

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

<u>Time Frame</u>	(in millions) <u>Dollar Volume</u>	<u>Number of Sales</u>	<u>Prior Year % Change</u>
September '14	\$70.1	63	
September '15	\$53.1	65	
September '16	\$51.0	55	
September '17	\$75.7	69	
September '18	\$65.6	52	
September '19	\$45.8	55	
			\$ = _____ -30%
			# = _____ 6%
YTD '14	\$383.9	389	
YTD '15	\$346.9	414	
YTD '16	\$307.5	401	
YTD '17	\$431.4	472	
YTD '18	\$358.9	344	
YTD '19	\$328.7	358	
			\$ = _____ -8%
			# = _____ 4%

This month continued the strong summer sales trend which has helped turn 2019 around. Through the first nine months of 2019, we have seen \$328.7 million in total sales which is 8% off the pace from last year and 358 total sales which is a 4% increase from last year. If history holds true, we will see another strong month of October to continue the impressive second half of the year.

The largest sale this month was the South Spruce St. Penthouse which sold for \$7.1 million. We also saw an unusually large amount of fractional condo sales with 5 in Telluride and 12 in Mountain Village. This will drive down the average sales price per transaction for the month.

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	\$ 3,422,885	\$	634.72
Condominiums			
Town of Telluride	\$ 1,184,195	\$	831.26
Town of Mountain Village	\$ 1,217,970	\$	656.10
Vacant Land			
		<i>Price/Acre</i>	
Town of Telluride	\$ 1,006,667	\$	13,451,280
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.