

Q3
2025

Telluride Real Estate ACTIVITY REPORT



TELLURIDE
PROPERTIES
On Top of Telluride

Forbes
GLOBAL PROPERTIES

208 Russell Drive, Mountain Village - Offered at \$6,400,000

Q3 2025 saw some exciting record breaking activity and exciting noteworthy news, all of which centers around Telluride Properties' exceptional team of Brokers. Telluride Properties' Damon Demas represented the seller of [137 Hood Park Road](#) the most expensive home ever sold in the County at \$39.4.M, Telluride Properties' O'Neill Stetina group also represented the Sellers of [236 Pandora Lane](#) for a record-breaking \$28.8M which included the adjacent lot. The biggest news that we've all been eagerly anticipating for the past 7 years is the ground breaking of the new [Four Seasons Development](#), which we are honored to be representing. [Watch the Four Seasons Video](#). While the overall YTD dollar volume of \$641.62M in the County is down 20% YOY, this stat doesn't tell the whole story. Telluride Properties remains the dominant market leader having closed \$527.5M YTD as of 09/30/25, including double-sided deals. Additionally, neither of the above YTD stats include contracts for the [Highline](#) or Four Seasons sales which have occurred this year totaling in excess of an additional \$300M in sales which won't be recorded until 2027 and 2028 respectively. Why this matters! Seeing Investor confidence in our market lifts all boats. These investments in Telluride give the overall market a tremendous boost in an otherwise crazy world. With the stock market at all-time highs, the smart money is taking profits and investing in hard assets like real estate that they can use and enjoy for decades to come.

Like Warren Millers Iconic Quote regarding buying in Ski Country, "If you don't do it this year, you'll just be one year older when you do." In resort markets around the globe, Four Seasons developments have consistently raised the bar — and the surrounding property values. On average, branded residences trade at a 25–30% premium, while nearby homes benefit from a 5–15% uplift over time. In other words, the market shift has already begun. Momentum is already building: Mountain Village condo PSF is trending upward in 2025, even before a shovel hits the ground. Inventory is tight, with quality properties in the Village core and ski-in/ski-out locations moving quickly. Once Four Seasons opens its doors, the halo effect is expected to reset the market ceiling.

The lifestyle advantage - Beyond numbers, owning near the new Four Seasons means:

- A vibrant Village core re-energized by premium retail and après-ski culture
- A long-term anchor that strengthens Telluride's position among the world's elite resort destinations

Why act now

Buyers who secure their property today will be well-positioned when the market fully responds to the Four Seasons arrival. Waiting means facing higher prices, stiffer competition, and fewer options. If you've been waiting for the "right time," this is it. Let's talk about the opportunities currently available in the Telluride Market before the next wave of demand hits.

