

Q3
2026

Telluride Real Estate ACTIVITY REPORT



1075 High Plains Drive, Placerville | Offered by Shimkonis Partners at \$1,950,000

SALES VOLUME IS UP YEAR OVER YEAR

Even though 2026 has seen significant continued global unease and many would-be buyers remain nervous, sales volume is up year over year.

Some economic indicators remain strong as the stock market and luxury real estate continue to defy expectations. Like the stock market, most of our volume is concentrated in a small upper echelon, particularly in The Towns of Telluride and Mountain Village, which greatly impact our small market.

We continue to see dollar volume remain strong while the number of transactions lag and inventories rise.

The time has never been better to take advantage of current market conditions and buy your dream home!

We have begun to see a slowdown in pending contracts coming out of our usually hottest sales season. Only two condos in MV are under contract that are not under construction. In Telluride, there are seven. Telluride and MV each have only two homes under contract. The same happened at the end of the second quarter in Aspen, when the Wall Street Journal cried panic in the market. By the end of the third quarter, Aspen roared back, matching 2025 dollar volume. Of course, this was driven by the market's high end in preferred locations.

Relying on the high end of the market means you need to price correctly and present your best to the discerning eye. Location, Pricing, Quality, and Comparable Sales are increasingly important. For the rest of the market, this proves even more important until certainty trickles down to other price points.

Looking long term through the windshield, there is good reason for serious optimism, as investors are putting billions of dollars to work in our market. Construction of new, signature homes is at an all-time high. Sales taxes and real estate transfer taxes are very strong, resulting in key infrastructure improvements: medical facilities, roads, airport hangars, and more. Add a Four Seasons and a few new exceptional restaurants, and Telluride looks ready for Super El Niño!

San Miguel County Overview

#

↓ 9%

compared to 2025

\$

↑ 13%

compared to 2025



of Transactions
San Miguel County

Dollar Volume
San Miguel County

3289 Laughing Dog Road, Specie Mesa | Offered by Shimkonis Partners at \$6,900,000

The information represented above is compiled from Telluride Consulting data ytd as of 9/30/26 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	7	\$1,706,710 - \$7,600,000	\$4,000,000	6%
4 Bedrooms	1	5	\$2,445,000 - \$14,300,000	\$8,110,000	2%
5+ Bedrooms	1	5	\$8,670,000 - \$16,400,000	\$12,300,000	2%
<i>Condominiums</i>					
Studio & 1 Bedrooms	4	7	\$700,000 - \$1,580,000	\$1,015,000	6%
2 Bedrooms	3	14	\$1,275,000 - \$4,700,000	\$1,686,500	4%
3 Bedrooms	1	12	\$1,950,000 - \$4,600,000	\$2,806,250	3%
4 Bedrooms	1	1	\$17,500,000	\$17,500,000	7%
5+ Bedrooms	0	1	\$1,750,000	\$1,750,000	11%
<i>Vacant Land</i>					
All	2	7	\$700,000 - \$17,500,000	\$2,650,000	0%

ytd
2026

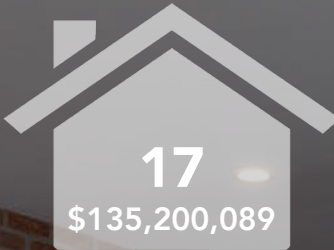
as of 9/30/2026
there have been 59
residential sales in the
Town of Telluride for a
total dollar volume of
\$256,902,089.



↑43%
compared to 2025



↑11%
compared to 2025



HOMES



LAND



CONDOS

What's For Sale?

Town of Telluride

	Number Available	Asking Price Range	Median Asking Price
<i>Single Family Homes</i>			
2-3 Bedrooms	5	\$1,950,000 - \$5,295,000	\$3,995,000
4 Bedrooms	5	\$5,795,000 - \$12,500,000	\$7,495,000
5+ Bedrooms	11	\$5,150,000 - \$23,500,000	\$14,000,000
<i>Condominiums</i>			
Studio & 1 Bedrooms	11	\$675,000 - \$1,474,800	\$985,000
2 Bedrooms	6	\$1,350,000 - \$4,750,000	\$1,558,500
3 Bedrooms	5	\$2,500,000 - \$5,795,000	\$3,498,000
4 Bedrooms	11	\$3,375,000 - \$8,500,000	\$4,695,000
5+ Bedrooms	1	\$12,200,000	\$12,200,000
<i>Vacant Land</i>			
All	16	\$649,000 - \$6,400,000	\$2,492,500



