

# Local Market Update for April 2026

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.

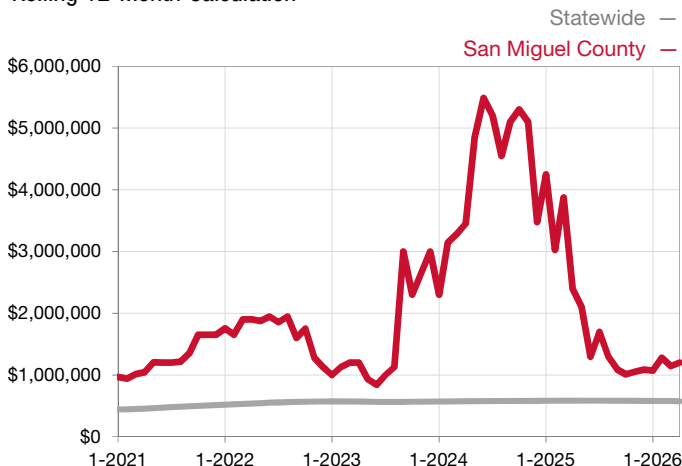
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	5	3	- 40.0%	24	19	- 20.8%
Sold Listings	1	2	+ 100.0%	13	7	- 46.2%
Median Sales Price*	\$375,000	<b>\$2,980,000</b>	+ 694.7%	\$2,400,000	<b>\$2,450,000</b>	+ 2.1%
Average Sales Price*	\$375,000	<b>\$2,980,000</b>	+ 694.7%	\$3,470,769	<b>\$4,194,286</b>	+ 20.8%
Percent of List Price Received*	94.0%	<b>89.3%</b>	- 5.0%	90.8%	<b>92.9%</b>	+ 2.3%
Days on Market Until Sale	258	<b>124</b>	- 51.9%	228	<b>151</b>	- 33.8%
Inventory of Homes for Sale	40	<b>43</b>	+ 7.5%	--	--	--
Months Supply of Inventory	13.7	<b>14.7</b>	+ 7.3%	--	--	--

\* 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	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1	1	0.0%	14	3	- 78.6%
Sold Listings	2	0	- 100.0%	3	6	+ 100.0%
Median Sales Price*	\$4,257,500	<b>\$0</b>	- 100.0%	\$1,695,000	<b>\$1,367,500</b>	- 19.3%
Average Sales Price*	\$4,257,500	<b>\$0</b>	- 100.0%	\$3,403,333	<b>\$2,289,167</b>	- 32.7%
Percent of List Price Received*	97.4%	<b>0.0%</b>	- 100.0%	97.2%	<b>93.5%</b>	- 3.8%
Days on Market Until Sale	215	0	- 100.0%	163	<b>174</b>	+ 6.7%
Inventory of Homes for Sale	19	<b>11</b>	- 42.1%	--	--	--
Months Supply of Inventory	10.4	<b>4.5</b>	- 56.7%	--	--	--

\* 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

