

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

San Miguel County

Contact the Telluride Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

Single Family

Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	7	5	- 28.6%	7	5	- 28.6%
Sold Listings	1	2	+ 100.0%	1	2	+ 100.0%
Median Sales Price*	\$4,500,000	\$1,380,000	- 69.3%	\$4,500,000	\$1,380,000	- 69.3%
Average Sales Price*	\$4,500,000	\$1,380,000	- 69.3%	\$4,500,000	\$1,380,000	- 69.3%
Percent of List Price Received*	77.6%	98.0%	+ 26.3%	77.6%	98.0%	+ 26.3%
Days on Market Until Sale	204	51	- 75.0%	204	51	- 75.0%
Inventory of Homes for Sale	37	46	+ 24.3%	--	--	--
Months Supply of Inventory	11.4	13.1	+ 14.9%	--	--	--

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

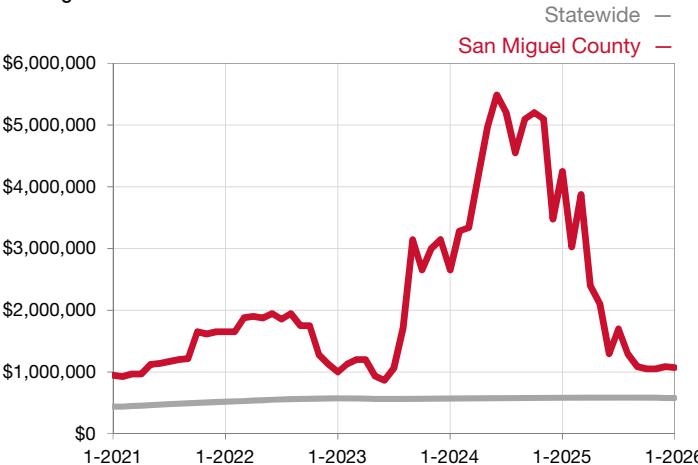
Townhouse/Condo

Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	4	2	- 50.0%	4	2	- 50.0%
Sold Listings	0	5	--	0	5	--
Median Sales Price*	\$0	\$1,300,000	--	\$0	\$1,300,000	--
Average Sales Price*	\$0	\$1,807,000	--	\$0	\$1,807,000	--
Percent of List Price Received*	0.0%	92.5%	--	0.0%	92.5%	--
Days on Market Until Sale	0	163	--	0	163	--
Inventory of Homes for Sale	16	14	- 12.5%	--	--	--
Months Supply of Inventory	8.0	5.6	- 30.0%	--	--	--

* 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

