



San Miguel County Real Estate Data Comparative Sales Report for AUGUST 2019

<u>Time Frame</u>	(in millions) <u>Dollar Volume</u>	<u>Number of Sales</u>	Prior Year <u>% Change</u>
August '14	\$85.9	58	
August '15	\$41.3	57	
August '16	\$51.0	61	
August '17	\$61.0	52	
August '18	\$50.8	35	
August '19	\$65.6	68	
			\$ = 29%
			# = 94%
YTD '14	\$313.8	326	
YTD '15	\$293.8	349	
YTD '16	\$256.5	346	
YTD '17	\$355.8	403	
YTD '18	\$293.2	292	
YTD '19	\$283.2	305	
			\$ = -3%
			# = 4%

This month provided a much-needed boost to our real estate market with three sales occurring over \$5 million (Telluride Transfer Condo Unit 2 at \$5.5 million, 274 Benchmark at \$6.2 million, and 109 Polecat at \$6.55 million). There was a large uptick in the number of condominium and vacant land sales this month. Telluride and Mountain Village saw 15 and 11 condominium sales respectively, while there were 16 total vacant land sales throughout the county along with 10 fractional condominium sales.

These numbers continue to suggest that buyers are looking for more convenience and less hassle in condominiums rather than single family homes. If historical trends hold true, we expect to continue to see increased activity in September and October, as August through October is normally the strongest three-month stretch of the year per the historical five-year average.

Telluride vs. Mountain Village			
Year to Date			
	Average Price		Avg. Price per SF
Single Family Homes	2019		2019
Town of Telluride	\$ 2,549,455	\$ 1,220.94	
Town of Mountain Village	\$ 3,618,500	\$ 649.47	
Condominiums	2019		2019
Town of Telluride	\$ 1,066,366	\$ 841.28	
Town of Mountain Village	\$ 1,242,534	\$ 648.30	
Vacant Land	2019		Price/Acre
Town of Telluride	\$ 1,038,000	\$ 13,205.440	
Town of Mountain Village	\$ 855,909	\$ 1,309.032	

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