

Sold Price Analysis

Class ... Type ... Area	MLS #	Address	Original Price	Sold Price	Original Price %	DOM
RESIDENTIAL						
Single Family						
Crested Butte						
	28367	128 Butte Ave.	\$300,000	\$125,000	42%	801
	29042	16 Third Street	\$1,375,000	\$708,000	51%	865
	30422	418 Third Street	\$1,575,000	\$1,195,000	76%	376
	30765	421 Elk Avenue	\$770,000	\$446,000	58%	256
	30919	609 Elk Avenue	\$495,000	\$375,000	76%	522
	30980	124 Whiterock Avenue	\$875,000	\$825,000	94%	314
	31725	500 Butte Ave	\$1,295,000	\$1,200,000	93%	59
	31764	702 Elk Avenue	\$1,195,000	\$938,000	78%	134
	32130	312 Sopris	\$299,000	\$170,000	57%	100
	32163	620 Maroon	\$1,049,000	\$750,000	71%	169
	32165	719 Belleview	\$537,900	\$510,000	95%	104
	32200	213 Sopris	\$649,000	\$510,000	79%	109
	32292	5 Ruths Road	\$1,495,000	\$1,401,000	94%	57
	32529	312 Sopris	\$275,000	\$260,000	95%	71
	32630	1 Teocalli Avenue	\$1,900,000	\$1,500,000	79%	98
	32807	119 Whiterock Ave	\$725,000	\$660,000	91%	63
	Totals		\$14,809,900	\$11,573,000	78%	256
Mt CB						
	28351	16 Red Lady Way	\$1,795,000	\$912,000	51%	1138
	28997	39 Wildhorse Trail	\$2,600,000	\$1,100,000	42%	733
	29102	102 Horseshoe	\$785,000	\$450,000	57%	654
	29170	28 Belleview Dr	\$850,000	\$425,000	50%	681
	29829	16 Peakview	\$2,850,000	\$2,872,500	101%	479
	30614	12 Anthracite	\$3,950,000	\$2,400,000	61%	404
	30995	28 Anthracite	\$400,000	\$289,900	72%	315
	31399	404 Horseshoe	\$394,900	\$329,900	84%	129
	31850	Lot #15 Wildhorse @ Prospect	\$1,836,750	\$1,100,000	60%	719
	31933	32 Ruby	\$795,000	\$350,000	44%	154
	32195	2 Ridge Lane	\$1,625,000	\$1,325,000	82%	250
	32476	48 Whetstone	\$386,000	\$300,000	78%	121
	32820	28 Ruby Drive	\$529,900	\$490,000	92%	59
	32847	23 Cinnamon Mountain Road	\$464,000	\$409,000	88%	102
	Totals		\$19,261,550	\$12,753,300	66%	424
CB South						
	26756	227 Shavano	\$540,000	\$300,000	56%	1366
	31760	123 Huckleby Way	\$340,000	\$330,000	97%	53
	32141	189 Cascadilla	\$430,000	\$305,000	71%	202
	32227	354 Cisneros	\$602,900	\$542,431	90%	317
	32230	699 Zeligman Street	\$659,000	\$592,000	90%	142
	32690	3618 Bryant	\$434,900	\$375,000	86%	125
	Totals		\$3,006,800	\$2,444,431	81%	368
Rural CB						
	29998	269 Fairway Dr	\$1,550,000	\$975,000	63%	590
	30023	85 Alpine Ct.	\$849,000	\$650,000	77%	681