San Miguel County Overview



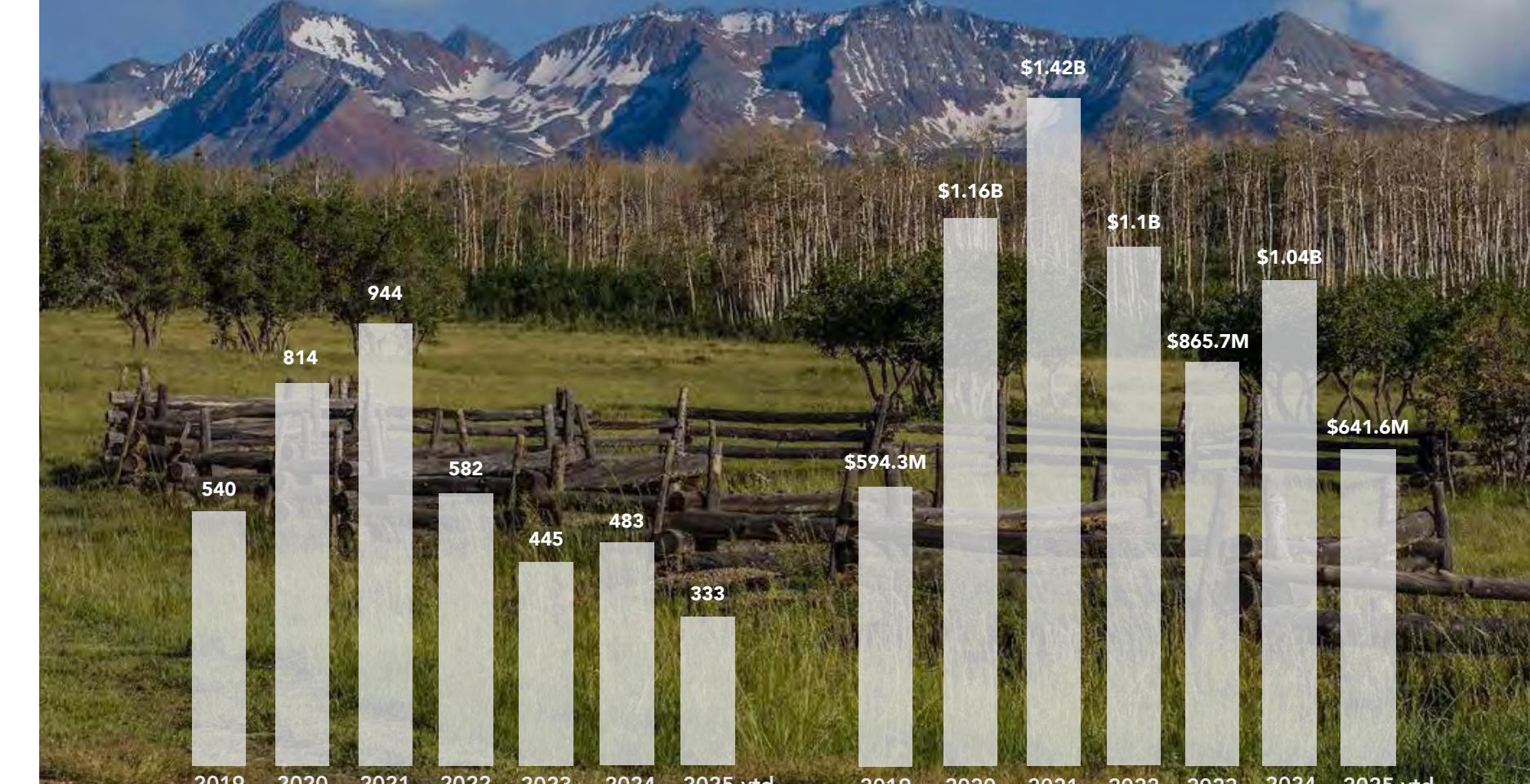
↓4%

compared to 2024



↓19%

compared to 2024



of Transactions
San Miguel County

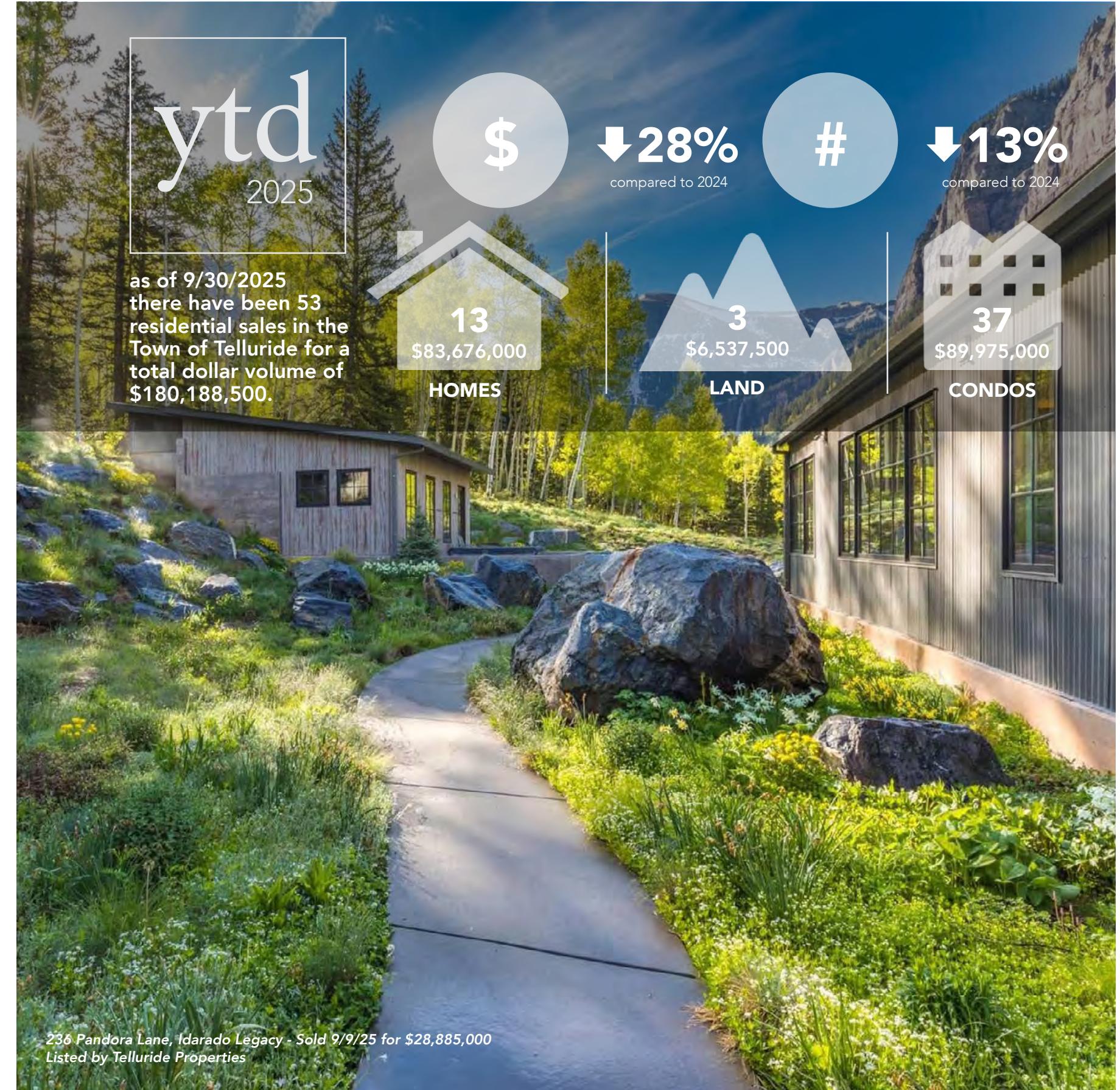
3289 Laughing Dog Road, Placerville - Offered at \$7,950,000

Dollar Volume
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	2	4	\$3,300,000 - \$5,225,000	\$3,962,500	6%
4 Bedrooms	0	8	\$1,773,000 - \$8,800,000	\$4,792,625	3%
5+ Bedrooms	1	1	\$28,885,000	\$28,885,000	2%
<i>Condominiums</i>					
Studio & 1 Bedrooms	4	9	\$680,000 - \$3,825,000	\$999,000	1%
2 Bedrooms	8	15	\$865,000 - \$3,500,000	\$1,376,000	4%
3 Bedrooms	0	9	\$2,450,000 - \$7,700,000	\$3,270,000	2%
4 Bedrooms	0	4	\$2,250,000 - \$5,525,000	\$4,224,000	7%
5+ Bedrooms	0	0	--	--	--
<i>Vacant Land</i>					
All	0	3	\$1,237,500 - \$2,800,000	\$2,500,000	6%



What's For Sale?

Town of Telluride

	Number Available	Asking Price Range	Median Asking Price
Single Family Homes			
2-3 Bedrooms	4	\$3,500,000 - \$7,700,000	\$4,647,500
4 Bedrooms	14	\$2,795,000 - \$27,950,000	\$8,000,000
5+ Bedrooms	9	\$5,500,000 - \$21,500,000	\$15,540,000
Condominiums			
Studio & 1 Bedrooms	7	\$709,500 - \$2,199,000	\$925,000
2 Bedrooms	12	\$1,549,000 - \$4,950,000	\$2,198,000
3 Bedrooms	5	\$1,999,999 - \$3,950,000	\$2,500,000
4 Bedrooms	6	\$2,950,000 - \$19,800,000	\$7,797,500
5+ Bedrooms	3	\$2,300,000 - \$8,407,574	\$8,152,800
Vacant Land			
All	12	\$699,000 - \$5,600,000	\$2,322,500

The information represented above is compiled from the Telluride MLS ytd as of 9/30/25 and includes the Idarado Subdivision & Valley Floor. It excludes deed-restricted, commercial, & fractional properties.



