



Powering the Region's Real Estate Industry

**NORTHWEST**  
MULTIPLE LISTING SERVICE®

2025

**San Juan**  
**Annual Statistical**  
**Review and Highlights**

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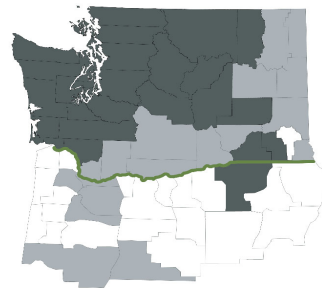
Member Offices

2,474



Total Members/Subscribers

31,632



Counties

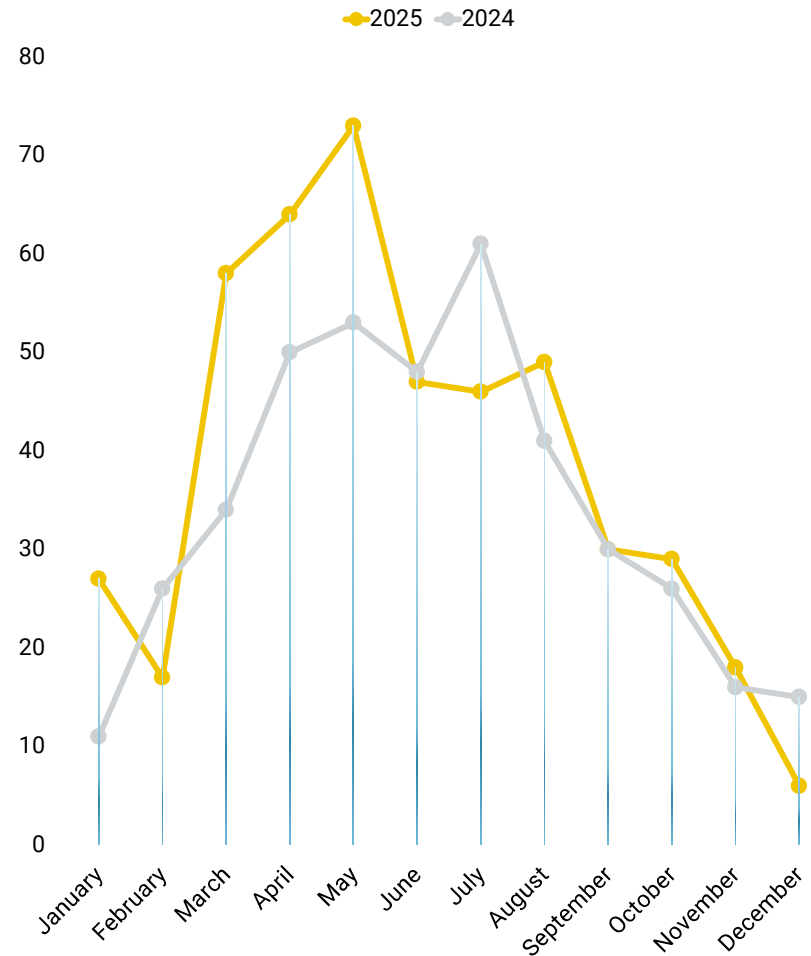
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# San Juan: Residential Homes and Condominiums

## 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).

	2025	2024	% chg.
January	27	11	145.45%
February	17	26	-34.62%
March	58	34	70.59%
April	64	50	28.00%
May	73	53	37.74%
June	47	48	-2.08%
July	46	61	-24.59%
August	49	41	19.51%
September	30	30	0.00%
October	29	26	11.54%
November	18	16	12.50%
December	6	15	-60.00%
<b>Total</b>	<b>464</b>	<b>411</b>	
<b>% chg.</b>	<b>12.90%</b>		

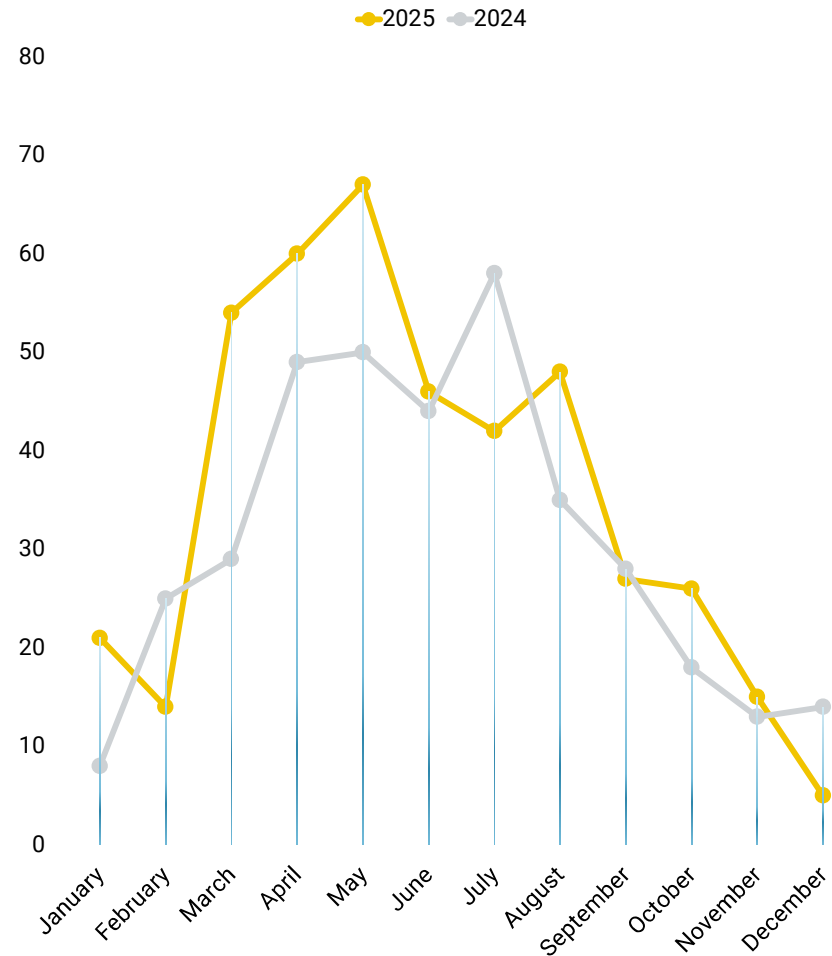


# San Juan: Residential Homes Only

## 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).

	2025	2024	% chg.
January	21	8	162.50%
February	14	25	-44.00%
March	54	29	86.21%
April	60	49	22.45%
May	67	50	34.00%
June	46	44	4.55%
July	42	58	-27.59%
August	48	35	37.14%
September	27	28	-3.57%
October	26	18	44.44%
November	15	13	15.38%
December	5	14	-64.29%
<b>Total</b>	<b>425</b>	<b>371</b>	
<b>% chg.</b>			<b>14.56%</b>

