Telluride Real Estate

Q3 2026 ACTIVITY REPORT



TELLURIDE PROPERTIES
On Top of Telluride

Forbes
GLOBAL PROPERTIES

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

MARKET SUMMARY COURTESY OF TELLURIDE PROPERTIES

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.

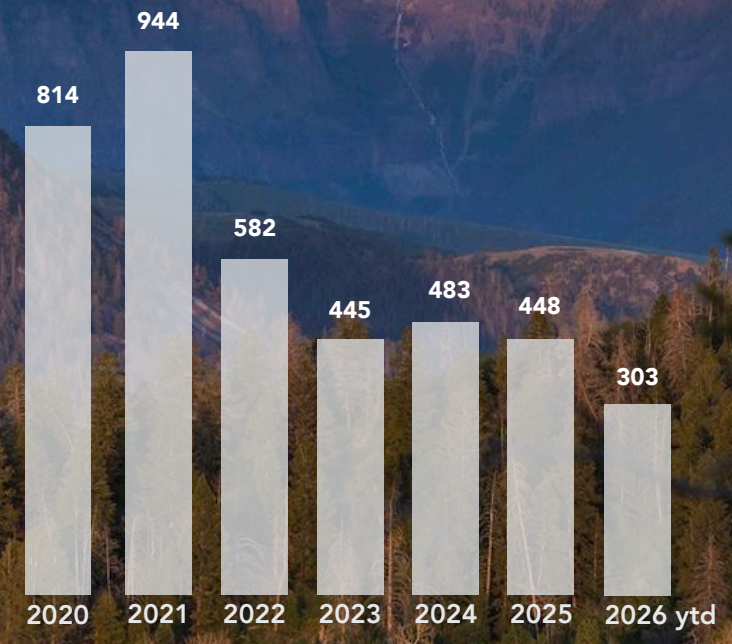
Relying on the high end of the market means you need to price correctly and present your best to the discerning eye. Location, Pricing, Quality, and Comparable Sales are increasingly important. For the rest of the market, this proves even more important until certainty trickles down to other price points.

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!

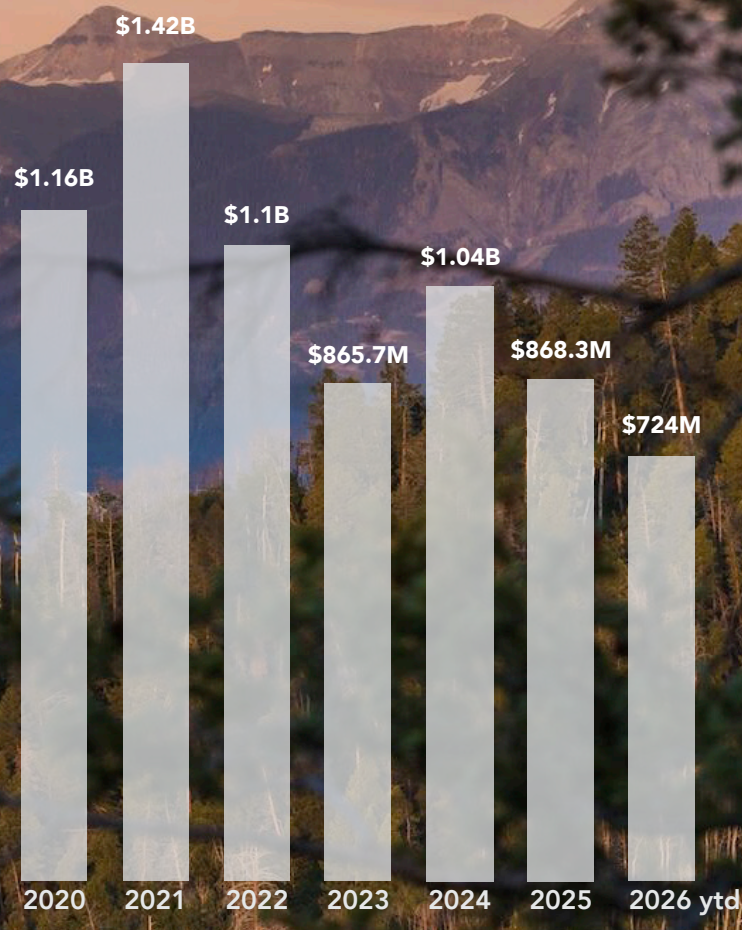
San Miguel County Overview

⬇ **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 $
Single Family Homes					
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%
Condominiums					
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%
Vacant Land					
All	2	7	$700,000 - $17,500,000	$2,650,000	0%