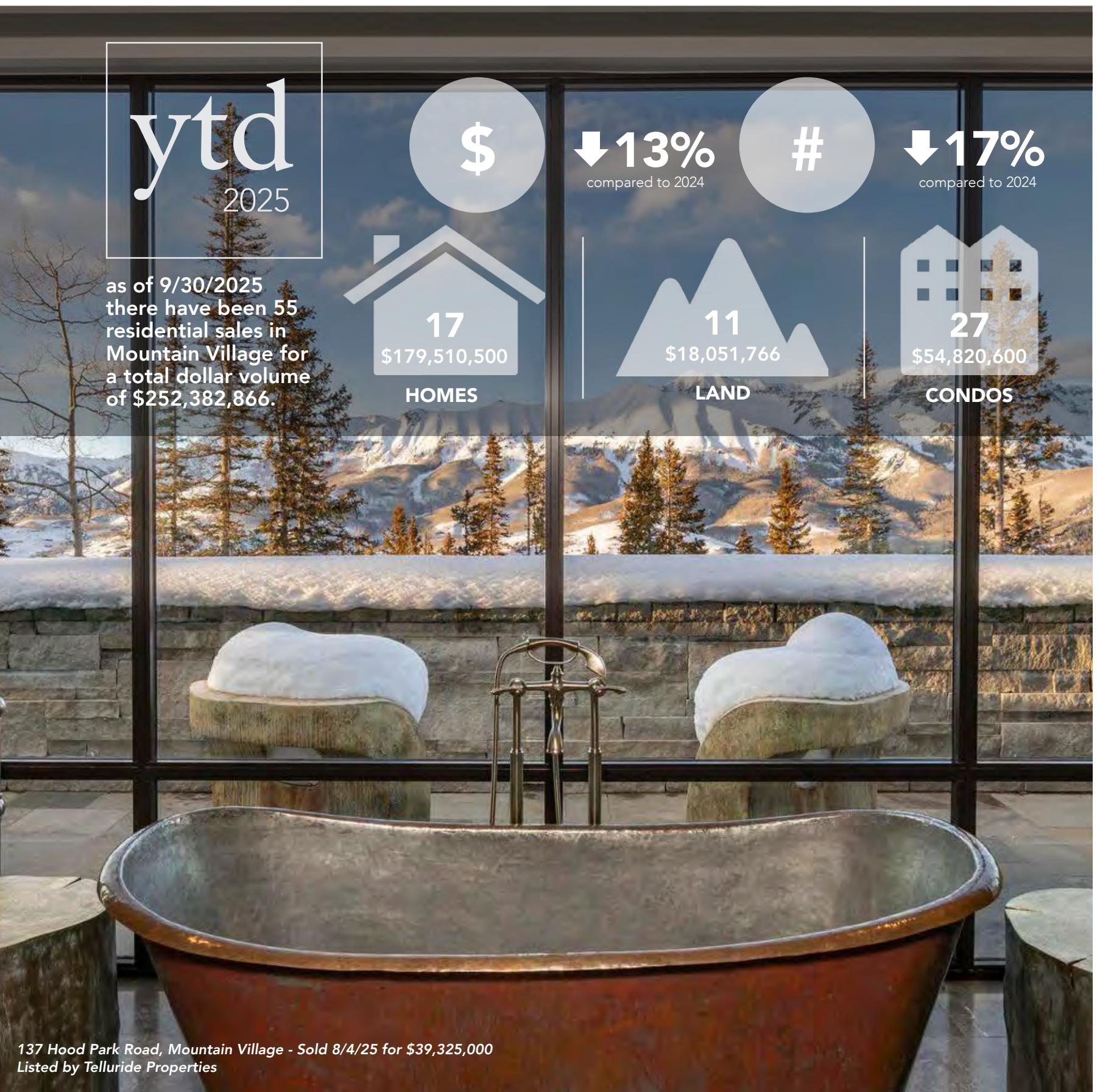
451 West Galena Avenue, Town of Telluride - Offered at \$12,950,000

