Local Market Update for October 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

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	5	**4**	- 20.0%	69	**56**	- 18.8%
Sold Listings	4	**3**	- 25.0%	32	**23**	- 28.1%
Median Sales Price*	$585,000	**$985,000**	+ 68.4%	$1,144,000	**$1,420,000**	+ 24.1%
Average Sales Price*	$2,152,250	**$974,667**	- 54.7%	$2,722,916	**$3,006,717**	+ 10.4%
Percent of List Price Received*	89.1%	**97.1%**	+ 9.0%	92.7%	**95.0%**	+ 2.5%
Days on Market Until Sale	176	**404**	+ 129.5%	223	**212**	- 4.9%
Inventory of Homes for Sale	44	**43**	- 2.3%	--	**--**	--
Months Supply of Inventory	12.9	**16.1**	+ 24.8%	--	**--**	--

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

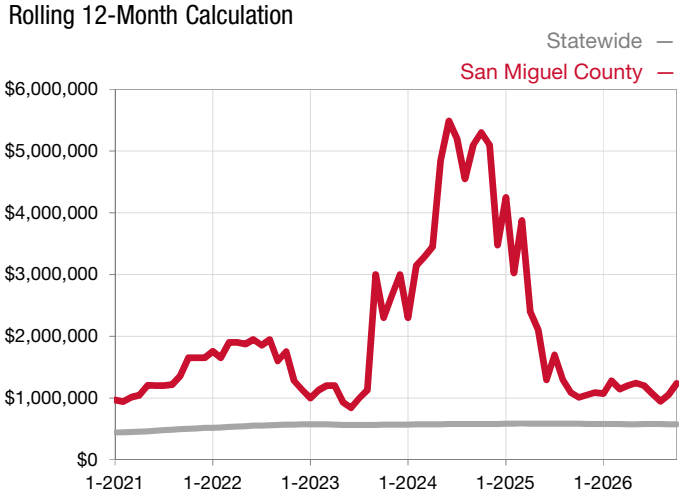
Townhouse/Condo

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	2	**0**	- 100.0%	31	**17**	- 45.2%
Sold Listings	4	**1**	- 75.0%	14	**10**	- 28.6%
Median Sales Price*	$1,245,000	**$875,000**	- 29.7%	$1,350,500	**$1,367,500**	+ 1.3%
Average Sales Price*	$1,826,250	**$875,000**	- 52.1%	$1,983,786	**$2,233,800**	+ 12.6%
Percent of List Price Received*	91.8%	**97.8%**	+ 6.5%	95.6%	**94.6%**	- 1.0%
Days on Market Until Sale	209	**358**	+ 71.3%	202	**173**	- 14.4%
Inventory of Homes for Sale	14	**12**	- 14.3%	--	**--**	--
Months Supply of Inventory	7.5	**7.2**	- 4.0%	--	**--**	--

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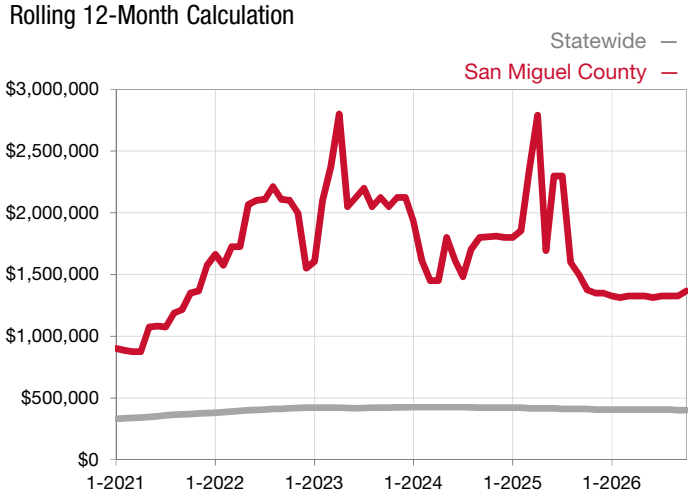
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Current as of November 4, 2026. All data from the multiple listing services in the state of Colorado. Report © 2026 ShowingTime Plus, LLC.