The information represented above is compiled from the Telluride MLS ytd as of 9/30/26 and includes the Idarado Subdivision & Valley Floor. It excludes deed-restricted, commercial, & fractional properties.

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

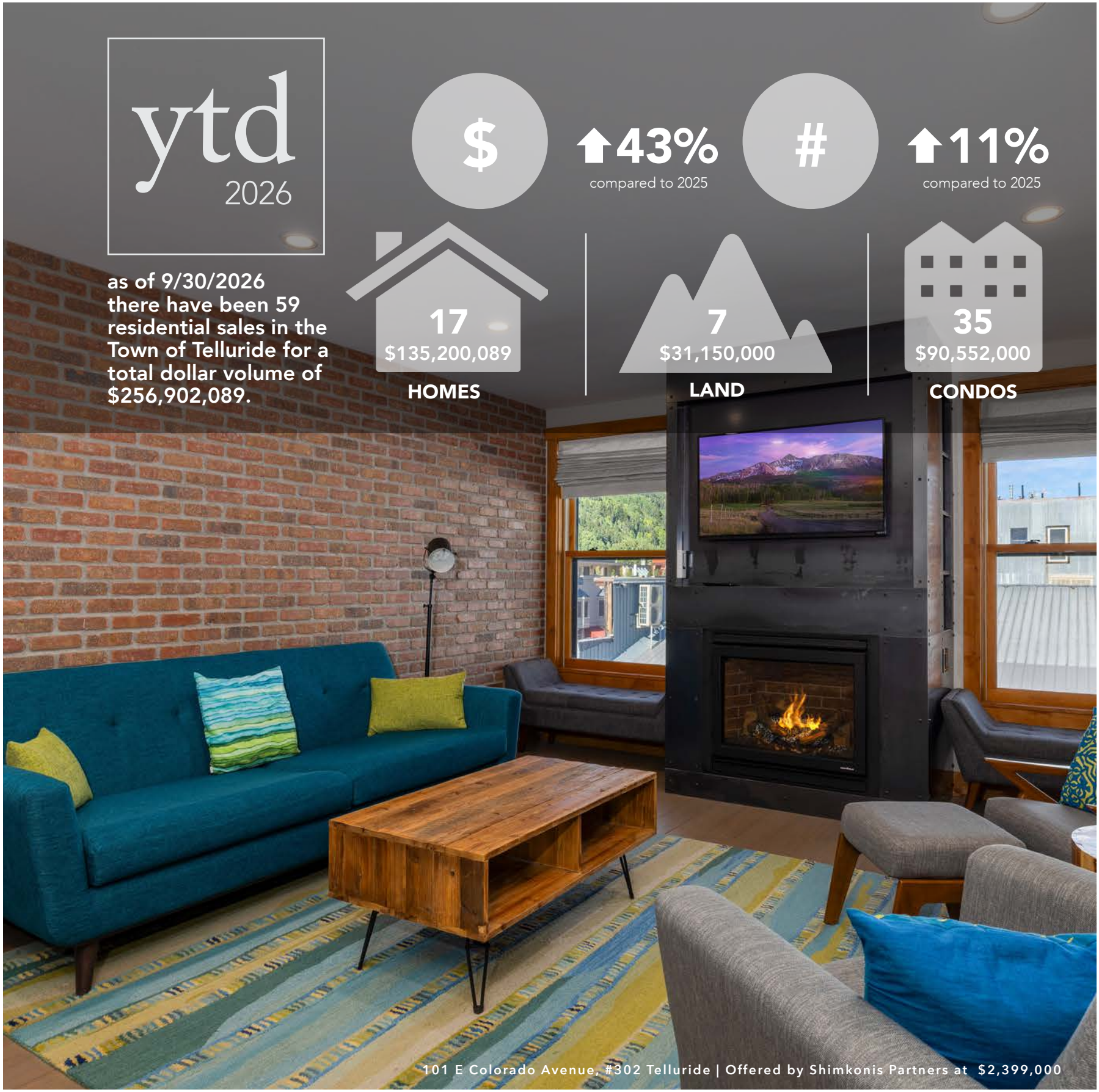
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⬆11%
compared to 2025

