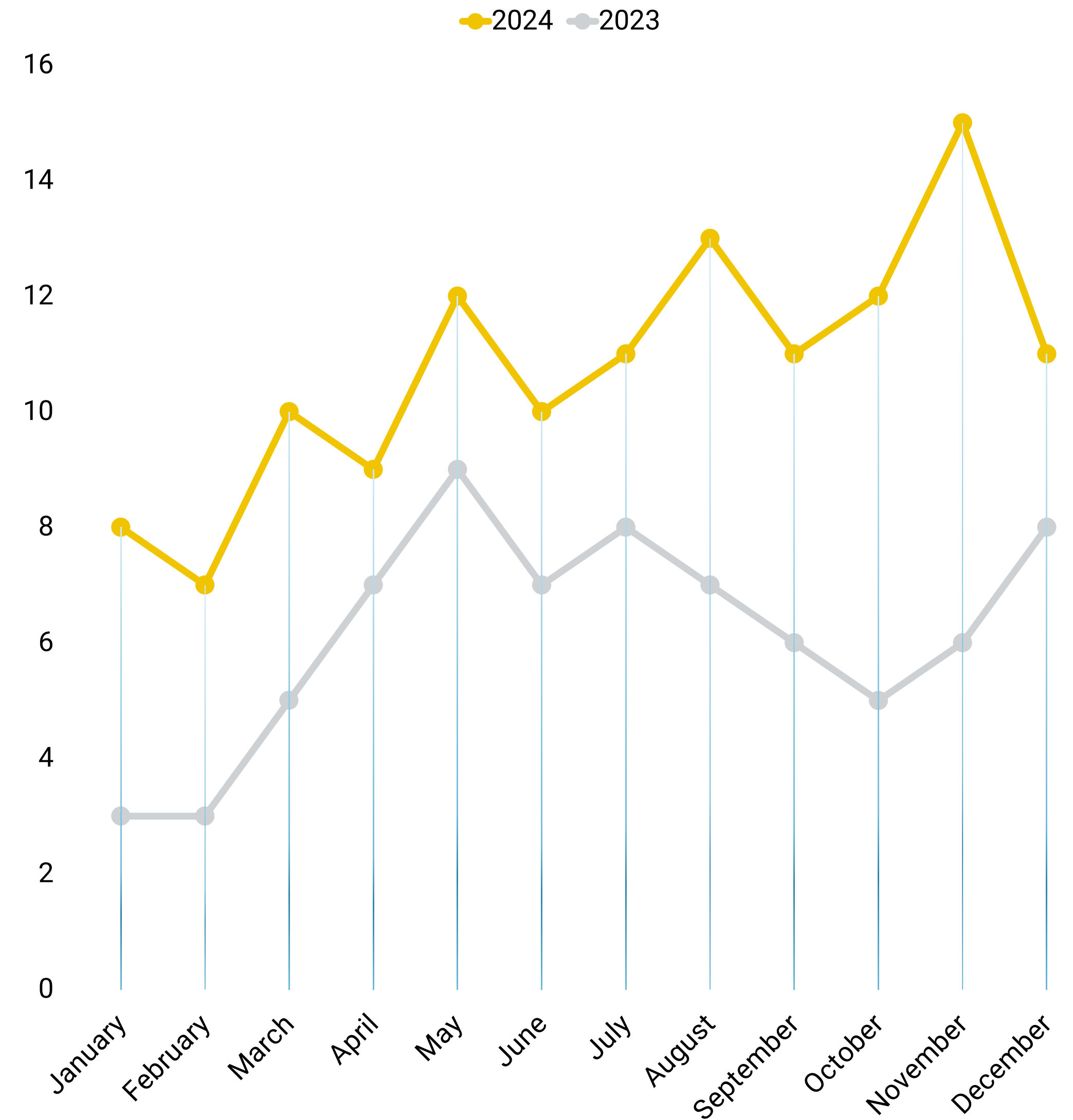


San Juan: Condominiums Only

Active Listings by Month

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

	2024	2023	% chg.
January	8	3	166.67%
February	7	3	133.33%
March	10	5	100.00%
April	9	7	28.57%
May	12	9	33.33%
June	10	7	42.86%
July	11	8	37.50%
August	13	7	85.71%
September	11	6	83.33%
October	12	5	140.00%
November	15	6	150.00%
December	11	8	37.50%
Total	129	74	
% chg.			74.32%



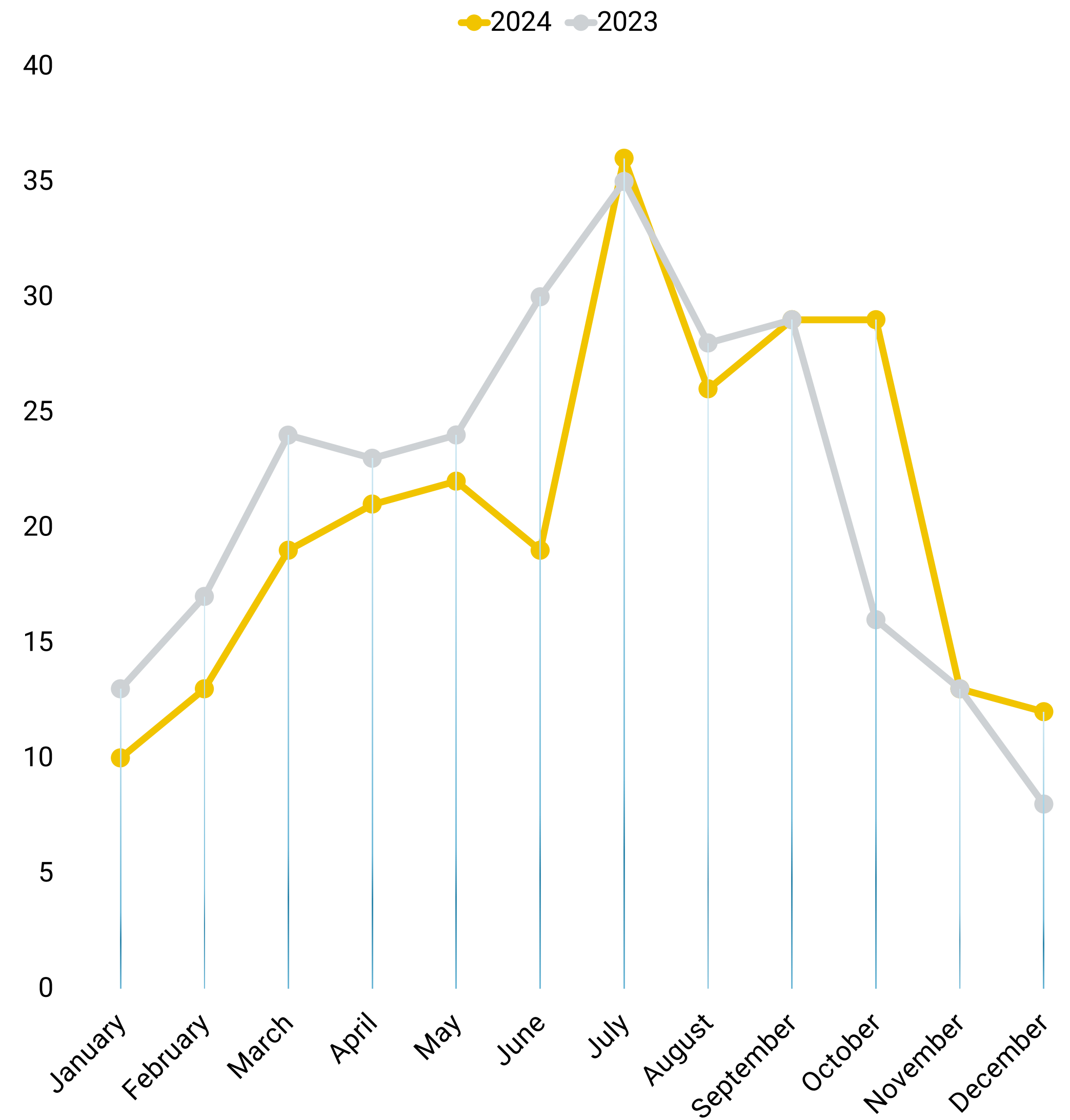
San Juan: Residential Homes and Condominiums

