

Q3
2024

Telluride Real Estate ACTIVITY REPORT



TELLURIDE
PROPERTIES
On Top of Telluride

Forbes
GLOBAL PROPERTIES

101 Gold Hill Court, Mountain Village - Offered at \$6,999,000

In an election year it is common that real estate sales slow down. Reports from Jackson Hole, Yellowstone Club, Vail, Crested Butte and Sun Valley are that sales have slowed. In recent years that was attributed to a lack of inventory, but today, inventories have increased in these locations. These markets appear to be stabilizing and returning to previous market conditions where buyers and sellers may be on more even ground.

In Aspen and Telluride, the markets are still showing sales increasing over 2023. Telluride has a 4% increase in the number of sales and the total dollar volume is up 18% with the average sale price increasing 13%. Aspen is a highly coveted market that seems somewhat insulated from market conditions at times. Telluride appears to be trending in that direction as people recognize that it is a truly amazing community with increasing demand and extremely finite inventory. Telluride boasts an endless list of positive attributes driving this market such as a low key sophisticated nature, stunning in your face landscape, welcoming authentic town with several ski lifts, tremendous dining, safe lifestyle and endless adventures.

As Telluride matures with the addition of a Four Seasons, it is likely that demand will continue to increase as people forgo the ease of access to other ski towns for Telluride's chill club like atmosphere on the slopes and hiking trails. Warren Miller's famous quote has never been more poignant, "If you don't do it this year, you'll be one year older when you do."

San Miguel County Overview

#

↑2%

compared to 2023

\$

↑15%

compared to 2023



of Transactions
San Miguel County

Dollar Volume
San Miguel County

115 Rocky Road, Mountain Village - Offered at \$8,500,000

The information represented above is compiled from Telluride Consulting data ytd as of 9/30/24 and represents all sales in San Miguel County.

What's Selling?

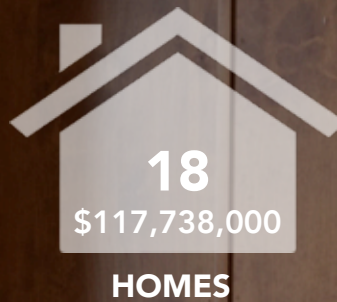
Town of Telluride

| | Under Contract | Number Sold | Sold Price Range | Median Sold Price | Median % Off Asking \$ |
|----------------------------|----------------|-------------|----------------------------|-------------------|------------------------|
| <i>Single Family Homes</i> | | | | | |
| 2-3 Bedrooms | 1 | 5 | \$2,000,000 - \$5,600,000 | \$4,905,000 | 9% |
| 4 Bedrooms | 0 | 8 | \$3,775,000 - \$12,000,000 | \$4,954,000 | 5% |
| 5+ Bedrooms | 1 | 5 | \$4,250,000 - \$12,200,000 | \$10,900,000 | 5% |
| <i>Condominiums</i> | | | | | |
| Studio & 1 Bedrooms | 0 | 10 | \$440,000 - \$1,350,000 | \$962,075 | 9% |
| 2 Bedrooms | 2 | 7 | \$1,295,000 - \$3,457,000 | \$1,710,000 | 4% |
| 3 Bedrooms | 2 | 9 | \$1,900,000 - \$5,200,000 | \$3,150,000 | 4% |
| 4 Bedrooms | 0 | 4 | \$3,650,000 - \$7,580,000 | \$5,750,000 | 3% |
| 5+ Bedrooms | 0 | 1 | \$12,200,000 | -- | -- |
| <i>Vacant Land</i> | | | | | |
| All | 1 | 3 | \$159,000 - \$3,400,000 | \$249,500 | 3% |

ytd
2024

as of 9/30/2024
there have been 52
residential sales in the
Town of Telluride for a
total dollar volume of
\$211,753,750.

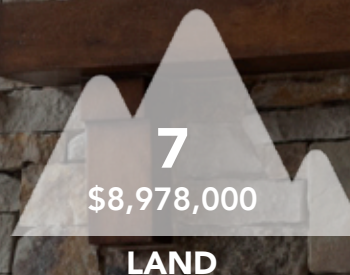
\$



↑24%
compared to 2023

#

↑11%
compared to 2023



Ballard House North 203, Town of Telluride - Sold 8/30/24 for \$3,457,000
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 | 8 | \$3,500,000 - \$6,700,000 | \$4,128,500 |
| 4 Bedrooms | 6 | \$4,400,000 - \$9,599,000 | \$6,472,000 |
| 5+ Bedrooms | 4 | \$5,950,000 - \$19,500,000 | \$8,437,000 |
| <i>Condominiums</i> | | | |
| Studio & 1 Bedrooms | 6 | \$975,000 - \$4,300,000 | \$1,199,500 |
| 2 Bedrooms | 15 | \$1,495,000 - \$4,950,000 | \$1,995,000 |
| 3 Bedrooms | 7 | \$2,100,000 - \$4,500,000 | \$3,395,000 |
| 4 Bedrooms | 4 | \$2,695,000 - \$7,897,000 | \$5,575,000 |
| 5+ Bedrooms | 2 | \$7,837,000 - \$8,082,000 | \$7,959,500 |
| <i>Vacant Land</i> | | | |
| All | 6 | \$699,000 - \$6,975,000 | \$2,470,000 |