17
$135,200,089
HOMES

7
$31,150,000
LAND

35
$90,552,000
CONDOS



101 E Colorado Avenue, #302 Telluride | Offered by Shimkonis Partners at $2,399,000

What's For Sale?

Town of Telluride

	Number Available	Asking Price Range	Median Asking Price
Single Family Homes			
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
Condominiums			
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
Vacant Land			
All	16	$649,000 - $6,400,000	$2,492,500

The information represented above is compiled from the Telluride MLS ytd as of 9/30/26 and includes the Idarado Subdivision & Valley Floor. It excludes deed-restricted, commercial, & fractional properties.



107 Joaquin Road, Telluride | Offered by Shimkonis Partners at $4,299,000

What's Selling?

Mountain Village

	Under Contract	Number Sold	Sold Price Range	Median Sold Price	Median % Off Asking $
Single Family Homes					
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%
Condominiums					
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%
Vacant Land					
All	4	8	$185,000 - $3,000,000	$1,250,000	9%

The information represented above is compiled from the Telluride MLS ytd as of 9/30/26 it excludes deed-restricted, commercial, & fractional properties.


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
Single Family Homes			
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
Condominiums			
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
Vacant Land			
All	38	$170,000 - $32,500,000	$2,875,000

The information represented above is compiled from Telluride MLS data ytd as of 9/30/26, it excludes deed-restricted, commercial, & fractional properties.



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 $
Turkey Creek Mesa	2	4	$1,400,000 - $$6,050,000	$3,625,000	2%
Deep Creek Mesa	0	5	$1,220,000 - $9,500,000	$1,700,000	9%
Down Valley	1	5	$499,000 - $2,350,000	$1,350,000	8%
Wilson Mesa	3	2	$1,185,000 - $2,550,000	$1,867,500	9%
Specie Mesa	0	4	$582,500 - $2,650,000	$1,900,000	11%
Hastings Mesa	1	10	$308,000 - $38,000,000	$1,075,000	0%
Iron Springs/Horsefly Mesa	1	6	$250,000 - $11,030,000	$1,110,000	1%
Ilium/Ames	0	2	$1,250,000 - $1,799,000	$1,524,500	0%
Ophir	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