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.

	2024	2023	% chg.
January	10	13	-23.08%
February	13	17	-23.53%
March	19	24	-20.83%
April	21	23	-8.70%
May	22	24	-8.33%
June	19	30	-36.67%
July	36	35	2.86%
August	26	28	-7.14%
September	29	29	0.00%
October	29	16	81.25%
November	13	13	0.00%
December	12	8	50.00%
Total	249	260	
% chg.	-4.23%		



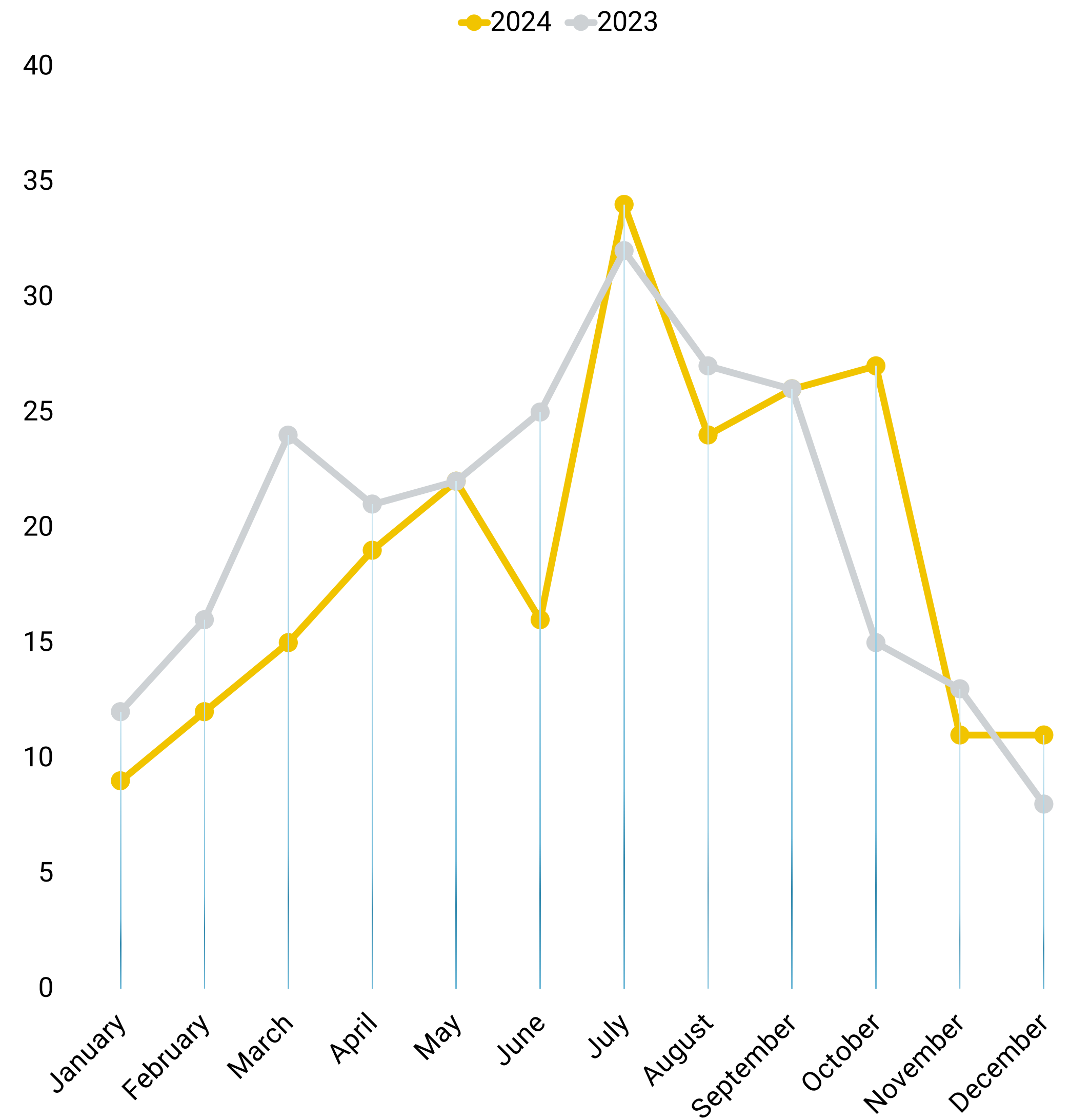
San Juan: Residential Homes Only

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.

	2024	2023	% chg.
January	9	12	-25.00%
February	12	16	-25.00%
March	15	24	-37.50%
April	19	21	-9.52%
May	22	22	0.00%
June	16	25	-36.00%
July	34	32	6.25%
August	24	27	-11.11%
September	26	26	0.00%
October	27	15	80.00%
November	11	13	-15.38%
December	11	8	37.50%
Total	226	241	
% chg.			-6.22%



