

Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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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

	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	9	7	- 22.2%	13	13	0.0%
Sold Listings	3	4	+ 33.3%	3	8	+ 166.7%
Median Sales Price*	\$865,000	\$7,260,000	+ 739.3%	\$865,000	\$4,413,075	+ 410.2%
Average Sales Price*	\$2,213,333	\$7,456,538	+ 236.9%	\$2,213,333	\$4,955,144	+ 123.9%
Percent of List Price Received*	94.5%	97.0%	+ 2.6%	94.5%	96.8%	+ 2.4%
Days on Market Until Sale	137	149	+ 8.8%	137	151	+ 10.2%
Inventory of Homes for Sale	31	40	+ 29.0%	--	--	--
Months Supply of Inventory	8.9	9.3	+ 4.5%	--	--	--

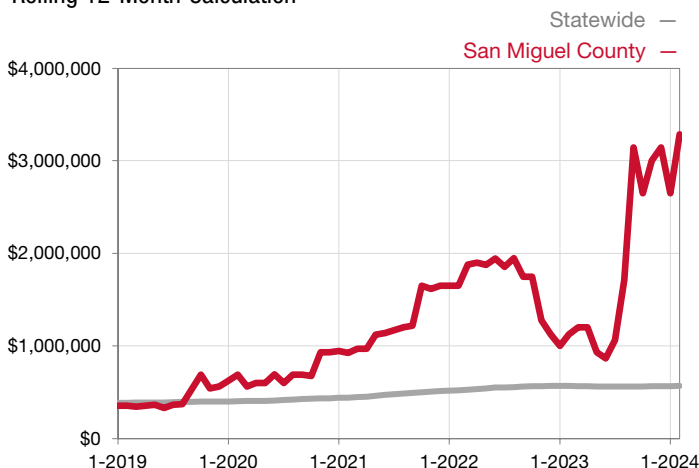
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	5	3	- 40.0%	6	4	- 33.3%
Sold Listings	3	2	- 33.3%	7	2	- 71.4%
Median Sales Price*	\$2,050,000	\$1,148,500	- 44.0%	\$2,800,000	\$1,148,500	- 59.0%
Average Sales Price*	\$2,046,667	\$1,148,500	- 43.9%	\$2,600,714	\$1,148,500	- 55.8%
Percent of List Price Received*	95.2%	97.1%	+ 2.0%	95.8%	97.1%	+ 1.4%
Days on Market Until Sale	154	135	- 12.3%	102	135	+ 32.4%
Inventory of Homes for Sale	12	10	- 16.7%	--	--	--
Months Supply of Inventory	3.4	3.3	- 2.9%	--	--	--

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

Median Sales Price – Single Family Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation

