



January, 2012 Issue

The Crested Butte Real Estate and Community Newsletter

Brought to you by Corey Dwan of Benson Sotheby's International Realty

Hi Everyone,

I hope you had a great New Years! On the mountain we had a terrific fireworks display and torchlight parade of which you can see a time lapse video by [clicking here](#). For those of you who managed to make it to Crested Butte over the holidays you enjoyed warm, sunny days on the slopes. To be honest it felt more like spring skiing than the start of winter. After six really good years of snowfall we were off to a rough start, but as with many winters in the Colorado Rockies they can arrive late and with a vengeance! Despite the slow start to the season everyone was enjoying the perfectly groomed slopes, sun and warm temperatures.

With a vengeance winter has arrived! In the last three days we have received over 15" of the light fluffy stuff. The forecast is calling for snow the rest of the week so if you haven't planned a trip make your flight reservations now as there are some great flight deals if you book !

Crested Butte Market Update

Real estate sales have concluded for the year at levels we have not seen in years. Our upper valley (Almont North) finished 2011 with [222 sales of condos and single family homes](#) representing a 32% increase over the total sales from last year. With \$98,017,653 in sales and another 28 transactions totaling \$16,005,298 [under contract](#) including a \$4mil home and three others ranging from \$1mil to \$1.7mil it is clear the luxury market is on the rebound. Combined with the years total [land sales](#) of \$7,861,850, 55 transactions, we have comfortably surpassed \$100,000,000 in sales for the upper valley. Land experienced the largest improvement over last year with an increase of 45%.

I am pleased to announce that my office realized just over 21% of the total volume of sales in the upper valley making us the number one performing real estate office in the Crested Butte area. I managed again to be the third highest producer in my office as well as first in the Crested Butte area for number of completed transactions for 2011. Thank you all for making this possible.

With all of these recent sales the market has been much more competitive for the well priced product. Multiple offers and sellers holding to their asking price (if priced correctly) are common place in the current Crested Butte real estate market. It is imperative that you have a qualified [real estate agent](#) represent you so that they can determine what the current value is and what the market will bear.

Contact me anytime to discuss the current market and please visit my newly designed website. It's easier to read, has the most comprehensive community information in the valley and the easiest to use MLS property search tool. www.CrestedButteForSale.com - Any feedback would be greatly appreciated!



Gunnison Tire Company, Gunnison
\$745,000



J202 San Moritz, Mt. Crested Butte
\$275,000



Carbon Creek Parcel
\$299,000

2011-2012 Winter Airline Schedule and Specials Fares

Winter is ramping up and so is our air service into the Gunnison-Crested Butte Regional Airport (GUC)! We have non-stop flights to and from Denver on United Airlines, Houston on Continental Airlines and Dallas/Ft. Worth on American Airlines. To see the detailed schedule visit www.FlyGCB.com

Fare Sale! Fly to or from Gunnison-Crested Butte from \$292 Round trip



[2012 Community Calendar](#)

In This Issue:

- Real Estate Market Recap
- Winter Airline Schedule
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- Oh Be Joyful Gallery

[Featured Listings](#)
[Global Listings](#)



329 Maroon Avenue, Crested Butte
\$1,295,000



26 Whetstone Road, Mt. Crested Butte
\$994,000

American Airlines is now offering some of the lowest airfares of the season! Round trip airfares starting at \$292 to/from Dallas-Fort Worth; \$394 to/from Chicago; \$334 to/from San Antonio; \$339 to/from St. Louis . [Learn more.](#)

Taxes, fees & conditions apply.

Don't forget about locals fares on United Airlines! Here is a bit more about the program:

Price: \$119.70 one way; must originate in GUC

Price: \$171.40 round trip; must originate in GUC

-You must book at least one day in advance

- Must book locally with Crested Butte Vacations (349-2287) or at the United desk at our airport, open 10AM-3:30PM except when flight is being serviced

- Maximum 30 overnights and minimum 1 overnight (not good for same day departure/return)

- Must be a Colorado resident: Colorado Residence identification may be required at check-in

- Valid for travel through December 13, 2012

Here is exciting information regarding an American Airlines fare sale from Texas. It would be great if you would share this information with your family, friends, and guests.

American Airlines Texas Fare Sale - Fly to Gunnison- Crested Butte From \$133* Each Way Based on Round Trip

Hurry, must book on or before Monday, January 23!

American Airlines is now offering some of the lowest airfares of the season! Use this as an opportunity to experience truly uncrowded skiing and riding at its finest. Book now and save on airfare into Gunnison-Crested Butte (GUC). Hurry, this sale will not last long! Call Crested Butte Vacations today! [1.800.810.7669](tel:18008107669)

*Fares do not include (a) a federal excise tax of \$3.80 per U.S. domestic flight segment, defined as one takeoff and landing, of a customer's itinerary; (b) up to \$18 per round trip in local airport charges; and (c) September 11th Security Fee of \$2.50 per enplanement originating at a U.S. airport. For international/Puerto Rico/USVI destinations, government taxes and fees of up to \$190 varying by destination, are not included.

