

Q1

2026

# Telluride Real Estate ACTIVITY REPORT



TELLURIDE  
PROPERTIES

On Top of Telluride

**Forbes**

GLOBAL PROPERTIES

412 West Pacific Avenue, Town of Telluride - Offered at \$5,995,000

As Telluride continues to mature, demand from affluent buyers seeking the area's distinctive lifestyle remains exceptionally strong. These buyers focus on newer, high-end properties, and have ample liquidity to act quickly when opportunities arise. However, with limited inventory of newer-built properties, transaction volume remains modest even as prices climb, driven by persistent demand. It should be noted that the volume of transactions is stronger than reported, as the Four Seasons had five more sales in March.

Despite challenges such as limited snowfall, a ski patrol strike, and ongoing global uncertainty, Telluride endures as a secure and sought-after destination, an investment in both value and enjoyment. Sellers, too, remain confident, recognizing the rarity and uniqueness of their holdings. This dynamic has sustained a strong, balanced market in the upper segment, while the lower tier has shown signs of shifting toward more buyer-friendly conditions.

The numbers tell the story: average sale prices are up 18% countywide, 38% in Mountain Village, and an impressive 46% in Telluride. Luxury projects like The Four Seasons Resort & Residences and The Highline underscore the vigor of this market. The arrival of an elite hotel brand, world-class development and design teams, and unmatched location is propelling Telluride toward its place among North America's premier ski destinations.

# San Miguel County Overview

#

↓ 8%

compared to 2025

\$

↑ 9%

compared to 2025



# of Transactions  
San Miguel County



Dollar Volume  
San Miguel County

764 Primrose Lane, Town of Telluride - Offered at \$11,250,000

# What's Selling?

## Town of Telluride

	Under Contract	Number Sold	Sold Price Range	Median Sold Price	Median % Off Asking \$
<i>Single Family Homes</i>					
2-3 Bedrooms	0	1	\$3,250,000	\$3,250,000	16%
4 Bedrooms	2	0	--	--	--
5+ Bedrooms	1	1	\$15,919,417	\$15,919,417	9%
<i>Condominiums</i>					
Studio & 1 Bedrooms	1	3	\$1,100,000 - \$1,580,000	\$1,360,000	6%
2 Bedrooms	1	5	\$1,300,000 - \$4,700,000	\$1,748,000	5%
3 Bedrooms	0	3	\$1,990,000 - \$3,000,000	\$2,275,000	3%
4 Bedrooms	0	0	--	--	--
5+ Bedrooms	1	0	--	--	--
<i>Vacant Land</i>					
All	1	2	\$1,200,000 - \$17,500,000	\$9,350,000	6%

ytd  
2026

as of 3/31/2026  
there have been 15  
residential sales in the  
Town of Telluride for a  
total dollar volume of  
\$61,057,417.

\$

↑67%

compared to 2025

#

↑7%

compared to 2025

2

\$19,169,417

HOMES

2

\$18,700,000

LAND

11

\$23,188,000

CONDOS

260 South Aspen Street, Town of Telluride - Sold 3/4/26 for \$2,700,000  
Listed & Sold by Telluride Properties

# What's For Sale?

## Town of Telluride

	<b>Number Available</b>	<b>Asking Price Range</b>	<b>Median Asking Price</b>
<i>Single Family Homes</i>			
2-3 Bedrooms	4	\$3,500,000 - \$5,895,000	\$5,147,500
4 Bedrooms	12	\$3,095,000 - \$29,990,000	\$8,395,000
5+ Bedrooms	6	\$5,750,000 - \$16,900,000	\$12,485,000
<i>Condominiums</i>			
Studio & 1 Bedrooms	13	\$499,000 - \$2,199,000	\$895,000
2 Bedrooms	12	\$1,541,000 - \$4,950,000	\$1,923,000
3 Bedrooms	6	\$2,090,000 - \$3,095,000	\$2,362,500
4 Bedrooms	8	\$2,850,000 - \$18,900,000	\$8,350,000
5+ Bedrooms	--	--	--
<i>Vacant Land</i>			
All	14	\$699,000 - \$6,400,000	\$2,472,500