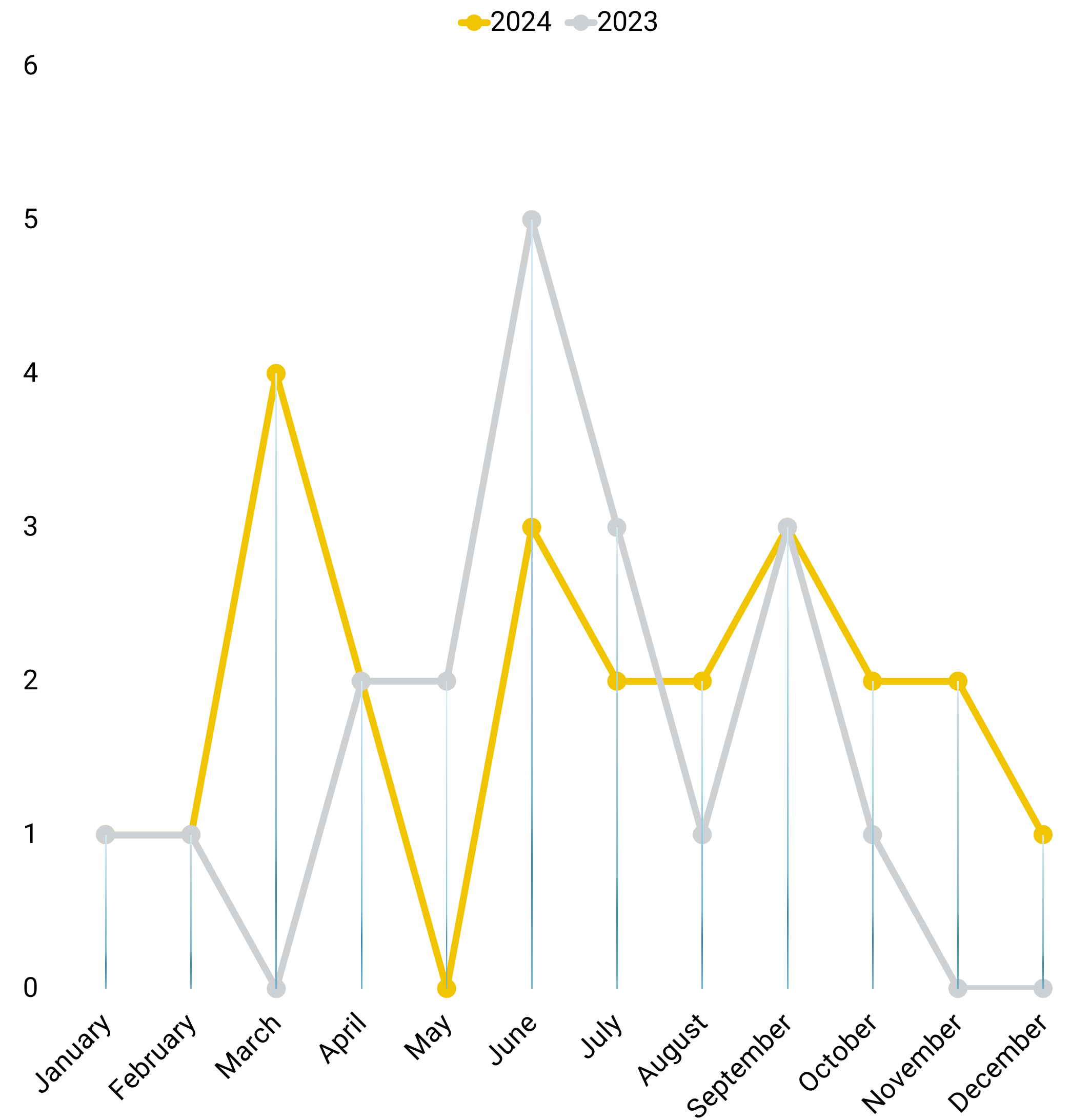
San Juan: Condominiums Only

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.

	2024	2023	% chg.
January	1	1	0.00%
February	1	1	0.00%
March	4	0	0.00%
April	2	2	0.00%
May	0	2	-100.00%
June	3	5	-40.00%
July	2	3	-33.33%
August	2	1	100.00%
September	3	3	0.00%
October	2	1	100.00%
November	2	0	0.00%
December	1	0	0.00%
Total	23	19	
% chg.			21.05%

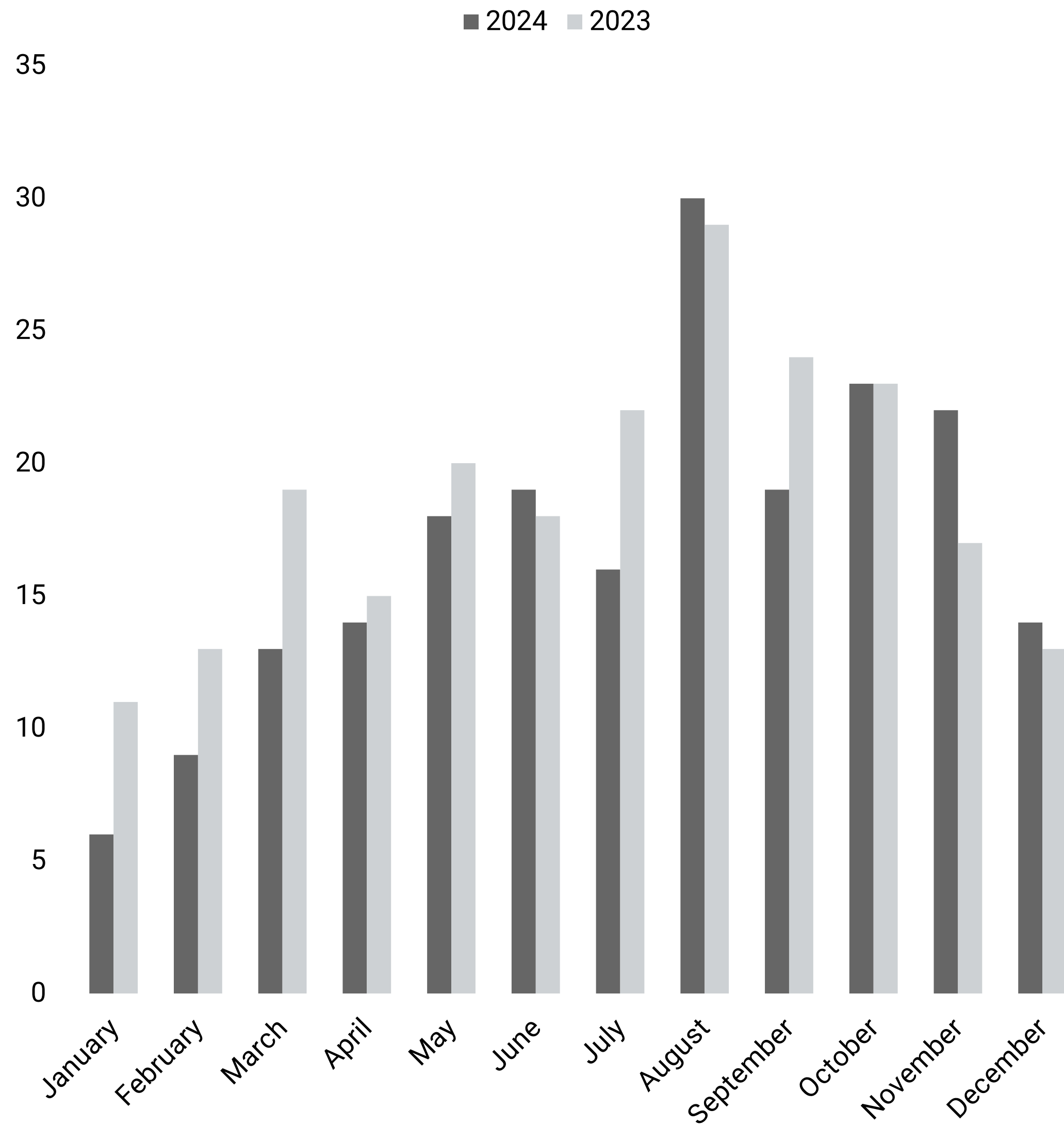


San Juan: Residential Homes and Condominiums

Closed Sales by Month

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

	2024	2023	% chg.
January	6	11	-45.45%
February	9	13	-30.77%
March	13	19	-31.58%
April	14	15	-6.67%
May	18	20	-10.00%
June	19	18	5.56%
July	16	22	-27.27%
August	30	29	3.45%
September	19	24	-20.83%
October	23	23	0.00%
November	22	17	29.41%
December	14	13	7.69%
Total	203	224	
% chg.			-9.38%