210 S Sunset Ridge Drive, Telluride | Offered by Shimkonis Partners at \$2,850,000

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	0	2	\$4,600,000 - \$4,650,000	\$4,625,000	6%
4 Bedrooms	1	6	\$4,895,000 - \$8,850,000	\$5,638,817	2%
5+ Bedrooms	2	12	\$3,150,000 - \$23,000,000	\$9,242,500	5%
<i>Condominiums</i>					
Studio & 1 Bedrooms	0	12	\$325,000 - \$1,335,016	\$413,750	3%
2 Bedrooms	0	10	\$900,000 - \$4,350,000	\$1,397,500	3%
3 Bedrooms	7	9	\$1,337,500 - \$4,500,000	\$2,850,000	6%
4 Bedrooms	9	8	\$3,000,000 - \$6,500,000	\$4,373,750	6%
5+ Bedrooms	5	1	\$5,050,000	\$5,050,000	4%
<i>Vacant Land</i>					
All	4	8	\$185,000 - \$3,000,000	\$1,250,000	9%

ytd
2026

as of 9/30/2026
there have been 68
residential sales in
Mountain Village for
a total dollar volume
of \$273,322,150.

\$

↑ 8%
compared to 2025

#

↑ 24%
compared to 2025

20

\$167,772,634

HOMES

8

\$10,965,000

LAND

40

\$94,584,516

CONDOS

108 Lone Fir Lane, Mountain Village | Offered by Shimkonis Partners at \$5,900,000

What's For Sale?

Mountain Village

	Number Available	Asking Price Range	Median Asking Price
<i>Single Family Homes</i>			
3 Bedrooms	2	\$4,600,000 - \$8,250,000	\$6,425,000
4 Bedrooms	7	\$5,195,000 - \$11,995,000	\$6,799,000
5+ Bedrooms	14	\$6,950,000 - \$32,000,000	\$13,700,000
<i>Condominiums</i>			
Studio & 1 Bedrooms	16	\$352,000 - \$850,000	\$555,000
2 Bedrooms	11	\$1,045,000 - \$4,250,000	\$2,695,000
3 Bedrooms	13	\$1,675,000 - \$5,875,000	\$4,200,000
4 Bedrooms	9	\$4,774,000 - \$12,446,000	\$6,395,000
5+ Bedrooms	4	\$8,500,000 - \$11,000,000	\$9,875,000
<i>Vacant Land</i>			
All	38	\$170,000 - \$32,500,000	\$2,875,000



1400 Peninsula Drive, Placerville | Offered by Shimkonis Partners at \$425,000

What's Selling?

Surrounding Areas

	Under Contract	Number Sold	Sold Price Range	Median Sold Price	Median % Off Asking \$
<i>Turkey Creek Mesa</i>	2	4	\$1,400,000 - \$6,050,000	\$3,625,000	2%
<i>Deep Creek Mesa</i>	0	5	\$1,220,000 - \$9,500,000	\$1,700,000	9%
<i>Down Valley</i>	1	5	\$499,000 - \$2,350,000	\$1,350,000	8%
<i>Wilson Mesa</i>	3	2	\$1,185,000 - \$2,550,000	\$1,867,500	9%
<i>Specie Mesa</i>	0	4	\$582,500 - \$2,650,000	\$1,900,000	11%
<i>Hastings Mesa</i>	1	10	\$308,000 - \$38,000,000	\$1,075,000	0%
<i>Iron Springs/Horsefly Mesa</i>	1	6	\$250,000 - \$11,030,000	\$1,110,000	1%
<i>Ilium/Ames</i>	0	2	\$1,250,000 - \$1,799,000	\$1,524,500	0%
<i>Ophir</i>	0	12	\$250,000 - \$1,780,000	\$340,000	2%

(**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>	20	\$797,000 - \$28,750,000	\$2,375,000
<i>Deep Creek Mesa</i>	21	\$1,549,000 - \$23,000,000	\$3,300,000
<i>Down Valley</i>	13	\$309,000 - \$9,750,000	\$1,150,000
<i>Wilson Mesa</i>	7	\$485,000 - \$8,975,000	\$2,495,000
<i>Specie Mesa</i>	12	\$325,000 - \$7,600,000	\$1,962,000
<i>Hastings Mesa</i>	10	\$245,000 - \$5,995,000	\$699,000
<i>Iron Springs/Horsefly Mesa</i>	19	\$365,000 - \$8,950,000	\$1,000,000
<i>Ilium/Ames</i>	1	\$1,750,000	\$1,750,000
<i>Ophir</i>	8	\$355,000 - \$1,875,000	\$1,146,500

(**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, Rosorodo, and San Juan Ranch (**Ilium/Ames**) Ptarmigan at Ilium, Lake Fork Junction, and South Fork Estates



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TELLURIDE
PROPERTIES
On Top of Telluride

Forbes
GLOBAL PROPERTIES