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## San Miguel County Real Estate Data Comparative Sales Report FEBRUARY 2019

<u>Time Frame</u>	(in millions) <u>Dollar Volume</u>	<u>Number of Sales</u>	<u>Prior Year % Change</u>
February '14	\$28.0	34	
February '15	\$30.5	30	
February '16	\$30.8	40	
February '17	\$39.9	39	
February '18	\$34.1	39	
February '19	\$39.5	40	
			\$ = <b>16%</b>
			# = <b>3%</b>
YTD '14	\$49.0	58	
YTD '15	\$50.6	59	
YTD '16	\$68.6	86	
YTD '17	\$89.0	93	
YTD '18	\$64.0	67	
YTD '19	\$61.3	71	
			\$ = <b>-4%</b>
			# = <b>6%</b>

This month the largest sale was Plunge Landing, Unit 1-3 (Depot Lot 3) which is a Telluride Non-Residential property that sold for \$5.7 million. There were also two Vacant Residential properties in Telluride totalling \$2.325 million. Similar to last month, there were no Single Family Home sales in Telluride, but there were two Single Family Homes in Mountain Village that sold totalling \$6.225 million.

We continue to see a trend of condo sales in both Telluride and Mountain Village which could be attributed to out dated Mountain Village Single Family Home styles along with limited inventory in Town of Telluride Single Family Homes.

Telluride vs. Mountain Village				
Year to Date				
	Average Price		Avg. Price per SF	
Single Family Homes	2019		2019	
Town of Telluride	\$	1,675,000	\$	949.06
Town of Mountain Village	\$	2,675,000	\$	622.45
Condominiums	2019		2019	
Town of Telluride	\$	825,099	\$	723.43
Town of Mountain Village	\$	1,403,818	\$	645.48

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