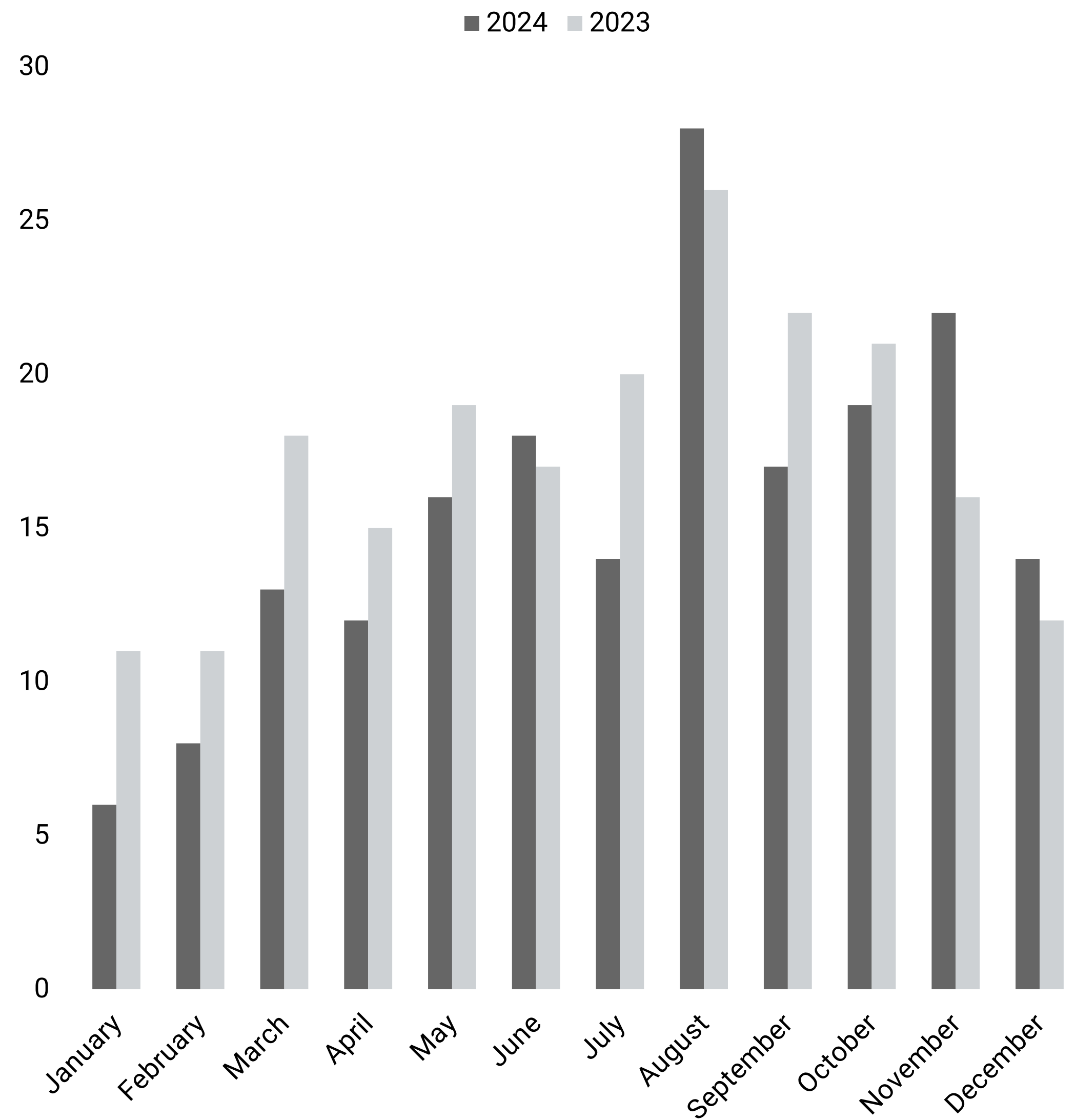


San Juan: Residential Homes Only

Closed Sales by Month

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

	2024	2023	% chg.
January	6	11	-45.45%
February	8	11	-27.27%
March	13	18	-27.78%
April	12	15	-20.00%
May	16	19	-15.79%
June	18	17	5.88%
July	14	20	-30.00%
August	28	26	7.69%
September	17	22	-22.73%
October	19	21	-9.52%
November	22	16	37.50%
December	14	12	16.67%
Total	187	208	
% chg.			-10.10%