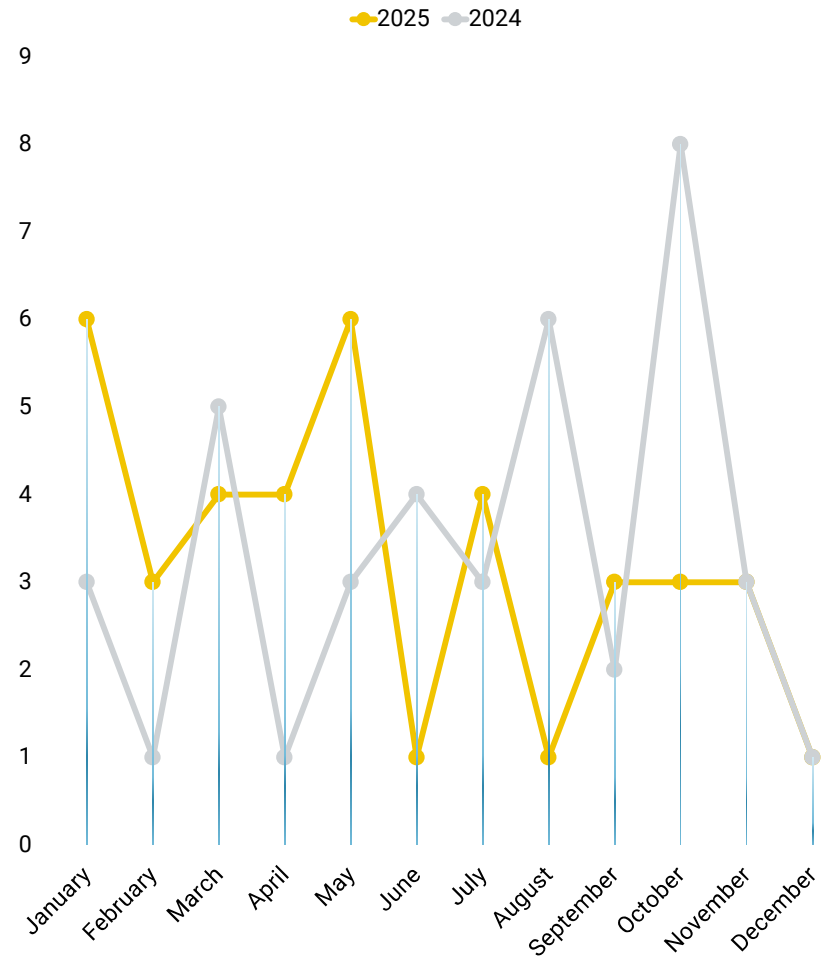


## San Juan: Condominiums Only

# 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).

	2025	2024	% chg.
January	6	3	100.00%
February	3	1	200.00%
March	4	5	-20.00%
April	4	1	300.00%
May	6	3	100.00%
June	1	4	-75.00%
July	4	3	33.33%
August	1	6	-83.33%
September	3	2	50.00%
October	3	8	-62.50%
November	3	3	0.00%
December	1	1	0.00%
<b>Total</b>	<b>39</b>	<b>40</b>	
<b>% chg.</b>			<b>-2.50%</b>

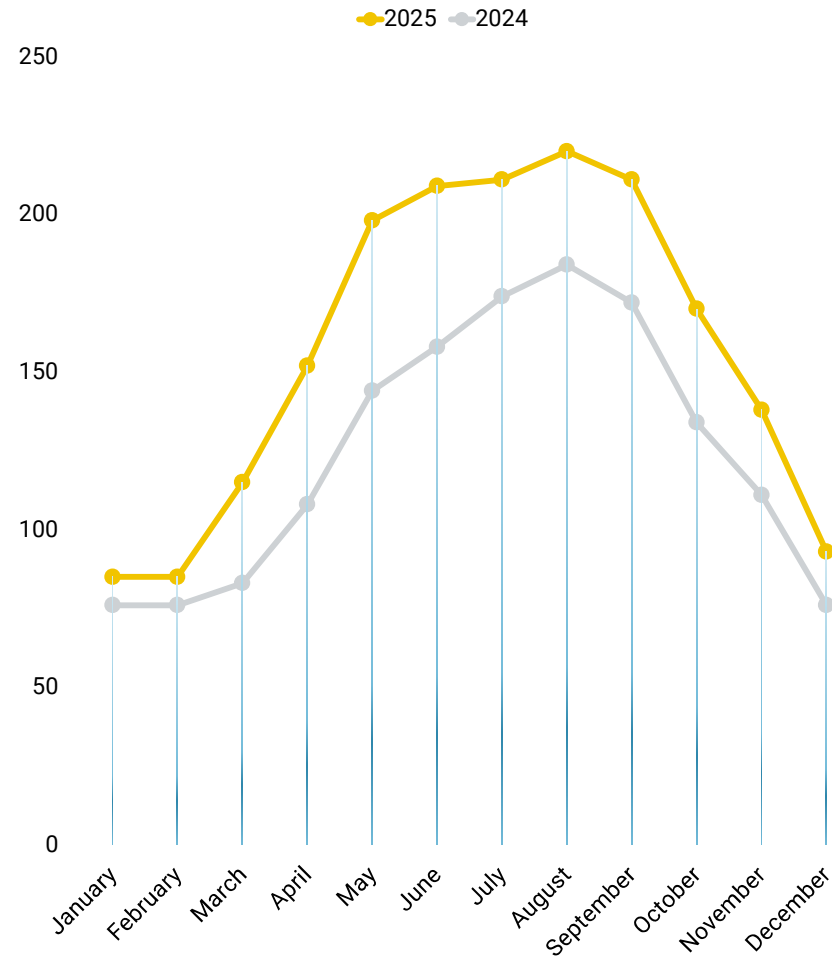


# San Juan: Residential Homes and Condominiums

## 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.

	2025	2024	% chg.
January	85	76	11.84%
February	85	76	11.84%
March	115	83	38.55%
April	152	108	40.74%
May	198	144	37.50%
June	209	158	32.28%
July	211	174	21.26%
August	220	184	19.57%
September	211	172	22.67%
October	170	134	26.87%
November	138	111	24.32%
December	93	76	22.37%
<b>Total</b>	<b>1,887</b>	<b>1,496</b>	
<b>% chg.</b>			<b>26.14%</b>

