# Local Market Update for September 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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# San Miguel County

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

## Single Family

| | September | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | Percent Change from Previous Year | **Thru 09-2025** | **Thru 09-2026** | Percent Change from Previous Year |
| New Listings | 5 | **2** | - 60.0% | 64 | **52** | - 18.8% |
| Sold Listings | 3 | **4** | + 33.3% | 28 | **20** | - 28.6% |
| Median Sales Price* | $800,000 | **$2,580,000** | + 222.5% | $1,240,000 | **$2,065,000** | + 66.5% |
| Average Sales Price* | $806,667 | **$3,264,750** | + 304.7% | $2,804,439 | **$3,311,525** | + 18.1% |
| Percent of List Price Received* | 94.7% | **96.3%** | + 1.7% | 93.2% | **94.7%** | + 1.6% |
| Days on Market Until Sale | 286 | **190** | - 33.6% | 229 | **183** | - 20.1% |
| Inventory of Homes for Sale | 56 | **48** | - 14.3% | -- | **--** | -- |
| Months Supply of Inventory | 17.2 | **17.5** | + 1.7% | -- | **--** | -- |

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

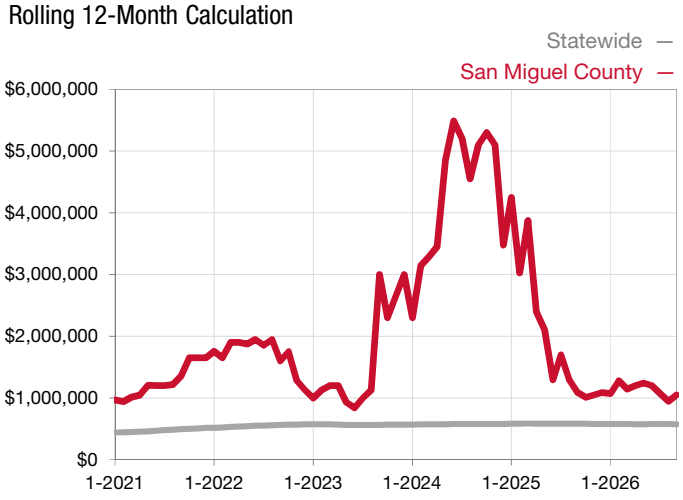
## Townhouse/Condo

| | September | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | Percent Change from Previous Year | **Thru 09-2025** | **Thru 09-2026** | Percent Change from Previous Year |
| New Listings | 3 | **1** | - 66.7% | 29 | **17** | - 41.4% |
| Sold Listings | 3 | **1** | - 66.7% | 10 | **9** | - 10.0% |
| Median Sales Price* | $1,376,000 | **$2,800,000** | + 103.5% | $1,438,000 | **$1,435,000** | - 0.2% |
| Average Sales Price* | $1,374,333 | **$2,800,000** | + 103.7% | $2,046,800 | **$2,384,778** | + 16.5% |
| Percent of List Price Received* | 93.9% | **94.9%** | + 1.1% | 97.1% | **94.3%** | - 2.9% |
| Days on Market Until Sale | 174 | **74** | - 57.5% | 200 | **152** | - 24.0% |
| Inventory of Homes for Sale | 14 | **14** | 0.0% | -- | **--** | -- |
| Months Supply of Inventory | 8.9 | **6.5** | - 27.0% | -- | **--** | -- |

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

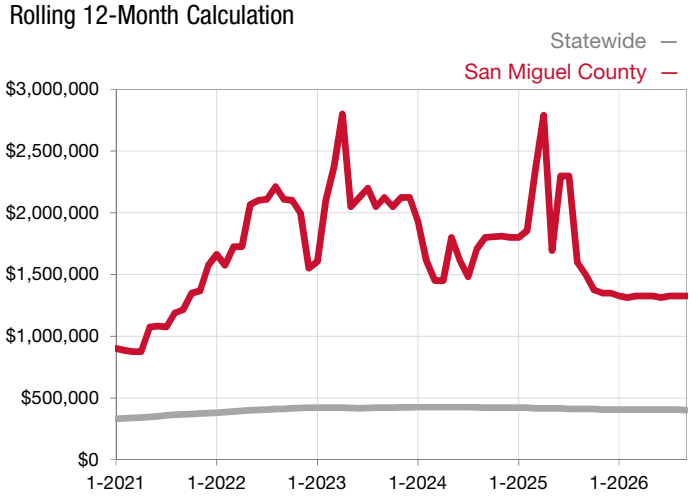
### Median Sales Price – Single Family

Rolling 12-Month Calculation




### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation




Current as of October 5, 2026. All data from the multiple listing services in the state of Colorado. Report © 2026 ShowingTime Plus, LLC.