

Local Market Update for February 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.

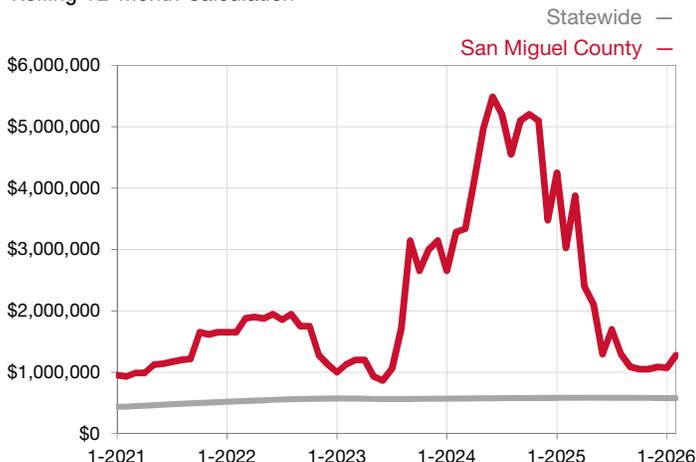
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Key Metrics						
New Listings	5	7	+ 40.0%	12	12	0.0%
Sold Listings	7	2	- 71.4%	8	4	- 50.0%
Median Sales Price*	\$730,000	\$9,145,000	+ 1152.7%	\$732,500	\$3,795,000	+ 418.1%
Average Sales Price*	\$2,620,000	\$9,145,000	+ 249.0%	\$2,855,000	\$5,262,500	+ 84.3%
Percent of List Price Received*	90.6%	88.0%	- 2.9%	89.0%	93.0%	+ 4.5%
Days on Market Until Sale	311	151	- 51.4%	298	101	- 66.1%
Inventory of Homes for Sale	39	50	+ 28.2%	--	--	--
Months Supply of Inventory	11.1	16.2	+ 45.9%	--	--	--

* 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	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Key Metrics						
New Listings	3	0	- 100.0%	7	2	- 71.4%
Sold Listings	2	0	- 100.0%	2	5	+ 150.0%
Median Sales Price*	\$2,497,500	\$0	- 100.0%	\$2,497,500	\$1,300,000	- 47.9%
Average Sales Price*	\$2,497,500	\$0	- 100.0%	\$2,497,500	\$1,807,000	- 27.6%
Percent of List Price Received*	98.5%	0.0%	- 100.0%	98.5%	92.5%	- 6.1%
Days on Market Until Sale	60	0	- 100.0%	60	165	+ 175.0%
Inventory of Homes for Sale	19	14	- 26.3%	--	--	--
Months Supply of Inventory	9.5	5.4	- 43.2%	--	--	--

* 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

