

# Local Market Update for February 2025

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.

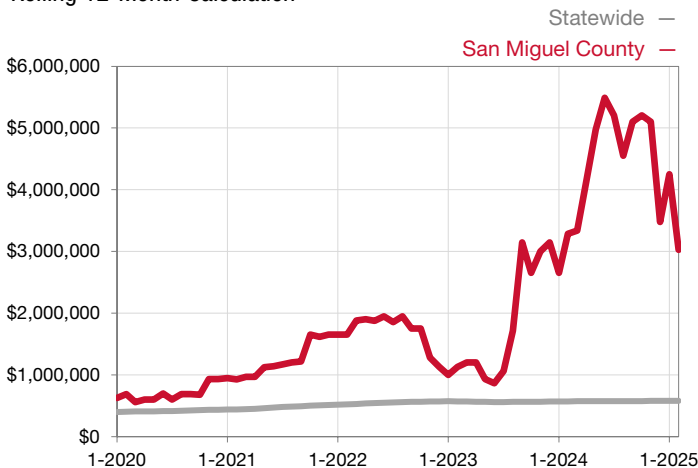
Single Family	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	7	5	- 28.6%	13	11	- 15.4%
Sold Listings	4	7	+ 75.0%	8	8	0.0%
Median Sales Price*	\$7,260,000	<b>\$730,000</b>	- 89.9%	\$4,413,075	<b>\$732,500</b>	- 83.4%
Average Sales Price*	\$7,456,538	<b>\$2,620,000</b>	- 64.9%	\$4,955,144	<b>\$2,855,000</b>	- 42.4%
Percent of List Price Received*	97.0%	<b>90.6%</b>	- 6.6%	96.8%	<b>89.0%</b>	- 8.1%
Days on Market Until Sale	149	<b>311</b>	+ 108.7%	151	<b>298</b>	+ 97.4%
Inventory of Homes for Sale	39	<b>34</b>	- 12.8%	--	--	--
Months Supply of Inventory	9.1	<b>9.7</b>	+ 6.6%	--	--	--

\* 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		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	3	3	0.0%	4	7	+ 75.0%
Sold Listings	2	2	0.0%	2	2	0.0%
Median Sales Price*	\$1,148,500	<b>\$2,497,500</b>	+ 117.5%	\$1,148,500	<b>\$2,497,500</b>	+ 117.5%
Average Sales Price*	\$1,148,500	<b>\$2,497,500</b>	+ 117.5%	\$1,148,500	<b>\$2,497,500</b>	+ 117.5%
Percent of List Price Received*	97.1%	<b>98.5%</b>	+ 1.4%	97.1%	<b>98.5%</b>	+ 1.4%
Days on Market Until Sale	135	<b>60</b>	- 55.6%	135	<b>60</b>	- 55.6%
Inventory of Homes for Sale	10	<b>18</b>	+ 80.0%	--	--	--
Months Supply of Inventory	3.3	<b>9.0</b>	+ 172.7%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