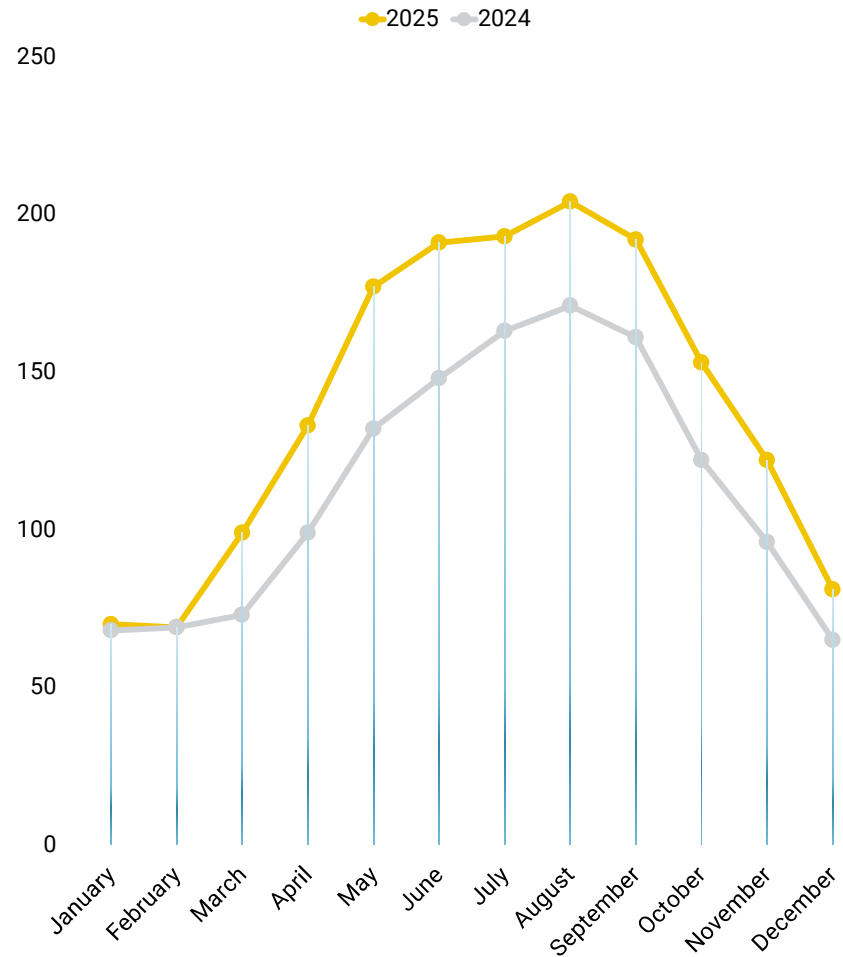


# San Juan: Residential Homes Only

## 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.

	2025	2024	% chg.
January	70	68	2.94%
February	69	69	0.00%
March	99	73	35.62%
April	133	99	34.34%
May	177	132	34.09%
June	191	148	29.05%
July	193	163	18.40%
August	204	171	19.30%
September	192	161	19.25%
October	153	122	25.41%
November	122	96	27.08%
December	81	65	24.62%
<b>Total</b>	<b>1,684</b>	<b>1,367</b>	
<b>% chg.</b>			<b>23.19%</b>

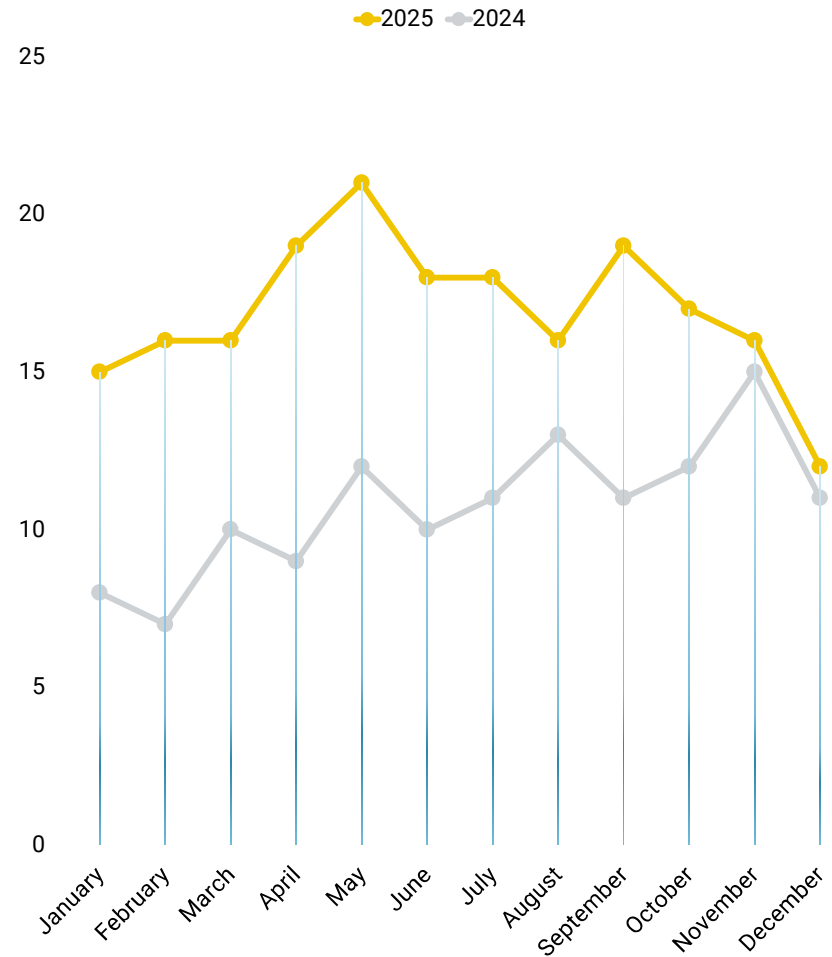


# San Juan: Condominiums Only

## Active Listings by Month

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

	2025	2024	% chg.
January	15	8	87.50%
February	16	7	128.57%
March	16	10	60.00%
April	19	9	111.11%
May	21	12	75.00%
June	18	10	80.00%
July	18	11	63.64%
August	16	13	23.08%
September	19	11	72.73%
October	17	12	41.67%
November	16	15	6.67%
December	12	11	9.09%
<b>Total</b>	<b>203</b>	<b>129</b>	
<b>% chg.</b>	<b>57.36%</b>		





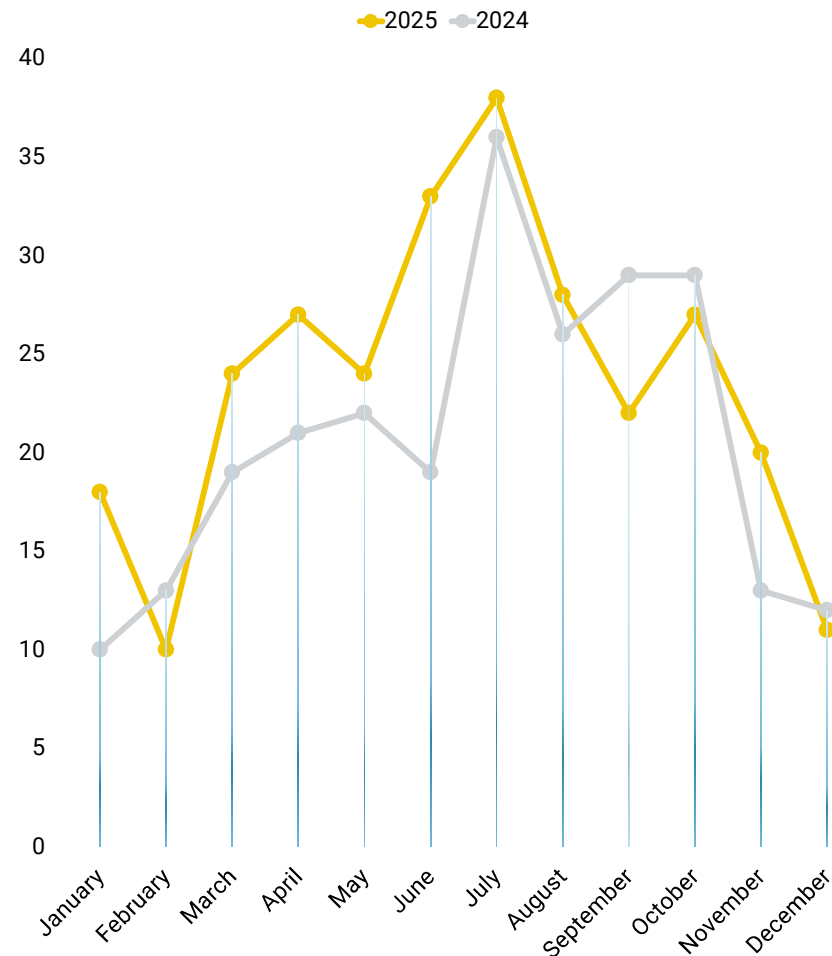
# San Juan: Residential Homes and Condominiums