516 East Columbia Avenue, Town of Telluride - Offered at \$8,295,000

# What's Selling?

## Mountain Village

	Under Contract	Number Sold	Sold Price Range	Median Sold Price	Median % Off Asking \$
<i>Single Family Homes</i>					
3 Bedrooms	2	0	--	--	--
4 Bedrooms	2	1	\$5,502,634	\$5,502,634	0%
5+ Bedrooms	4	5	\$4,570,000 - \$17,500,000	\$10,985,000	6%
<i>Condominiums</i>					
Studio & 1 Bedrooms	0	3	\$350,000 - \$725,000	\$365,000	7%
2 Bedrooms	3	3	\$975,000 - \$4,175,000	\$1,395,000	0%
3 Bedrooms	8	3	\$1,337,500 - \$2,350,000	\$1,425,000	15%
4 Bedrooms	9	3	\$4,070,000 - \$4,890,000	\$4,800,000	3%
5+ Bedrooms	3	0	--	--	--
<i>Vacant Land</i>					
All	0	3	\$1,500,000 - \$3,000,000	\$1,850,000	11%

ytd  
2026

as of 3/31/2026  
there have been 21  
residential sales in  
Mountain Village for  
a total dollar volume  
of \$90,160,134.

\$

↑27%  
compared to 2025

#

●0%  
compared to 2025

6

\$56,952,634

HOMES

3

\$6,350,000

LAND

12

\$26,857,500

CONDOS

133 Victoria Drive, Mountain Village - Sold 2/12/26 for \$17,500,000  
Listed & Sold by Telluride Properties

# What's For Sale?

## Mountain Village

	<b>Number Available</b>	<b>Asking Price Range</b>	<b>Median Asking Price</b>
<i>Single Family Homes</i>			
3 Bedrooms	1	\$8,250,000	\$8,250,000
4 Bedrooms	11	\$4,250,000 - \$10,995,000	\$6,799,000
5+ Bedrooms	19	\$4,900,000 - \$32,000,000	\$11,900,000
<i>Condominiums</i>			
Studio & 1 Bedrooms	17	\$330,000 - \$2,695,000	\$622,500
2 Bedrooms	12	\$1,045,000 - \$4,500,000	\$2,672,500
3 Bedrooms	9	\$1,657,000 - \$5,275,000	\$3,499,999
4 Bedrooms	7	\$3,250,000 - \$7,200,000	\$5,200,000
5+ Bedrooms	3	\$5,295,000 - \$9,500,000	\$5,999,997
<i>Vacant Land</i>			
All	31	\$170,000 - \$32,500,000	\$3,225,000



111 San Joaquin Road Unit 19, Mountain Village - Offered at \$4,824,000

# What's Selling?

## Surrounding Areas

	Under Contract	Number Sold	Sold Price Range	Median Sold Price	Median % Off Asking \$
Turkey Creek Mesa	1	0	--	--	--
Deep Creek Mesa	0	2	\$1,220,000 - \$1,675,000	\$1,447,500	12%
Down Valley	1	1	\$2,350,000	\$2,350,000	5%
Wilson Mesa	1	1	\$2,550,000	\$2,550,000	10%
Specie Mesa	1	1	\$2,450,000	\$2,450,000	9%
Hastings Mesa	0	2	\$1,200,000 - \$4,140,000	\$2,670,000	28%
Iron Springs/Horsefly Mesa	0	0	--	--	--
Ilium/Ames	0	1	\$1,799,000	\$1,799,000	0%
Ophir	3	3	\$250,000 - \$300,000	\$290,000	0%

(**Turkey Creek Mesa**) Alta Lakes, Elk Run, Preserve, Raspberry Patch, Ski Ranches, Skyfield, and West Meadows (**Deep Creek Mesa**) Aldasoro Ranch, Deep Creek Ranches, Diamond Ranch, Falls at Telluride, Golden Ledge, Gray Head, Last Dollar, Meadows at Deep Creek, Redtail Estates, and Sunnyside Ranch (**Down Valley**) Fall Creek, Sawpit, Placerville (**Wilson Mesa**) Elk Creek Reserve, Muddy Creek Meadows, Ptarmigan Ranch, and Wilson Mesa Ranches (**Specie Mesa**) Estate Ranches, Great American, Little Cone Ranch, Peninsula Park, Peninsula Pines, Peninsula Point, Specie Mesa Ranch, Specie Wilderness, The Peninsula, and Top of the World (**Hastings Mesa**) Alder Canyon Ranches, Beaver Pond, Cradle Park Ranches, Finnegan Ranch, Hastings Mesa Estates, Last Dollar Tracts, Little Lake Ranches, Old Elam Ranch, Pleasant View, San Juan Vista, Telluride Pines, and Willmeng Springs (**Iron Springs/Horsefly Mesa**) Anderson Ranch, Big Valley Ranch, The Bluffs, Brown Ranch, Canyon Creek Ranch, Colt Meadows Ranch, Cornerstone, Dancing Bear Ranch, Eagle Ridge Ranch, Elks Summit, Frontier, Golden Bear Ranch, Gracie Sky Mountain Ranch, Lakes at Carstens Ranch, McKenzie Spring Ranch, Panorama Acres, Rosorado, and San Juan Ranch (**Ilium/Ames**) Ptarmigan at Ilium, Lake Fork Junction, and South Fork Estates



