

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

| | Number Available | Asking Price Range | Median Asking Price |
|----------------------------|-------------------------|----------------------------|----------------------------|
| <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

| | Number Available | Asking Price Range | Median Asking Price |
|----------------------------|-------------------------|----------------------------|----------------------------|
| <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



Telluride Properties has participated in 58% of the dollar volume for San Miguel County MLS Sales YTD.

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

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