## 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.

	2025	2024	% chg.
January	18	10	80.00%
February	10	13	-23.08%
March	24	19	26.32%
April	27	21	28.57%
May	24	22	9.09%
June	33	19	73.68%
July	38	36	5.56%
August	28	26	7.69%
September	22	29	-24.14%
October	27	29	-6.90%
November	20	13	53.85%
December	11	12	-8.33%
<b>Total</b>	<b>282</b>	<b>249</b>	
<b>% chg.</b>			<b>13.25%</b>



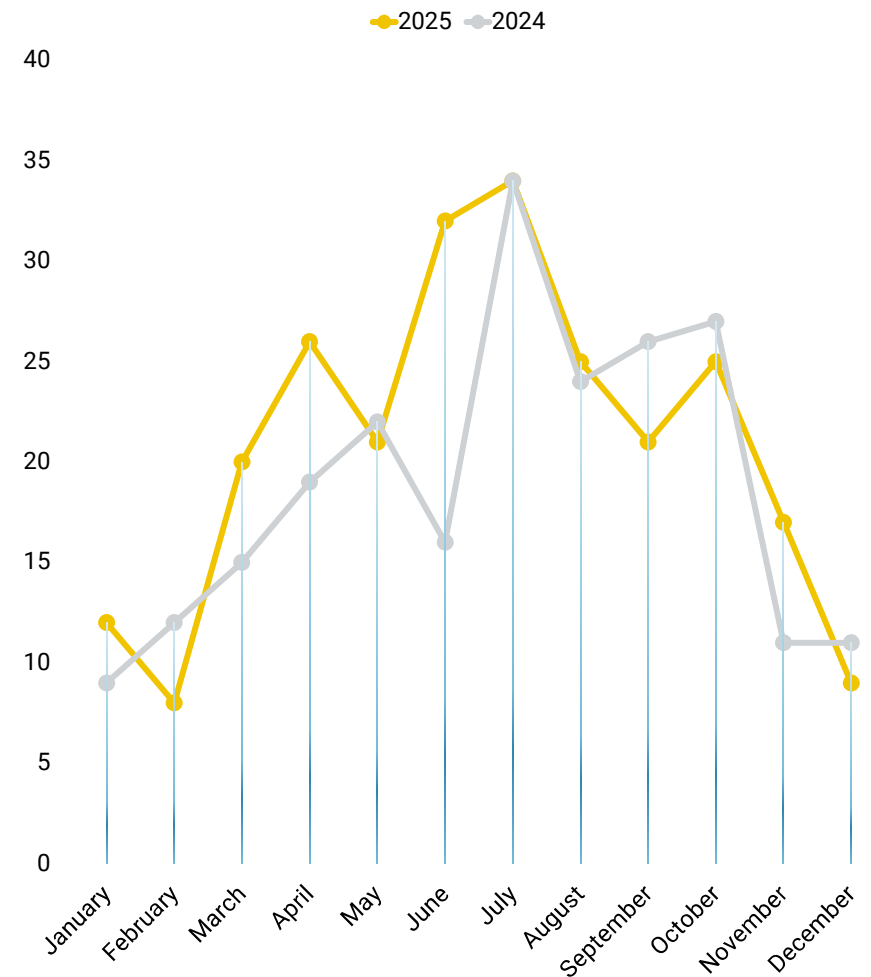
## San Juan: Residential Homes Only

# 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.

	2025	2024	% chg.
January	12	9	33.33%
February	8	12	-33.33%
March	20	15	33.33%
April	26	19	36.84%
May	21	22	-4.55%
June	32	16	100.00%
July	34	34	0.00%
August	25	24	4.17%
September	21	26	-19.23%
October	25	27	-7.41%
November	17	11	54.55%
December	9	11	-18.18%
<b>Total</b>	<b>250</b>	<b>226</b>	
<b>% chg.</b>	<b>10.62%</b>		