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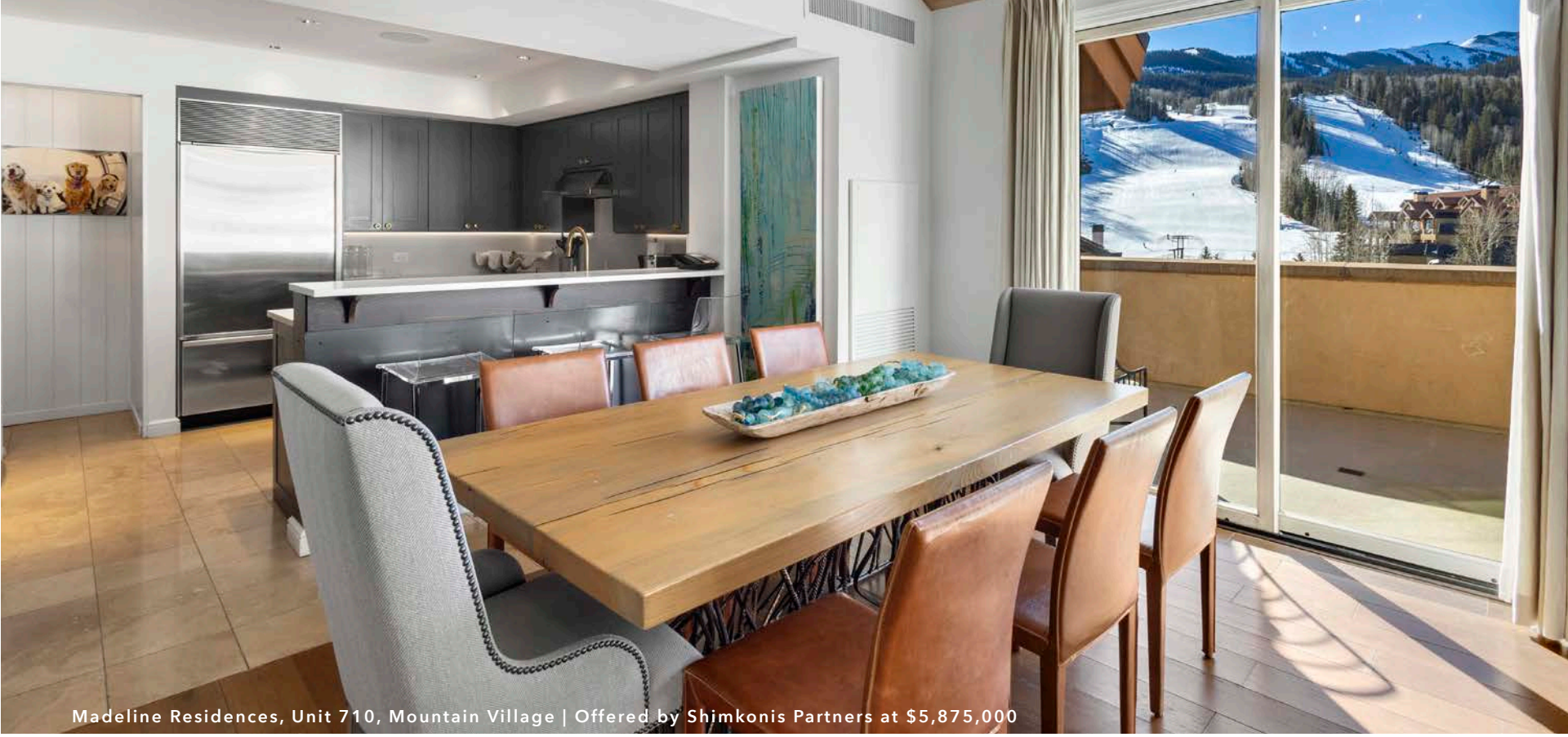
What's For Sale?

Surrounding Areas

	Number Available	Asking Price Range	Median Asking Price
Turkey Creek Mesa	20	$797,000 - $28,750,000	$2,375,000
Deep Creek Mesa	21	$1,549,000 - $23,000,000	$3,300,000
Down Valley	13	$309,000 - $9,750,000	$1,150,000
Wilson Mesa	7	$485,000 - $8,975,000	$2,495,000
Specie Mesa	12	$325,000 - $7,600,000	$1,962,000
Hastings Mesa	10	$245,000 - $5,995,000	$699,000
Iron Springs/Horsefly Mesa	19	$365,000 - $8,950,000	$1,000,000
Ilium/Ames	1	$1,750,000	$1,750,000
Ophir	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, Rosorado, and San Juan Ranch **(Ilium/Ames)** Ptarmigan at Ilium, Lake Fork Junction, and South Fork Estates

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Madeline Residences, Unit 710, Mountain Village | Offered by Shimkonis Partners at $5,875,000



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PERSONALIZED • PROVEN • EXPERTLY CRAFTED

SHIMKONIS PARTNERS

TELLURIDE PROPERTIES
On Top of Telluride

Forbes GLOBAL PROPERTIES