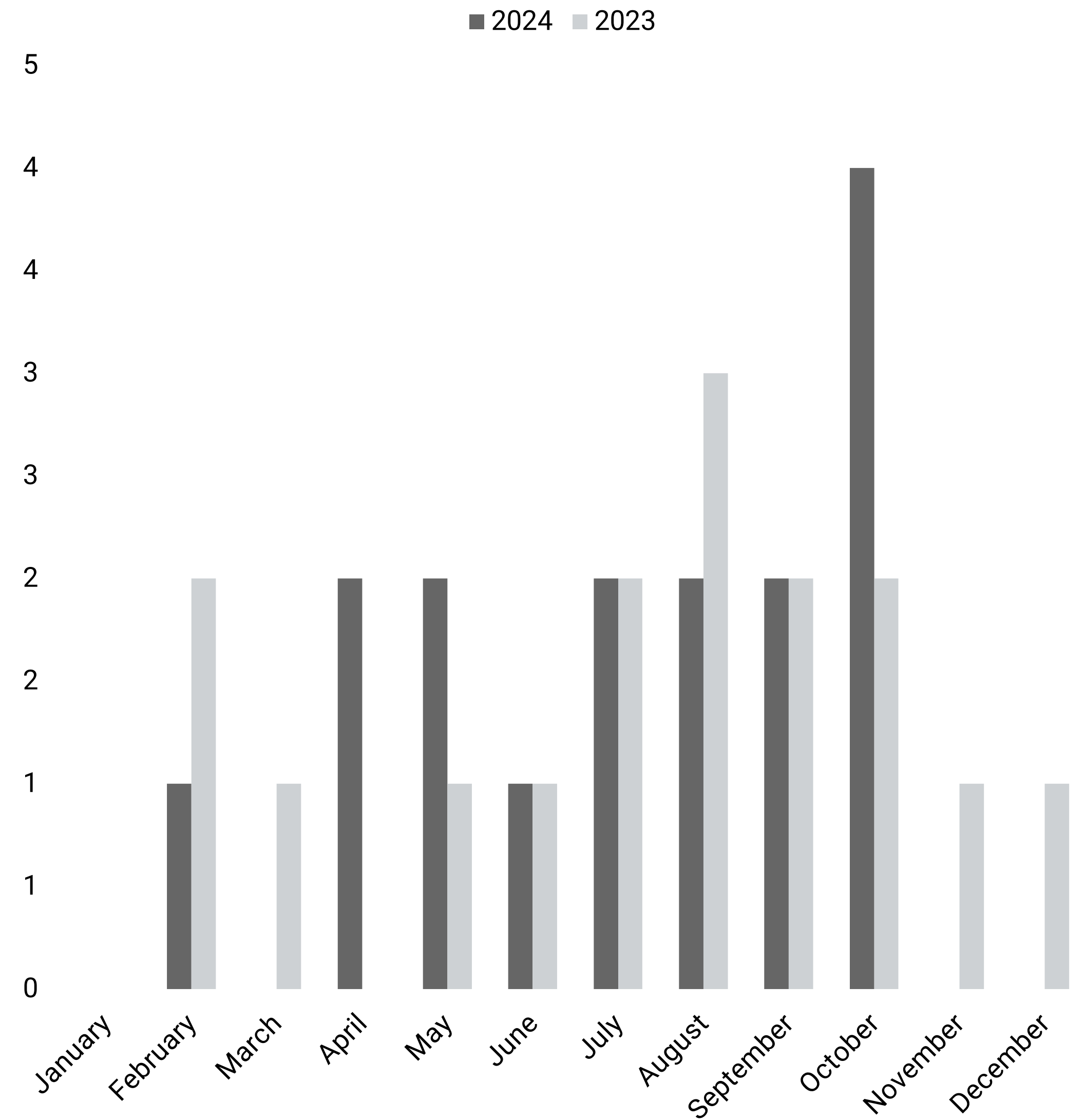


San Juan: Condominiums Only

Closed Sales by Month

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

	2024	2023	% chg.
January	0	0	0.00%
February	1	2	-50.00%
March	0	1	-100.00%
April	2	0	0.00%
May	2	1	100.00%
June	1	1	0.00%
July	2	2	0.00%
August	2	3	-33.33%
September	2	2	0.00%
October	4	2	100.00%
November	0	1	-100.00%
December	0	1	-100.00%
Total	16	16	
% chg.			0.00%

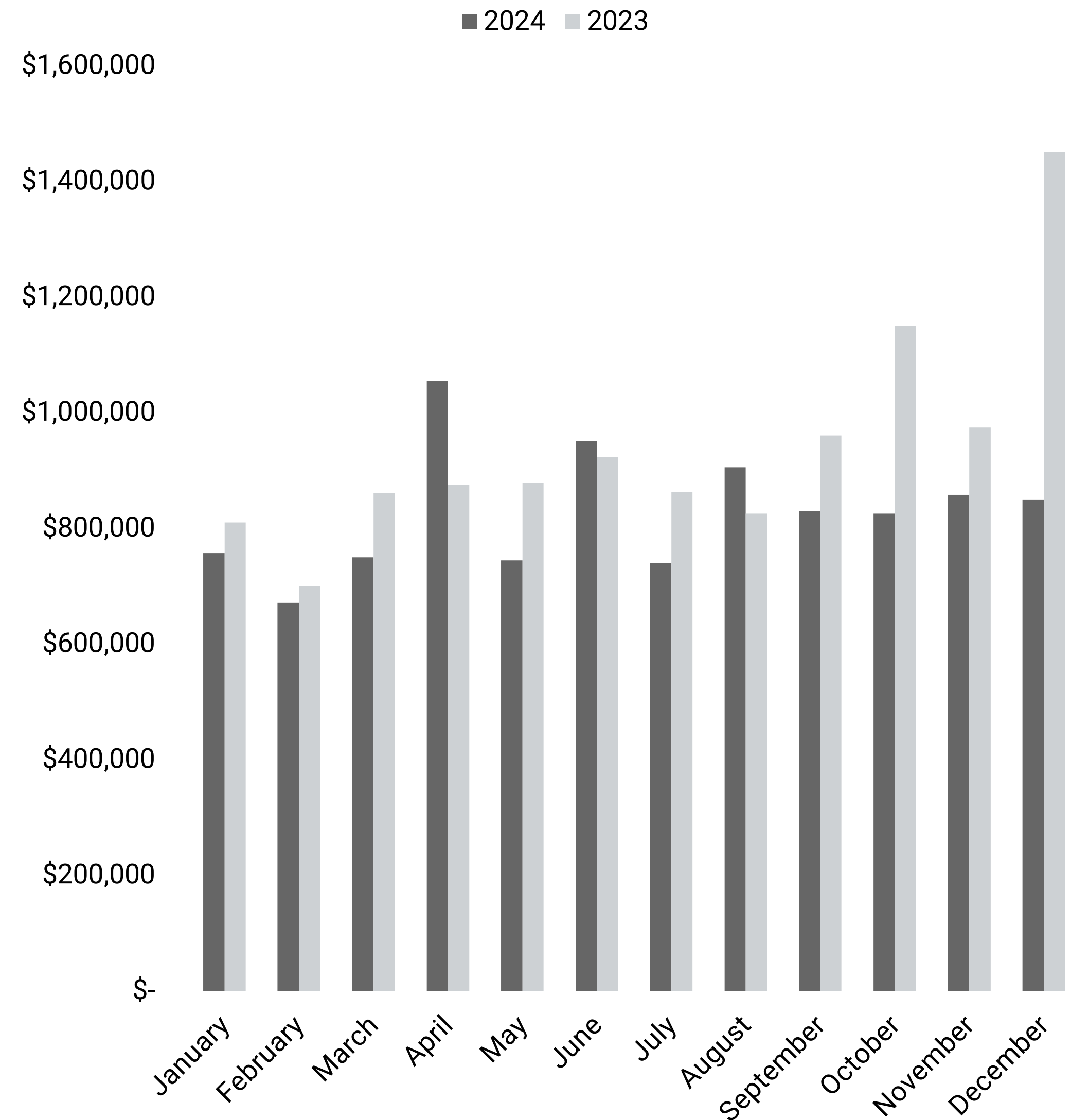


San Juan: Residential Homes and Condominiums

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.

	2024	2023	% chg.
January	\$ 757,000	\$ 810,000	-6.54%
February	\$ 671,000	\$ 700,000	-4.14%
March	\$ 750,000	\$ 860,000	-12.79%
April	\$ 1,055,000	\$ 875,000	20.57%
May	\$ 744,500	\$ 878,000	-15.21%
June	\$ 950,000	\$ 923,000	2.93%
July	\$ 740,000	\$ 862,500	-14.20%
August	\$ 905,000	\$ 825,000	9.70%
September	\$ 829,000	\$ 960,000	-13.65%
October	\$ 825,000	\$ 1,150,000	-28.26%
November	\$ 857,500	\$ 975,000	-12.05%
December	\$ 849,500	\$ 1,450,000	-41.41%
Total	\$ 850,000	\$ 892,500	
% chg.			-4.76%

