

Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Not all agents are the same!



San Miguel County

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

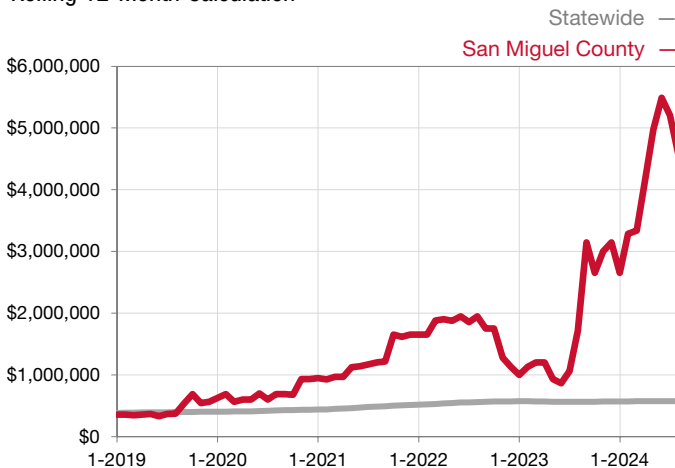
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	7	8	+ 14.3%	80	71	- 11.3%
Sold Listings	5	3	- 40.0%	20	26	+ 30.0%
Median Sales Price*	\$7,500,000	\$568,000	- 92.4%	\$3,142,500	\$5,450,000	+ 73.4%
Average Sales Price*	\$8,027,000	\$2,177,667	- 72.9%	\$3,950,088	\$5,136,840	+ 30.0%
Percent of List Price Received*	92.4%	92.7%	+ 0.3%	94.5%	93.2%	- 1.4%
Days on Market Until Sale	225	180	- 20.0%	170	157	- 7.6%
Inventory of Homes for Sale	63	53	- 15.9%	--	--	--
Months Supply of Inventory	16.8	14.5	- 13.7%	--	--	--

* 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	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	6	2	- 66.7%	36	27	- 25.0%
Sold Listings	7	3	- 57.1%	24	12	- 50.0%
Median Sales Price*	\$1,345,000	\$3,457,000	+ 157.0%	\$2,275,000	\$1,575,000	- 30.8%
Average Sales Price*	\$2,139,643	\$4,452,333	+ 108.1%	\$2,391,771	\$2,491,083	+ 4.2%
Percent of List Price Received*	97.0%	96.3%	- 0.7%	97.7%	97.1%	- 0.6%
Days on Market Until Sale	60	98	+ 63.3%	108	140	+ 29.6%
Inventory of Homes for Sale	15	17	+ 13.3%	--	--	--
Months Supply of Inventory	5.0	6.5	+ 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