145 West Anderson Road, Wilson Mesa - Sold 3/10/26 for \$2,550,000  
Listed by Telluride Properties

# What's For Sale?

## Surrounding Areas

	Number Available	Asking Price Range	Median Asking Price
<i>Turkey Creek Mesa</i>	10	\$797,000 - \$8,750,000	\$2,022,500
<i>Deep Creek Mesa</i>	16	\$1,549,000 - \$23,000,000	\$5,872,500
<i>Down Valley</i>	6	\$332,000 - \$18,000,000	\$1,112,500
<i>Wilson Mesa</i>	6	\$485,000 - \$13,500,000	\$3,195,000
<i>Specie Mesa</i>	5	\$359,000 - \$3,600,000	\$2,595,000
<i>Hastings Mesa</i>	3	\$245,000 - \$2,365,000	\$769,000
<i>Iron Springs/Horsefly Mesa</i>	11	\$395,000 - \$10,950,000	\$2,150,000
<i>Ilium/Ames</i>	0	--	--
<i>Ophir</i>	4	\$349,000 - \$1,895,000	\$925,000

**(Turkey Creek Mesa)** Alta Lakes, Elk Run, Preserve, Raspberry Patch, Ski Ranches, Skyfield, and West Meadows **(Deep Creek Mesa)** Aldasoro Ranch, Deep Creek Ranches, Diamond Ranch, Falls at Telluride, Golden Ledge, Gray Head, Last Dollar, Meadows at Deep Creek, Redtail Estates, and Sunnyside Ranch **(Down Valley)** Fall Creek, Sawpit, Placerville **(Wilson Mesa)** Elk Creek Reserve, Muddy Creek Meadows, Ptarmigan Ranch, and Wilson Mesa Ranches **(Specie Mesa)** Estate Ranches, Great American, Little Cone Ranch, Peninsula Park, Peninsula Pines, Peninsula Point, Specie Mesa Ranch, Specie Wilderness, The Peninsula, and Top of the World **(Hastings Mesa)** Alder Canyon Ranches, Beaver Pond, Cradle Park Ranches, Finnegan Ranch, Hastings Mesa Estates, Last Dollar Tracts, Little Lake Ranches, Old Elam Ranch, Pleasant View, San Juan Vista, Telluride Pines, and Willmeng Springs **(Iron Springs/Horsefly Mesa)** Anderson Ranch, Big Valley Ranch, The Bluffs, Brown Ranch, Canyon Creek Ranch, Colt Meadows Ranch, Cornerstone, Dancing Bear Ranch, Eagle Ridge Ranch, Elks Summit, Frontier, Golden Bear Ranch, Gracie Sky Mountain Ranch, Lakes at Carstens Ranch, McKenzie Spring Ranch, Panorama Acres, Rosorado, and San Juan Ranch **(Ilium/Ames)** Ptarmigan at Ilium, Lake Fork Junction, and South Fork Estates



2175 High Bluff Drive, Iron Springs Mesa - Offered at \$1,750,000



970.728.0808

**TELLURIDE OFFICES**

237 South Oak Street  
232 West Colorado Avenue  
220 East Colorado Avenue

**MOUNTAIN VILLAGE OFFICES**

560 Mountain Village Boulevard  
567 Mountain Village Boulevard  
457 Mountain Village Boulevard

**TELLURIDEPROPERTIES.COM**



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PROPERTIES**

On Top of Telluride

**Forbes**

GLOBAL PROPERTIES