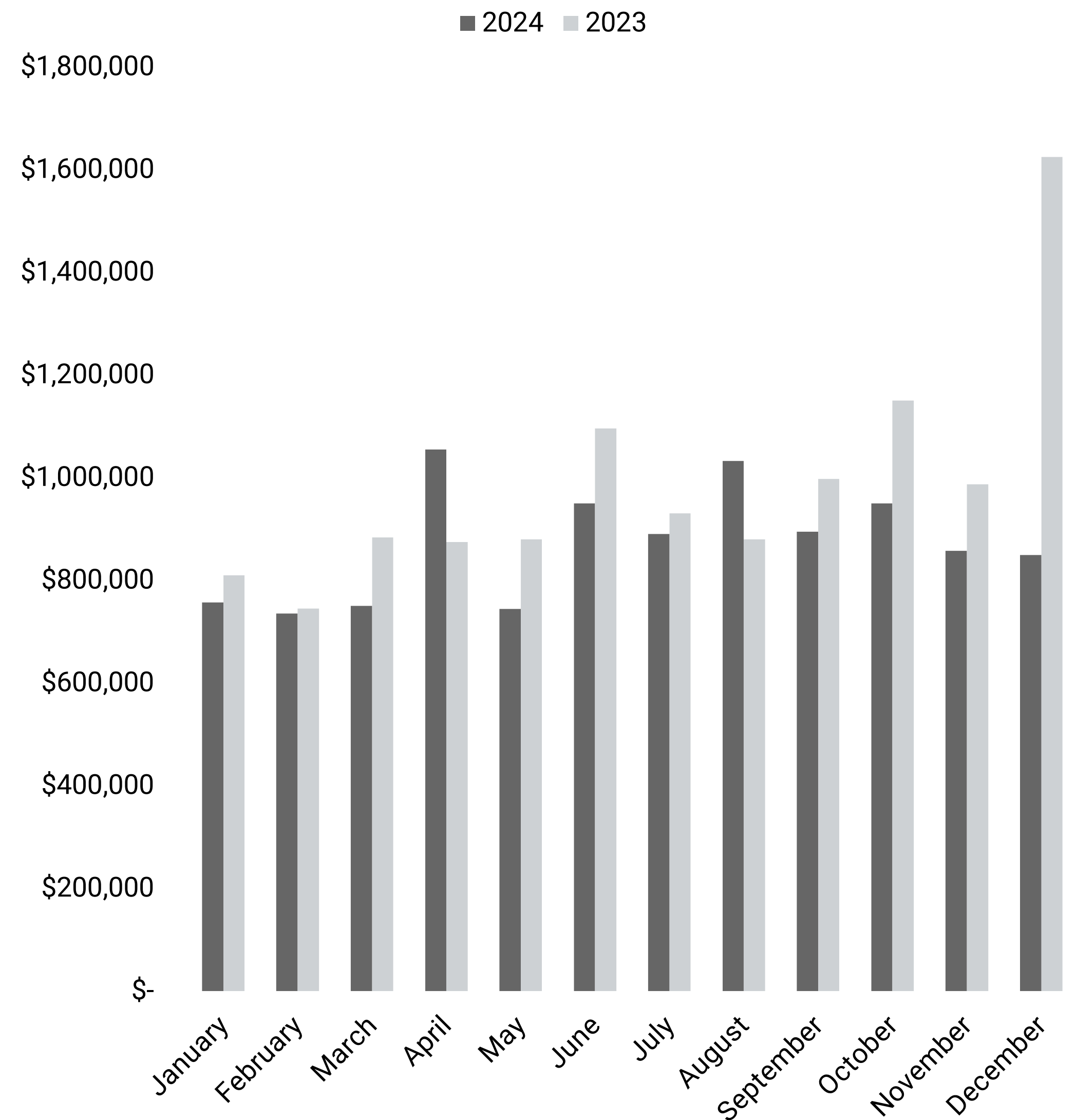


San Juan: Residential Homes Only

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.

	2024	2023	% chg.
January	\$ 757,000	\$ 810,000	-6.54%
February	\$ 735,500	\$ 745,000	-1.28%
March	\$ 750,000	\$ 883,800	-15.14%
April	\$ 1,055,000	\$ 875,000	20.57%
May	\$ 744,500	\$ 880,000	-15.40%
June	\$ 950,000	\$ 1,096,000	-13.32%
July	\$ 890,000	\$ 930,500	-4.35%
August	\$ 1,032,499	\$ 880,000	17.33%
September	\$ 895,000	\$ 997,500	-10.28%
October	\$ 950,000	\$ 1,150,000	-17.39%
November	\$ 857,500	\$ 987,500	-13.16%
December	\$ 849,500	\$ 1,625,000	-47.72%
Total	\$ 895,000	\$ 927,500	
% chg.			-3.50%

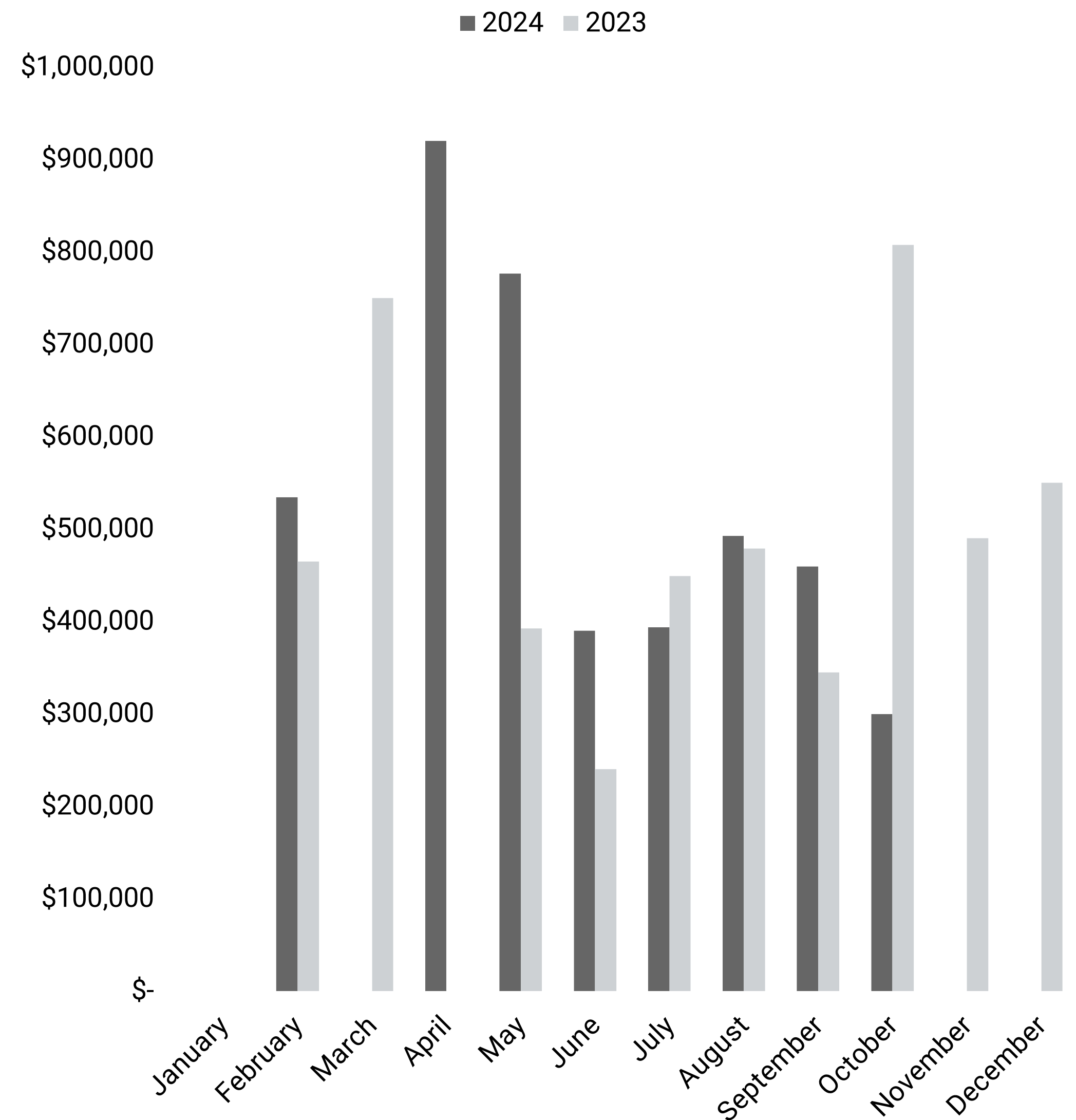


San Juan: Condominiums Only

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.

