



San Miguel County Real Estate Data Comparative Sales Report OCTOBER 2018

<u>Time Frame</u>	(in millions) <u>Dollar Volume</u>	<u>Number of Sales</u>	<u>Prior Year % Change</u>
October '13	\$33.4	41	
October '14	\$55.3	49	
October '15	\$35.9	47	
October '16	\$57.7	58	
October '17	\$70.1	63	
October '18	\$86.0	67	
			\$ = 23%
			# = 6%
YTD '13	\$258.6	335	
YTD '14	\$439.2	438	
YTD '15	\$382.8	461	
YTD '16	\$364.6	459	
YTD '17	\$502.5	535	
YTD '18	\$444.8	411	
			\$ = -11%
			# = -23%

October, 2018 was the largest month we have seen in San Miguel County by dollar volume of sales since July, 2007. This month has brought our YTD dollar volume above the prior 5 year average, however, it is still down 11% from last year. Again, this is largely attributed to available inventory. Also, there is an increase in price per square foot in most categories YTD '18 (TOT SFH \$841.61, TMV SFH \$674.19, TOT Condos \$767.25, TMV Condos \$579.05) compared to YTD '17 (TOT SFH \$1,042.94, TMV SFH \$664.31, TOT Condos \$744.98, TMV Condos \$582.28). This large month consisted of the sale of a \$7.4m Telluride improved non-residential property, a \$6.5m single family home sale in Mountain Village, a \$5.9m single family home sale in Aldasoro, and a \$7.4m County single family home sale on Turkey Creek Mesa.

Information contained herein has been obtained from sources believed reliable, but is not necessarily complete and cannot be guaranteed, errors and omissions excepted.