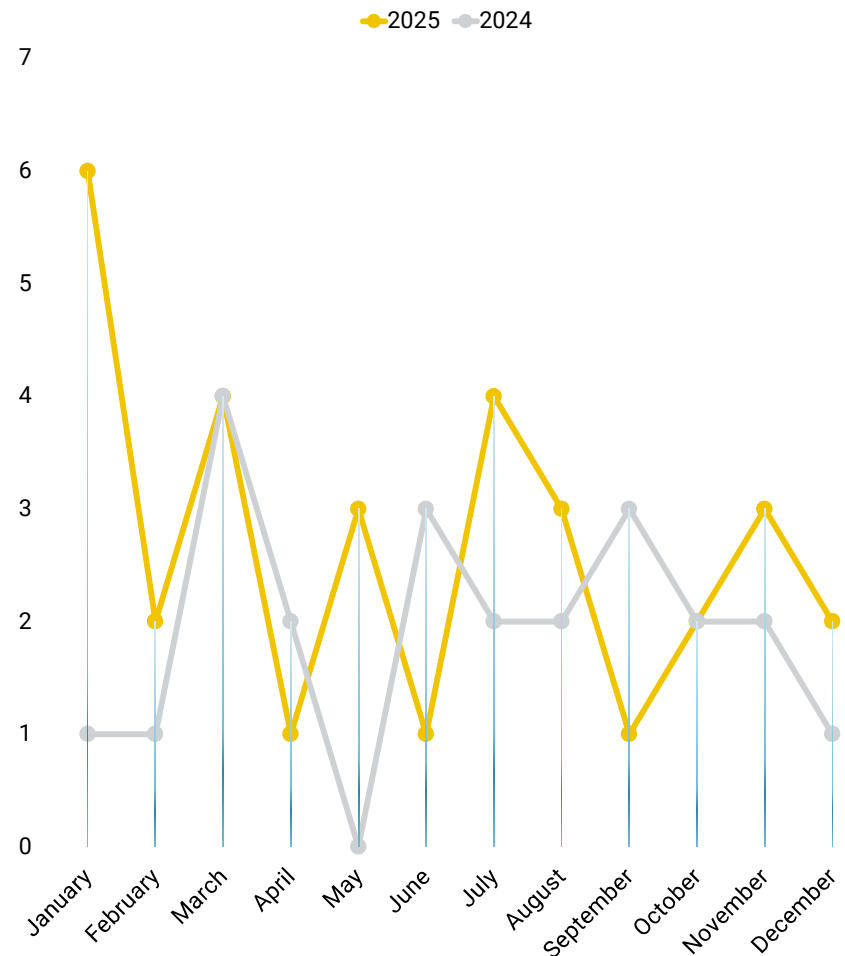
## San Juan: Condominiums Only

# 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.

	2025	2024	% chg.
January	6	1	500.00%
February	2	1	100.00%
March	4	4	0.00%
April	1	2	-50.00%
May	3	0	0.00%
June	1	3	-66.67%
July	4	2	100.00%
August	3	2	50.00%
September	1	3	-66.67%
October	2	2	0.00%
November	3	2	50.00%
December	2	1	100.00%
<b>Total</b>	<b>32</b>	<b>23</b>	
<b>% chg.</b>			<b>39.13%</b>

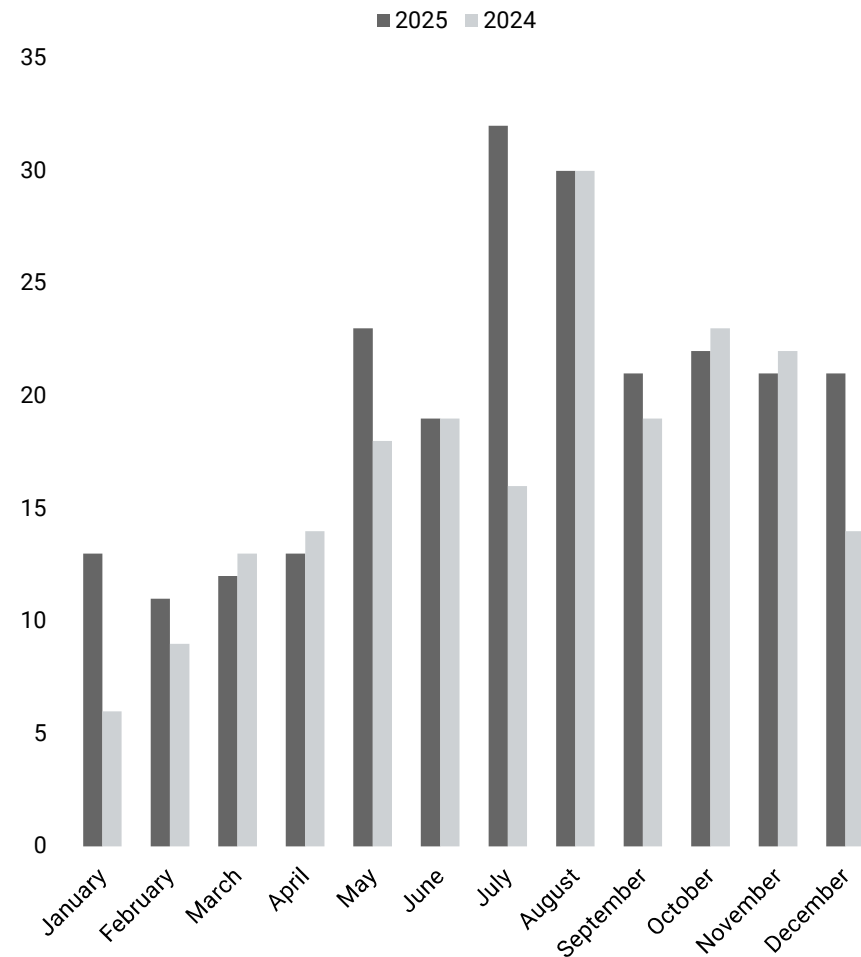


# San Juan: Residential Homes and Condominiums

## Closed Sales by Month

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

	2025	2024	% chg.
January	13	6	116.67%
February	11	9	22.22%
March	12	13	-7.69%
April	13	14	-7.14%
May	23	18	27.78%
June	19	19	0.00%
July	32	16	100.00%
August	30	30	0.00%
September	21	19	10.53%
October	22	23	-4.35%
November	21	22	-4.55%
December	21	14	50.00%
<b>Total</b>	<b>238</b>	<b>203</b>	
<b>% chg.</b>	<b>17.24%</b>		

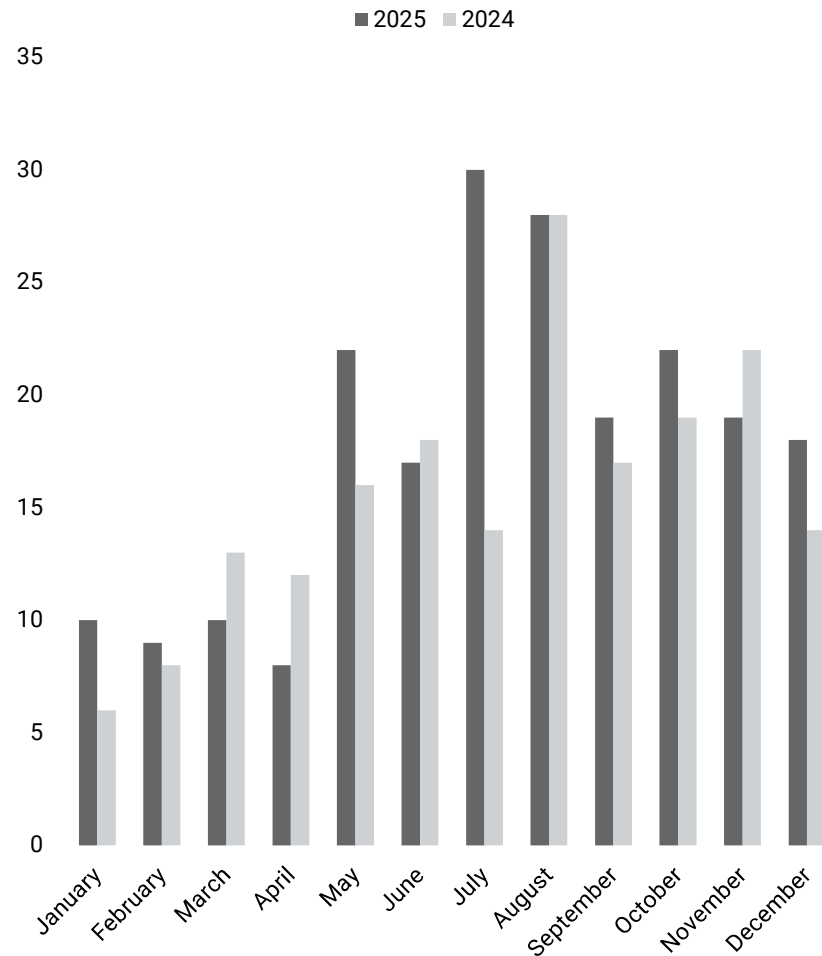


# San Juan: Residential Homes Only

## Closed Sales by Month

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

	2025	2024	% chg.
January	10	6	66.67%
February	9	8	12.50%
March	10	13	-23.08%
April	8	12	-33.33%
May	22	16	37.50%
June	17	18	-5.56%
July	30	14	114.29%
August	28	28	0.00%
September	19	17	11.76%
October	22	19	15.79%
November	19	22	-13.64%
December	18	14	28.57%
<b>Total</b>	<b>212</b>	<b>187</b>	
<b>% chg.</b>	<b>13.37%</b>		

