

Q1
2026

Telluride Real Estate ACTIVITY REPORT



108 Lone Fir Lane, Mountain Village | Offered at \$6,999,000

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% county-wide, 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

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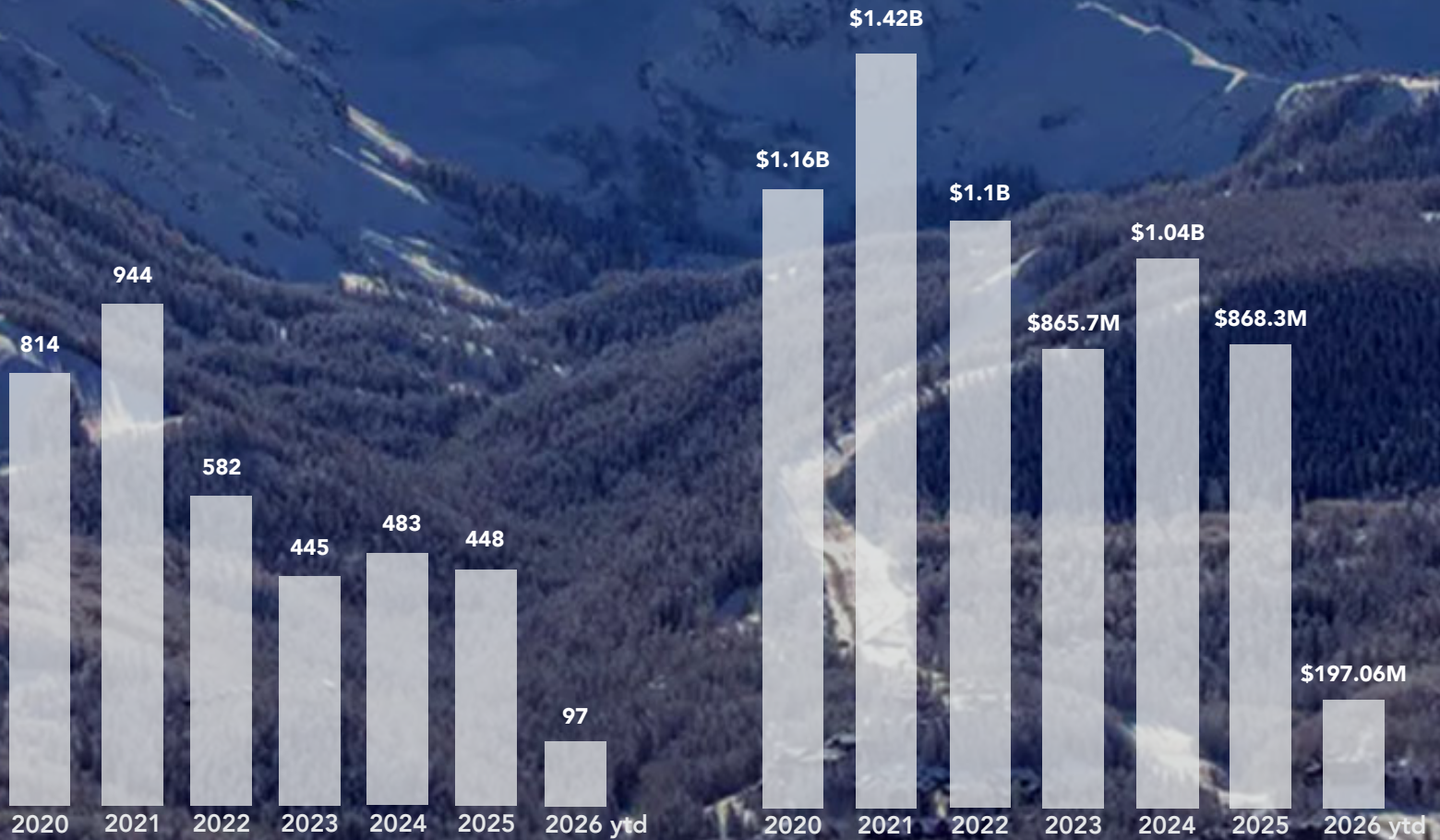
↓ 8%

compared to 2025

\$

↑ 9%

compared to 2025



of Transactions
San Miguel County

Dollar Volume
San Miguel County

TBD Christina's Way, Telluride | Offered at \$1,549,000

The information represented above is compiled from Telluride Consulting data ytd as of 3/31/26 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	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%

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

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

210 S Sunset Ridge Drive, Telluride CO 81435 | Offered at \$3,095,000

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

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

304 Prospect Falls Court, Mountain Village | Offered at \$6,395,000

What's Selling?

Surrounding Areas

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

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



240 Mahoney Drive, Telluride | Offered at \$2,995,000



210 S Sunset Ridge Drive, Telluride | Offered at \$3,095,000



MIKE SHIMKONIS



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TELLURIDE
PROPERTIES
On Top of Telluride

Forbes
GLOBAL PROPERTIES