Sample Fares From the Following Cities

Each Way Based on Round Trip Purchase:

Dallas/ Fort Worth \$138 each way based on round trip purchase

San Antonio \$146 each way based on round trip purchase

Austin \$133 each way based on round trip purchase

Taxes & Restrictions:

Fares shown are each way based on roundtrip purchase on AA.com. Fares do not include (a) a federal excise tax of \$3.80 per U.S. domestic flight segment, defined as one takeoff and landing, of a customer's itinerary; (b) up to \$18 per round trip in local airport charges; and (c) September 11th Security Fee of \$2.50 per enplanement originating at a U.S. airport. For international/Puerto Rico/USVI destinations, government taxes and fees of up to \$190 varying by destination are not included.

Reservations are required. Tickets must be purchased at least 7 days prior to departure. Tickets must be purchased on or before January 23, 2012. Fares are subject to change without notice. Fares are valid for travel through April 2, 2012. Sale fares are valid for travel to ski destinations Sunday through Wednesday, and from ski destinations Tuesday through Friday; other days are subject to higher fares. Fares are not valid for travel to GUC February 16-18, 2012 and March 9- 13, 2012; from GUC: February 19- 21, 2012 and March 15-18, 2012. A 2-night minimum stay is required.

Changes to your ticket may be made if you meet the restrictions of the new fare and pay up to a \$150 fee plus any fare difference. Sample fares shown are based on round-trip Economy class purchase, and are in U.S. dollars. Seats are limited and sample fares may not be available on all flights. Fares and schedules are subject to change without notice.

Bud Light the New CBMR Beer Sponsor

After more than 10 years of a partnership with Coors and Colorado Beverage in Montrose, Colorado, Crested Butte Mountain Resort has recently signed with a new beer sponsor. Bud Light is now the official beer of CBMR! There are several reasons for this change. CBMR's marketing partnership is with Anheuser-Busch, of St. Louis, Missouri. A nationally-based partner allows them to activate nationwide marketing initiatives to broaden their reach to bring guests in from outside of Colorado. Anheuser-Busch has already lined up co-branded radio spots across the country. In addition to this, they are planning to make a special Crested Butte ale that will be featured around the resort and eventually in town. While CBMR's partnership with Coors was very much appreciated, "We felt that we needed to leverage this new relationship to bring guests here and to encourage new prospective guests from neighboring states rather than to discount the experience to destination guests who are already in Colorado."



B306 Timberline, Mt. Crested Butte
\$79,000



49 Cinnamon Mtn. Road, Mt. Crested Butte
\$1,099,000



309 Third Street, Crested Butte
\$899,000



651 Gothic Road, Unit 504E
\$209,000

Quick Search Helpful Links

[Mt. Crested Butte Homes](#)

[Mt. Crested Butte Condos](#)

[Mt. Crested Butte Land](#)

[Crested Butte Homes](#)

[Crested Butte Condos](#)

[Crested Butte Land](#)

[Rural Crested Butte Homes](#)

[Rural Crested Butte Condos](#)

[Rural Crested Butte Land](#)

[Crested Butte South Homes](#)

[Crested Butte South Condos](#)

[Crested Butte South Land](#)

[Gunnison Area Homes](#)

[Gunnison Area Condos](#)

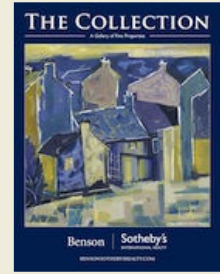
[Gunnison Area Land](#)

[Global Real Estate](#)

[Mountain Bike Trail Report](#)

[Mt. Crested Butte Snow Report](#)

[Mt. Crested Butte Ski Trail Report](#)



Moonlight Dinners at the Magic Meadows Hut

"When the moon rises bright above Crested Butte the landscape turns into a luminescent wonderland. The snow sparkles, the trees cast their shadows, and the trail lies glistening before you. Only the swishing of your skis breaks the silence..." Then enjoy a gourmet meal! There's no way to truly grasp the unique beauty of a moonlight dinner at the Magic Meadows yurt than to experience it for yourself. Grab your friends and family, your skis or your snowshoes, and join us for one of these truly memorable dinners.

[Click here](#) for more information.

Crested Butte in the News

[Best Ski Towns in the West](#)

[Our Pick: Nordic Events in Gunnison/Crested Butte Valley](#)

[Southern Colorado Resorts Customize Learning Packages](#)

[Crested Butte Hosting the 2012 North American Ski Mountaineering Championships](#)

[Famed Colorado Skier Rebuilds Life and those of Kids](#)

Please Visit My Favorite Gallery in Crested Butte - Oh Be Joyful Gallery



Shaun Horne - Red Buildings



Shaun Horne - Aspens and Lupines



Shaun Horne - Tamale View

Thanks for all your referrals!

I succeed when people like you refer me to their family, friends, neighbors and colleagues. It's the best kind of feedback I can receive. So thanks for continuing to pass along this newsletter to all.



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Thanks for reading! If you'd like to tell me what you think about this newsletter, or if you're thinking of buying or selling real estate, please do get in touch.