	2024		2023	% chg.
January	\$ -	\$ -	\$ -	0.00%
February	\$ 534,500	\$ 465,000	\$ 465,000	14.95%
March	\$ -	\$ 750,000	\$ 750,000	-100.00%
April	\$ 920,000	\$ -	\$ -	0.00%
May	\$ 776,500	\$ 392,500	\$ 392,500	97.83%
June	\$ 390,000	\$ 240,000	\$ 240,000	62.50%
July	\$ 393,750	\$ 449,000	\$ 449,000	-12.31%
August	\$ 492,500	\$ 479,000	\$ 479,000	2.82%
September	\$ 459,500	\$ 345,000	\$ 345,000	33.19%
October	\$ 299,750	\$ 807,500	\$ 807,500	-62.88%
November	\$ -	\$ 490,000	\$ 490,000	-100.00%
December	\$ -	\$ 550,000	\$ 550,000	-100.00%
Total	\$ 422,500	\$ 472,000		
% chg.	-10.49%			



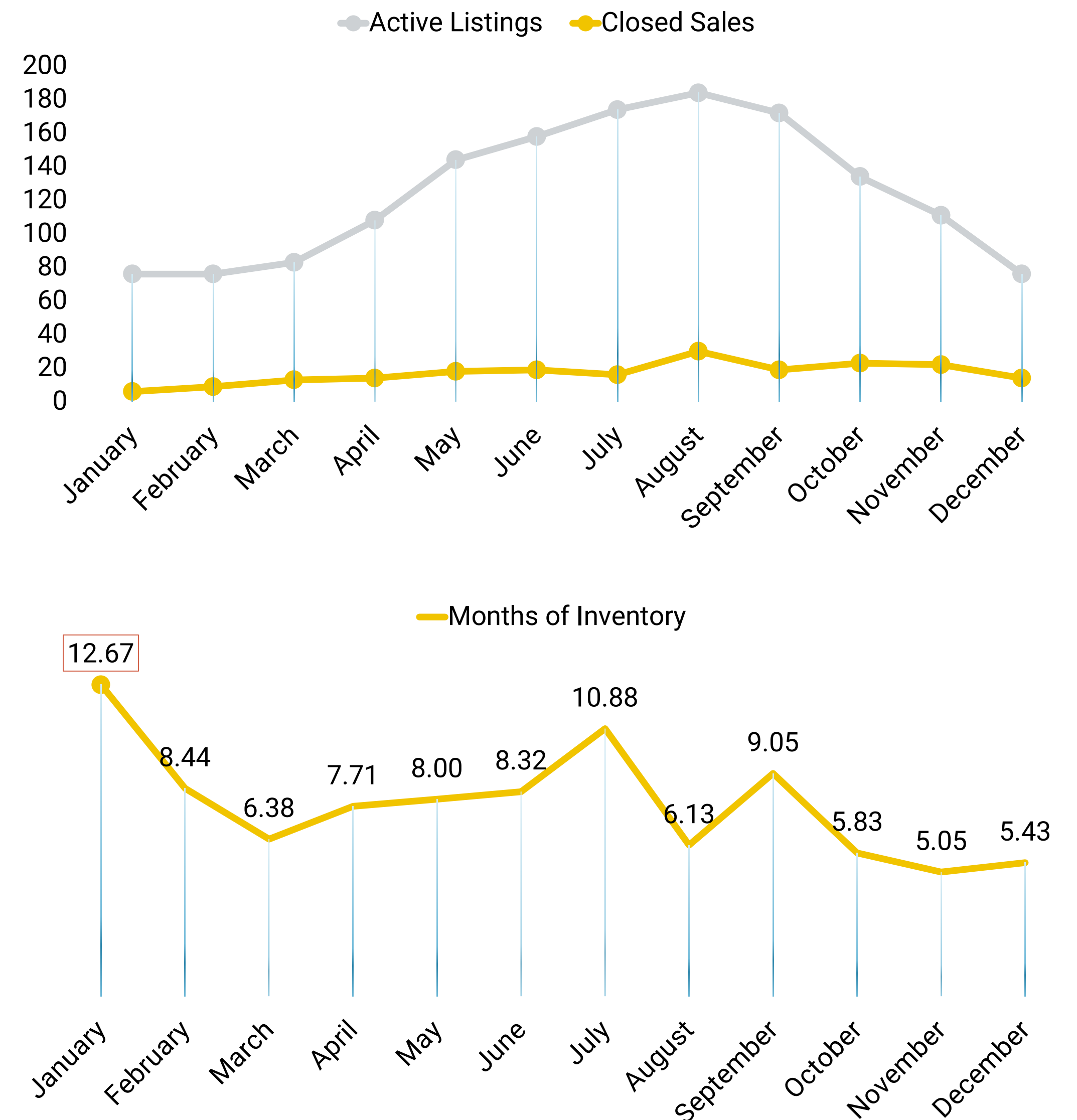
San Juan: Residential Homes and Condominiums

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	76	6	12.67
February	76	9	8.44
March	83	13	6.38
April	108	14	7.71
May	144	18	8.00
June	158	19	8.32
July	174	16	10.88
August	184	30	6.13
September	172	19	9.05
October	134	23	5.83
November	111	22	5.05
December	76	14	5.43