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	\$3,625,000	\$3,625,000	0%
4 Bedrooms	5	2	\$6,210,000 - \$9,050,000	\$7,630,000	4%
5+ Bedrooms	2	14	\$4,250,000 - \$39,325,000	\$9,050,750	4%
<i>Condominiums</i>					
Studio & 1 Bedrooms	1	13	\$400,000 - \$1,695,000	\$599,000	2%
2 Bedrooms	0	3	\$995,000 - \$2,110,000	\$1,500,000	4%
3 Bedrooms	7	6	\$2,965,000 - \$5,425,000	\$3,675,000	0%
4 Bedrooms	5	5	\$2,625,000 - \$5,150,000	\$2,800,000	5%
5+ Bedrooms	2	0	--	--	--
<i>Vacant Land</i>					
All	0	11	\$612,000 - \$2,950,000	\$1,485,000	3%

The information represented above is compiled from the Telluride MLS ytd as of 9/30/25 it excludes deed-restricted, commercial, & fractional properties.



What's For Sale?

Mountain Village

	Number Available	Asking Price Range	Median Asking Price
Single Family Homes			
3 Bedrooms	3	\$5,300,000 - \$8,850,000	\$6,995,000
4 Bedrooms	11	\$4,995,000 - \$10,995,000	\$6,999,000
5+ Bedrooms	16	\$3,998,000 - \$32,000,000	\$12,500,000
Condominiums			
Studio & 1 Bedrooms	22	\$359,000 - \$2,695,000	\$724,500
2 Bedrooms	10	\$1,035,000 - \$4,675,000	\$2,199,500
3 Bedrooms	10	\$1,475,000 - \$5,150,000	\$3,062,500
4 Bedrooms	12	\$4,090,000 - \$11,890,000	\$5,696,750
5+ Bedrooms	4	\$5,999,997 - \$10,250,000	\$8,750,000
Vacant Land			
All	28	\$599,000 - \$14,000,000	\$2,625,000

The information represented above is compiled from Telluride MLS data ytd as of 9/30/25, it excludes deed-restricted, commercial, & fractional properties.



131 Vischer Drive, Mountain Village - Offered at \$8,375,000

What's Selling?

Surrounding Areas

	Under Contract	Number Sold	Sold Price Range	Median Sold Price	Median % Off Asking \$
Turkey Creek Mesa	0	7	\$1,100,000 - \$19,750,000	\$4,000,000	3%
Deep Creek Mesa	1	6	\$1,700,000 - \$8,135,000	\$3,100,000	7%
Down Valley	3	10	\$252,000 - \$1,460,000	\$622,500	4%
Wilson Mesa	0	1	\$2,875,000	\$2,875,000	4%
Specie Mesa	0	2	\$365,000 - \$1,280,000	\$822,500	5%
Hastings Mesa	1	4	\$275,000 - \$1,200,000	\$884,000	4%
Iron Springs/Horsefly Mesa	0	6	\$500,000 - \$4,500,000	\$2,212,500	6%
Ilium/Ames	1	3	\$595,000 - \$1,025,000	\$700,000	34%
Ophir	0	2	\$300,000 - \$6,700,000	\$3,500,000	12%

(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, Placervalley 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

1528 East Anderson Road - Wilson Mesa - Sold 7/22/25 for \$2,875,000
Listed & Sold by Telluride Properties



What's For Sale?

Surrounding Areas

	Number Available	Asking Price Range	Median Asking Price
Turkey Creek Mesa	13	\$915,000 - \$8,750,000	\$2,395,000
Deep Creek Mesa	22	\$1,500,000 - \$23,000,000	\$4,372,500
Down Valley	10	\$332,000 - \$18,000,000	\$1,412,500
Wilson Mesa	9	\$550,000 - \$13,500,000	\$2,850,000
Specie Mesa	14	\$359,000 - \$8,500,000	\$2,172,000
Hastings Mesa	11	\$329,000 - \$6,500,000	\$2,571,400
Iron Springs/Horsefly Mesa	12	\$395,000 - \$8,950,000	\$2,025,000
Ilium/Ames	1	\$1,799,000	\$1,799,000
Ophir	1	\$1,995,000	\$1,995,000

(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, Placervalley 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



3640 Ponderosa Drive, Ridgway - Offered at \$3,649,000



Shimkonis Partners has participated in \$82,205,700M of the dollar volume for San Miguel County and Surrounding Area Sales year-to-date.



MIKE SHIMKONIS



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