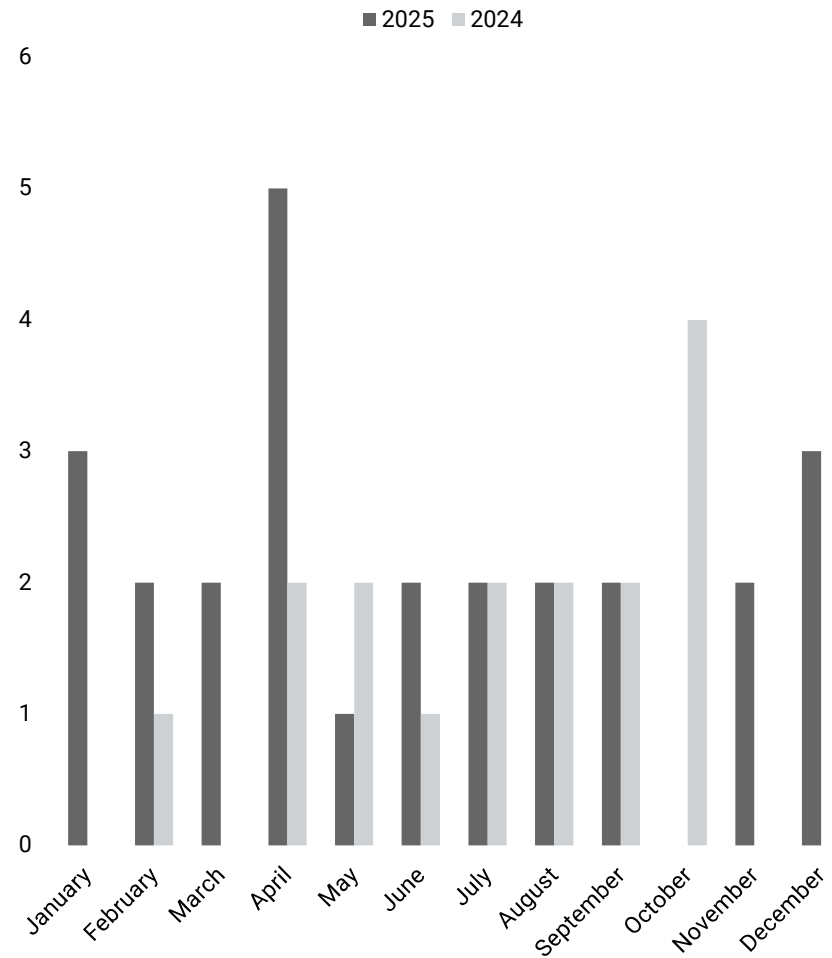


# San Juan: Condominiums Only

## Closed Sales by Month

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

	2025	2024	% chg.
January	3	0	0.00%
February	2	1	100.00%
March	2	0	0.00%
April	5	2	150.00%
May	1	2	-50.00%
June	2	1	100.00%
July	2	2	0.00%
August	2	2	0.00%
September	2	2	0.00%
October	0	4	-100.00%
November	2	0	0.00%
December	3	0	0.00%
<b>Total</b>	<b>26</b>	<b>16</b>	
<b>% chg.</b>	<b>62.50%</b>		

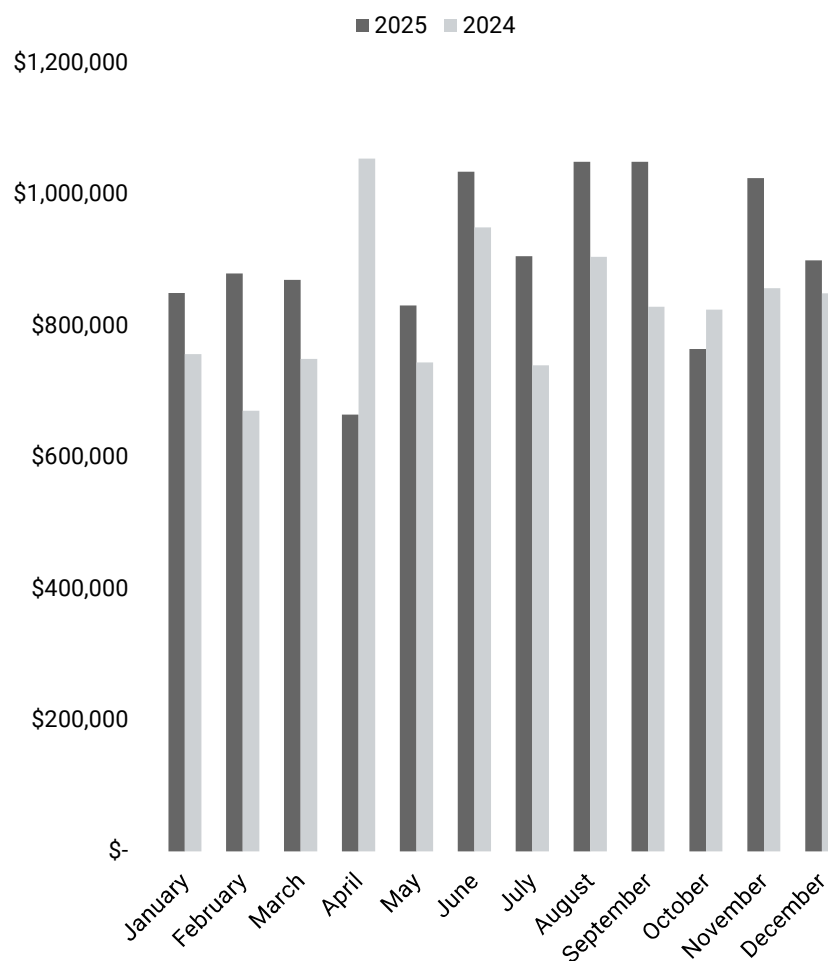


## San Juan: Residential Homes and Condominiums

# 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.

	2025	2024	% chg.
January	\$ 850,000	\$ 757,000	12.29%
February	\$ 880,000	\$ 671,000	31.15%
March	\$ 870,000	\$ 750,000	16.00%
April	\$ 665,000	\$ 1,055,000	-36.97%
May	\$ 831,000	\$ 744,500	11.62%
June	\$ 1,035,000	\$ 950,000	8.95%
July	\$ 906,250	\$ 740,000	22.47%
August	\$ 1,050,000	\$ 905,000	16.02%
September	\$ 1,050,000	\$ 829,000	26.66%
October	\$ 764,750	\$ 825,000	-7.30%
November	\$ 1,025,000	\$ 857,500	19.53%
December	\$ 900,000	\$ 849,500	5.94%
<b>Total</b>	<b>\$ 900,000</b>	<b>\$ 850,000</b>	
<b>% chg.</b>	<b>5.88%</b>		