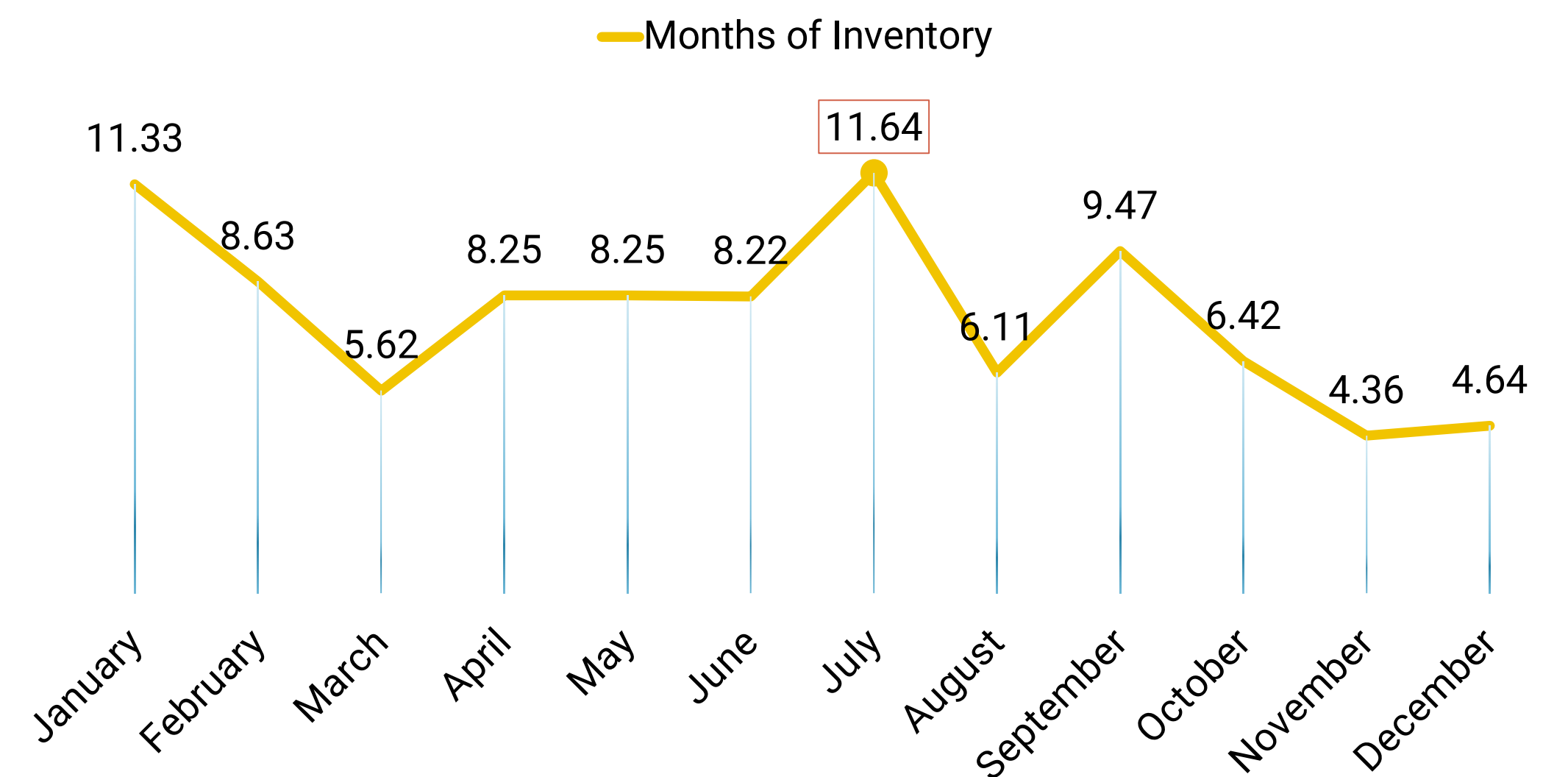
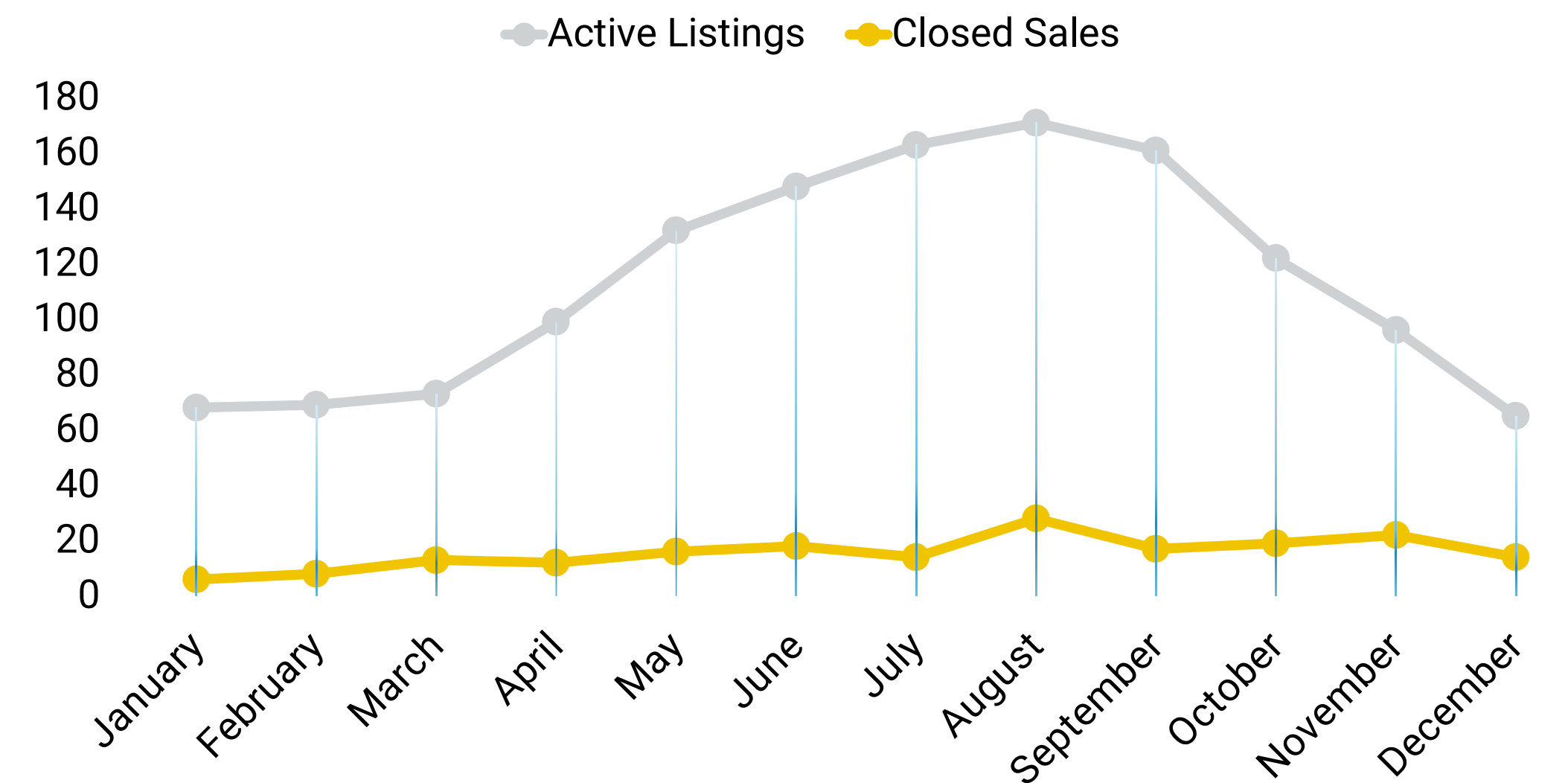
San Juan: Residential Homes Only

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	68	6	11.33
February	69	8	8.63
March	73	13	5.62
April	99	12	8.25
May	132	16	8.25
June	148	18	8.22
July	163	14	11.64
August	171	28	6.11
September	161	17	9.47
October	122	19	6.42
November	96	22	4.36
December	65	14	4.64



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	8	0	0.00
February	7	1	7.00
March	10	0	0.00
April	9	2	4.50
May	12	2	6.00
June	10	1	10.00
July	11	2	5.50
August	13	2	6.50
September	11	2	5.50
October	12	4	3.00
November	15	0	0.00
December	11	0	0.00

