Local Market Update – September 2026

A Research Tool Provided by Colorado Real Estate Network

San Miguel County

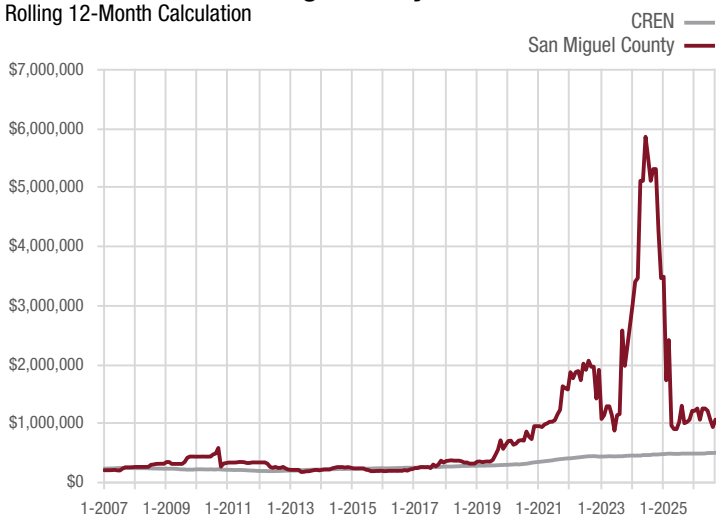
Single Family	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	6	**2**	- 66.7%	62	**46**	- 25.8%
Pending Sales	5	**2**	- 60.0%	31	**21**	- 32.3%
Closed Sales	4	**4**	0.0%	31	**17**	- 45.2%
Days on Market Until Sale	220	**190**	- 13.6%	222	**197**	- 11.3%
Median Sales Price*	$725,000	**$2,580,000**	+ 255.9%	$1,280,000	**$2,350,000**	+ 83.6%
Average Sales Price*	$692,500	**$3,264,750**	+ 371.4%	$2,625,461	**$3,004,029**	+ 14.4%
Percent of List Price Received*	100.2%	**96.3%**	- 3.9%	94.4%	**95.8%**	+ 1.5%
Inventory of Homes for Sale	52	**42**	- 19.2%	—	**—**	—
Months Supply of Inventory	15.5	**15.0**	- 3.2%	—	**—**	—

Townhouse/Condo	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	7	**1**	- 85.7%	46	**26**	- 43.5%
Pending Sales	4	**2**	- 50.0%	19	**11**	- 42.1%
Closed Sales	4	**3**	- 25.0%	13	**17**	+ 30.8%
Days on Market Until Sale	155	**25**	- 83.9%	192	**121**	- 37.0%
Median Sales Price*	$1,166,500	**$4,650,000**	+ 298.6%	$1,088,000	**$1,607,500**	+ 47.7%
Average Sales Price*	$1,172,000	**$4,650,000**	+ 296.8%	$1,718,538	**$2,937,688**	+ 70.9%
Percent of List Price Received*	95.4%	**94.2%**	- 1.3%	95.3%	**93.4%**	- 2.0%
Inventory of Homes for Sale	27	**26**	- 3.7%	—	**—**	—
Months Supply of Inventory	11.6	**10.4**	- 10.3%	—	**—**	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

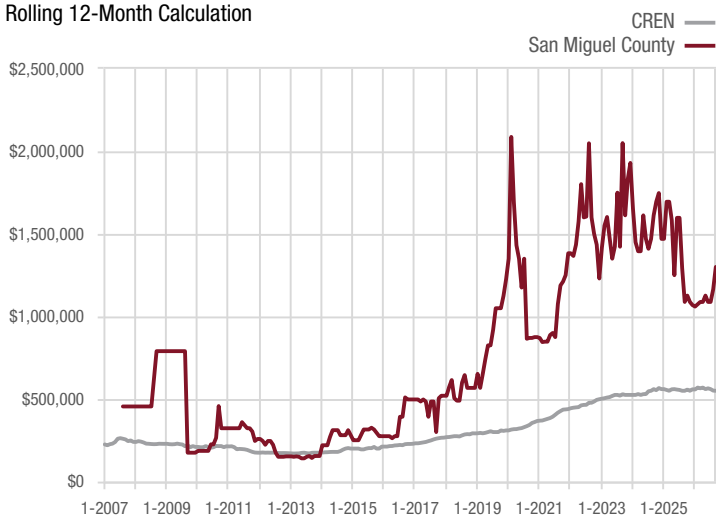
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of October 5, 2026. All data from Colorado Real Estate Network and REcolorado. Report © 2026 ShowingTime Plus, LLC.