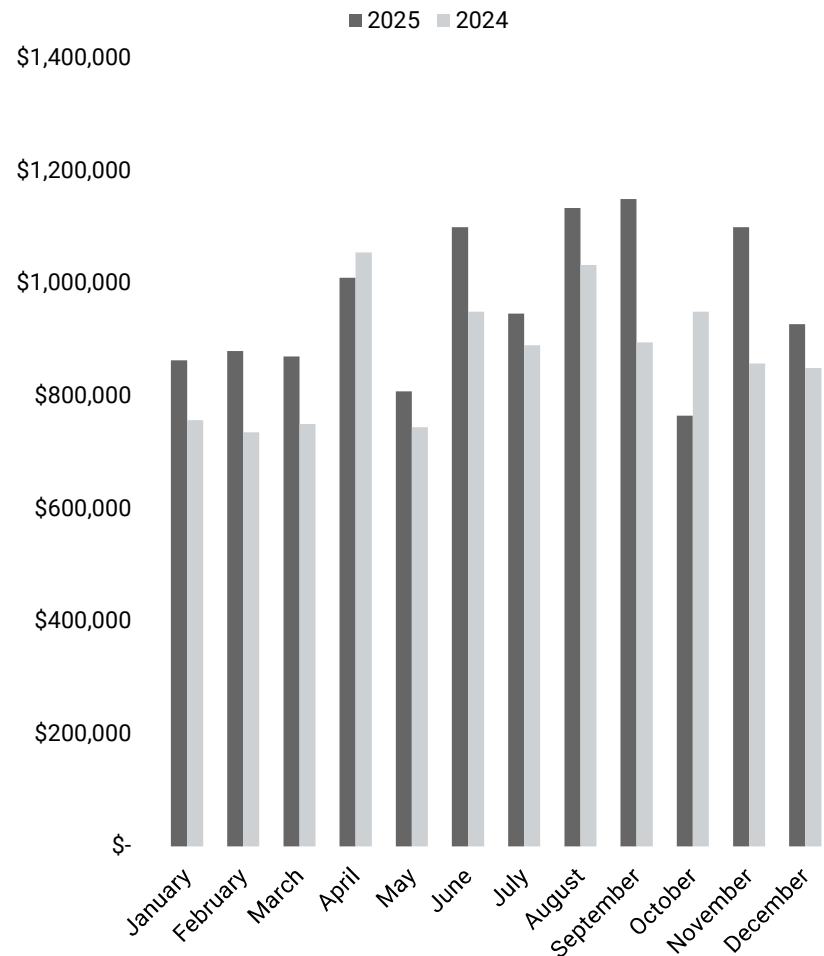


## San Juan: Residential Homes Only

# 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.

	2025	2024	% chg.
January	\$ 863,500	\$ 757,000	14.07%
February	\$ 880,000	\$ 735,500	19.65%
March	\$ 870,000	\$ 750,000	16.00%
April	\$ 1,010,000	\$ 1,055,000	-4.27%
May	\$ 808,000	\$ 744,500	8.53%
June	\$ 1,100,000	\$ 950,000	15.79%
July	\$ 946,250	\$ 890,000	6.32%
August	\$ 1,134,000	\$ 1,032,499	9.83%
September	\$ 1,150,000	\$ 895,000	28.49%
October	\$ 764,750	\$ 950,000	-19.50%
November	\$ 1,100,000	\$ 857,500	28.28%
December	\$ 927,500	\$ 849,500	9.18%
<b>Total</b>	<b>\$ 957,500</b>	<b>\$ 895,000</b>	
<b>% chg.</b>	<b>6.98%</b>		



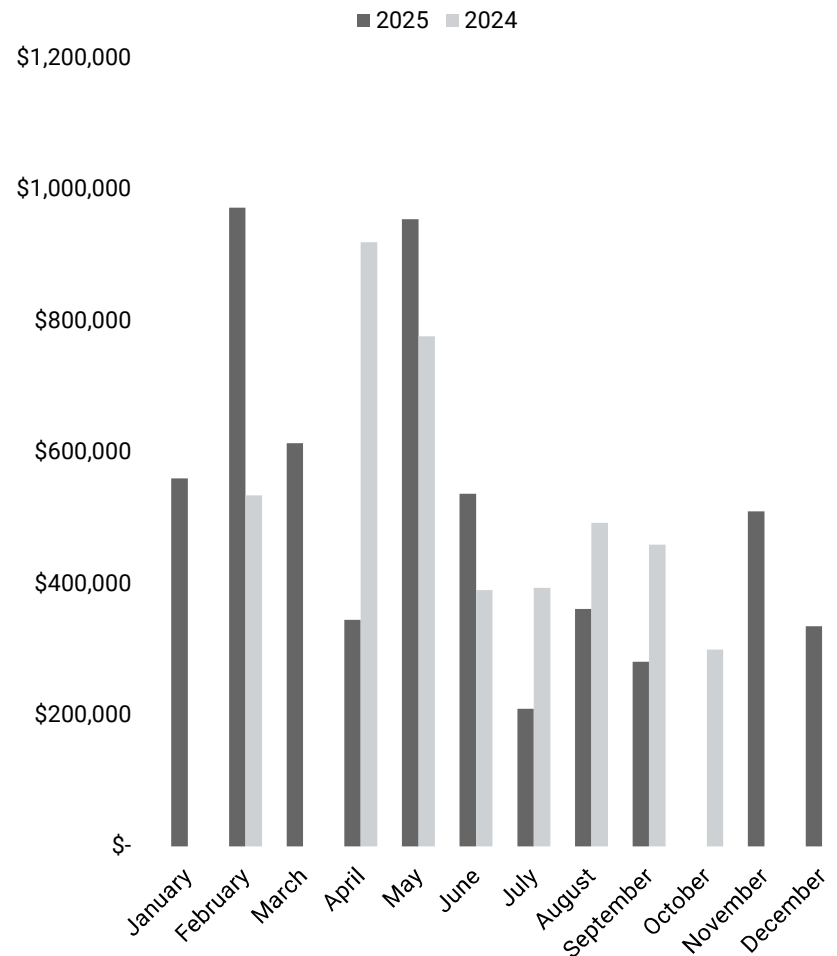


## San Juan: Condominiums Only

# 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.

	2025	2024	% chg.
January	\$ 560,000	\$ -	0.00%
February	\$ 972,500	\$ 534,500	81.95%
March	\$ 613,750	\$ -	0.00%
April	\$ 345,000	\$ 920,000	-62.50%
May	\$ 955,000	\$ 776,500	22.99%
June	\$ 537,000	\$ 390,000	37.69%
July	\$ 209,250	\$ 393,750	-46.86%
August	\$ 361,250	\$ 492,500	-26.65%
September	\$ 281,000	\$ 459,500	-38.85%
October	\$ -	\$ 299,750	-100.00%
November	\$ 510,000	\$ -	0.00%
December	\$ 335,000	\$ -	0.00%
<b>Total</b>	<b>\$ 407,500</b>	<b>\$ 422,500</b>	
<b>% chg.</b>	<b>-3.55%</b>		