421 East Columbia Avenue, Town of Telluride - Offered at \$3,675,000

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 | 1 | 1 | \$4,037,500 | -- | -- |
| 4 Bedrooms | 1 | 3 | \$6,625,000 - \$19,000,000 | \$12,812,500 | 1% |
| 5+ Bedrooms | 4 | 15 | \$4,729,995 - \$20,000,000 | \$12,364,000 | 1% |
| <i>Condominiums</i> | | | | | |
| Studio & 1 Bedrooms | 0 | 18 | \$335,000 - \$2,000,000 | \$1,167,500 | 5% |
| 2 Bedrooms | 1 | 5 | \$1,080,000 - \$2,755,000 | \$1,917,000 | 2% |
| 3 Bedrooms | 3 | 5 | \$1,100,000 - \$2,850,000 | \$1,975,000 | 2% |
| 4 Bedrooms | 3 | 6 | \$2,950,000 - \$8,650,000 | \$4,975,000 | 6% |
| 5+ Bedrooms | 0 | 0 | -- | -- | -- |
| <i>Vacant Land</i> | | | | | |
| All | 1 | 13 | \$450,000 - \$2,725,000 | \$1,650,000 | 2% |

ytd
2024

as of 9/30/2024
there have been 66
residential sales in
Mountain Village for
a total dollar volume
of \$292,244,955.

\$

↓7%
compared to 2023

#

↑3%
compared to 2023

19
\$202,132,455

HOMES

13
\$22,157,000

LAND

20
\$67,955,500

CONDOS



107 Gold Hill Court, Mountain Village - Sold 9/18/24 for \$7,495,000
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 | \$7,395,000 | \$7,395,00 |
| 4 Bedrooms | 6 | \$2,995,000 - \$12,499,000 | \$6,745,000 |
| 5+ Bedrooms | 17 | \$4,465,000 - \$21,500,000 | \$8,995,000 |
| <i>Condominiums</i> | | | |
| Studio & 1 Bedrooms | 8 | \$440,000 - \$1,995,000 | \$1,009,000 |
| 2 Bedrooms | 6 | \$1,075,000 - \$4,300,000 | \$3,195,000 |
| 3 Bedrooms | 3 | \$4,943,400 - \$6,500,000 | \$4,950,000 |
| 4 Bedrooms | 9 | \$3,195,000 - \$7,600,000 | \$5,275,000 |
| 5+ Bedrooms | 4 | \$6,395,000 - \$9,500,000 | \$8,500,000 |
| <i>Vacant Land</i> | | | |
| All | 29 | \$655,000 - \$32,500,000 | \$3,500,000 |



111 Benchmark Drive, Mountain Village - Offered at \$8,500,000

What's Selling?

Surrounding Areas

| | Under Contract | Number Sold | Sold Price Range | Median % Off Asking \$ |
|----------------------------|----------------|-------------|----------------------------|------------------------|
| Turkey Creek Mesa | 1 | 8 | \$755,000 - \$8,700,000 | 3% |
| Deep Creek Mesa | 0 | 14 | \$1,175,000 - \$10,100,000 | 5% |
| Down Valley | 1 | 4 | \$790,000 - \$2,650,000 | 2% |
| Wilson Mesa | 1 | 4 | \$950,000 - \$10,400,000 | 2% |
| Specie Mesa | 0 | 5 | \$595,00 - \$3,265,000 | 1% |
| Hastings Mesa | 1 | 7 | \$210,000 - \$1,695,000 | 3% |
| Iron Springs/Horsefly Mesa | 5 | 4 | \$1,750,000 - \$6,950,000 | 2% |
| Ilium/Ames | 0 | 0 | -- | -- |
| Ophir | 0 | 4 | \$777,800 - \$5,285,000 | 1% |

(**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, Placervally Village, Redcliff Estates, Shadohoochi Hill (**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



139 Stock Road - Placerville - Sold 9/25/24 for \$2,650,000
Listed by Telluride Properties

What's For Sale?

Surrounding Areas

| | Number Available | Asking Price Range |
|-----------------------------------|------------------|----------------------------|
| <i>Turkey Creek Mesa</i> | 13 | \$1,150,000 - \$8,700,000 |
| <i>Deep Creek Mesa</i> | 19 | \$1,895,000 - \$22,500,000 |
| <i>Down Valley</i> | 14 | \$200,000 - \$18,000,000 |
| <i>Wilson Mesa</i> | 2 | \$525,000 - \$600,000 |
| <i>Specie Mesa</i> | 10 | \$385,000 - \$5,250,000 |
| <i>Hastings Mesa</i> | 7 | \$295,000 - \$6,500,000 |
| <i>Iron Springs/Horsefly Mesa</i> | 16 | \$325,000 - \$5,800,000 |
| <i>Ilium/Ames</i> | 2 | \$1,075,000 - \$2,399,000 |
| <i>Ophir</i> | 1 | \$399,000 |

(**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, Placervally Village, Redcliff Estates, Shadohoochi Hill (**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



153 Whipple Way, Gray Head - Offered at \$13,900,000



970.728.0808

TELLURIDE OFFICES

237 South Oak Street
232 West Colorado Avenue
220 E. Colorado Avenue #102

MOUNTAIN VILLAGE OFFICES

560 Mountain Village Boulevard, Ste. 103
567 Mountain Village Boulevard, Ste. 106A
457 Mountain Village Boulevard

TELLURIDEPROPERTIES.COM



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