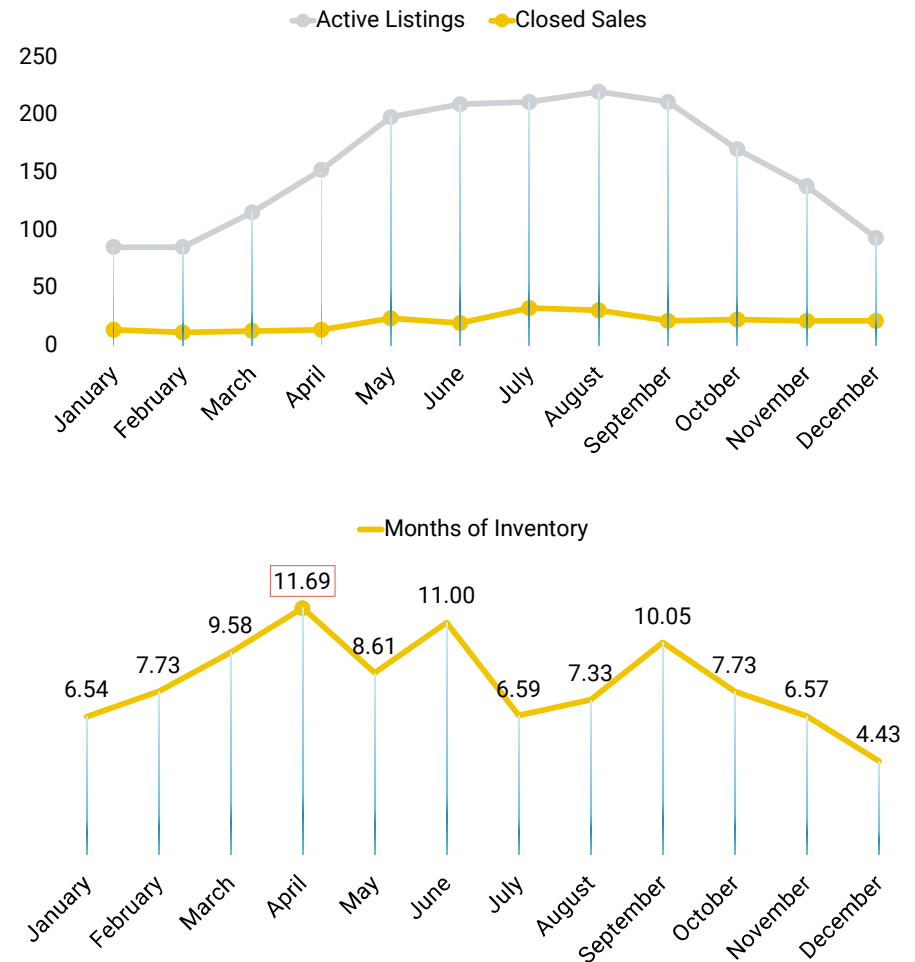
# San Juan: Residential Homes and Condominiums

## 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	85	13	6.54
February	85	11	7.73
March	115	12	9.58
April	152	13	11.69
May	198	23	8.61
June	209	19	11.00
July	211	32	6.59
August	220	30	7.33
September	211	21	10.05
October	170	22	7.73
November	138	21	6.57
December	93	21	4.43



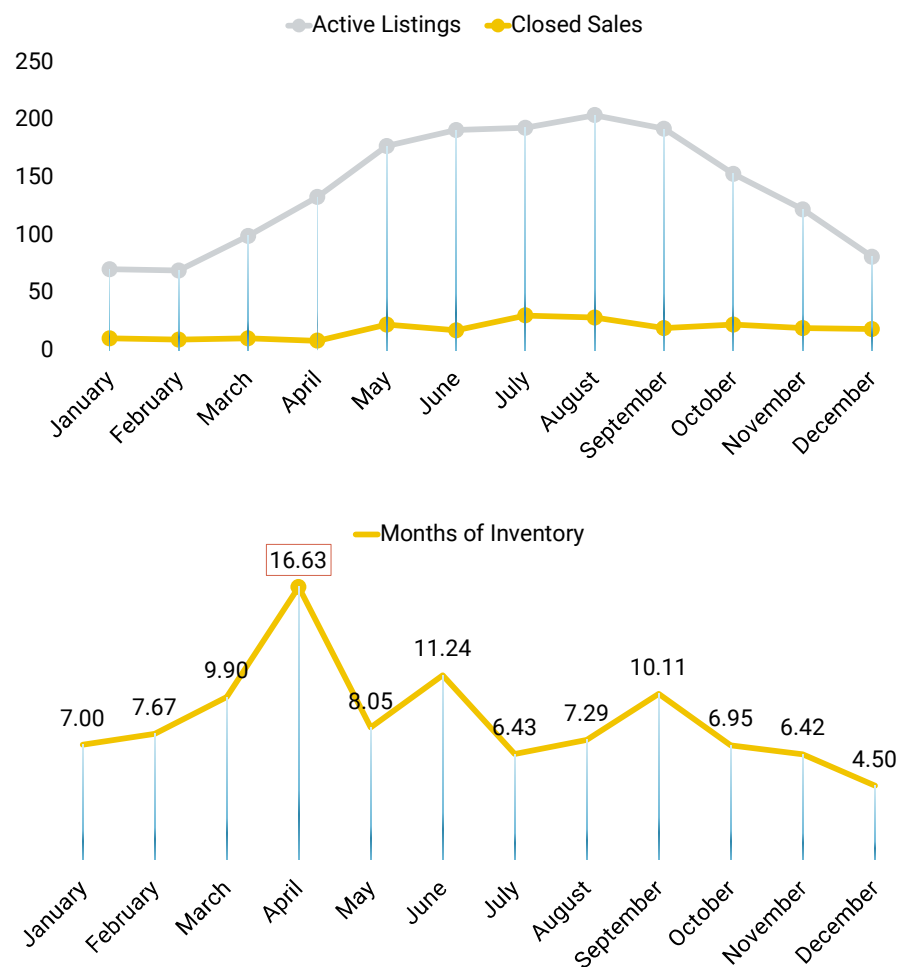
## San Juan: Residential Homes Only

# 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	70	10	7.00
February	69	9	7.67
March	99	10	9.90
April	133	8	16.63
May	177	22	8.05
June	191	17	11.24
July	193	30	6.43
August	204	28	7.29
September	192	19	10.11
October	153	22	6.95
November	122	19	6.42
December	81	18	4.50



## 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	15	3	5.00
February	16	2	8.00
March	16	2	8.00
April	19	5	3.80
May	21	1	21.00
June	18	2	9.00
July	18	2	9.00
August	16	2	8.00
September	19	2	9.50
October	17	0	0.00
November	16	2	8.00
December	12	3	4.00