	30745	33 Buckhorn Way	\$1,690,000	\$1,324,000	78%	469
	30812	1 Slate River Drive	\$398,000	\$345,000	87%	229
	31388	1200 Gothic	\$841,500	\$525,000	62%	170
	31572	702 Forest Lane	\$1,849,000	\$1,100,000	59%	356
	31691	66 Wapiti Way	\$1,595,000	\$1,250,000	78%	243
	31770	745 Meadows Rd	\$1,000,000	\$1,000,000	100%	46
	32373	2472 Wildcat Trail	\$1,399,000	\$1,250,000	89%	114
	32731	115 Slate River Drive	\$349,000	\$300,000	86%	58
	33086	301 Upper Allen Road	\$240,000	\$199,000	83%	64
	Totals		\$11,760,500	\$8,918,000	76%	275
Almont Area						
	26379	641 County Road 744	\$475,000	\$300,000	63%	1214
	28377	18898 Forrest Road 765	\$155,000	\$119,900	77%	787
	29441	7922 Hwy 135	\$365,000	\$262,450	72%	790
	30046	LOT C Red Mt Summer Home Group	\$155,000	\$136,000	88%	449
	31512	252 Rainbow Road	\$225,000	\$200,000	89%	289
	Totals		\$1,375,000	\$1,018,350	74%	706
Rural Mount CB						
	30840	TBD County Road 317	\$385,000	\$260,000	68%	224
	31678	15 Glacier Lily	\$975,000	\$850,000	87%	250
	32395	646 Meridian Lake Dr	\$309,900	\$282,000	91%	105
	33034	378 Phoenix Way	\$3,000,000	\$3,000,100	100%	87
	Totals		\$4,669,900	\$4,392,100	94%	167
Condo						
Crested Butte						
	30535	706 Sopris Avenue	\$325,000	\$257,000	79%	418
	30806	Unit D Gibson Ridge Condos	\$175,000	\$138,000	79%	216
	31266	602 Butte Avenue	\$179,900	\$149,900	83%	119
	31395	619 Gothic Ave, Unit 1	\$204,900	\$165,000	81%	28
	32081	728 Belleview	\$181,900	\$178,000	98%	64
	32190	619 Gothic Road Unit 2	\$144,900	\$124,900	86%	119
	32465	708 Sopris Avenue	\$139,900	\$195,500	140%	30
	33007	721 Gothic Avenue	\$499,000	\$470,000	94%	88
	Totals		\$1,850,500	\$1,678,300	91%	135
Mt CB						
	26010	#3 Hunter Hill Condos	\$319,500	\$112,000	35%	1320
	26597	A-207 WestWall Lodge	\$1,598,000	\$887,500	56%	1208
	27954	26 Eagles Nest Marcellina Lane	\$425,000	\$230,000	54%	1015
	28113	535 Plaza	\$495,000	\$278,000	56%	826
	29372	Unit 8 Castle Point Condos	\$460,000	\$308,000	67%	585
	29501	134 Plaza	\$725,000	\$360,000	50%	511
	30648	20 Hunter Hill Road Unit 103	\$320,000	\$200,000	63%	500
	30719	25 Emmons Road Unit 8	\$386,400	\$180,000	47%	502
	30747	40 Marcellina,26	\$315,000	\$215,000	68%	582
	30748	72 Hunter Hill Road, #I-104	\$285,000	\$170,000	60%	368
	30782	421 The Lodge at Mountaineer Square	\$725,408	\$435,000	60%	300
	30786	620 Gothic Road, Unit 604	\$961,526	\$447,000	46%	549
	30789	620 Gothic Road, Unit 418	\$1,384,996	\$675,000	49%	490
	30807	Three Seasons Unit 342	\$139,700	\$70,000	50%	306

30826	6 Emmons Loop,179	\$109,900	\$80,000	73%	413
30884	317 THE LODGE	\$425,000	\$295,000	69%	232
30887	Plaza Unit 441 @ 11 Snowmass Rd	\$325,000	\$264,000	81%	277
30926	651 Gothic Road 312 C	\$210,000	\$180,000	86%	248
31071	651 Gothic Road, 110A	\$295,000	\$199,900	68%	395
31151	29 Castle Road	\$265,000	\$216,000	82%	199
31172	620 Gothic Road, Unit 503	\$1,021,000	\$740,000	72%	338
31336	6 Emmons Loop	\$119,000	\$93,500	79%	128
31368	701 Gothic Road #308	\$136,000	\$110,000	81%	187
31448	17 Castle Road	\$264,900	\$238,500	90%	97
31483	G-1 Crested Mountain	\$799,000	\$655,000	82%	251
31506	18 Snowmass Rd #105	\$550,000	\$492,500	90%	84
31553	6 Emmons Loop	\$145,000	\$105,000	72%	246
31605	721 Gothic Road Unit 2 C	\$335,000	\$295,000	88%	99
31612	25 Emmons Road, 11	\$325,000	\$300,000	92%	247
31688	701 Gothic Road # 140	\$109,000	\$90,000	83%	78
31709	506 Horseshoe	\$324,900	\$320,000	98%	130
31795	13 Hunter Hill	\$850,000	\$750,000	88%	245
31896	559 Grand Lodge	\$143,500	\$110,500	77%	211
31930	511 The Lodge	\$480,200	\$397,000	83%	29
31974	620 Gothic Road, Unit 508	\$761,200	\$650,000	85%	186
32082	21 Castle Road	\$255,000	\$170,000	67%	241
32108	18 Snowmass Road	\$599,000	\$515,000	86%	174
32120	514 The Lodge at Mountaineer Square	\$209,900	\$222,900	106%	27
32127	620 Gothic Road, 202	\$575,000	\$470,000	82%	299
32154	29 Marcellina Lane	\$265,000	\$240,000	91%	92
32164	9 Hunter Hill Road Unit 105	\$284,900	\$284,900	100%	29
32204	620 Gothic Road, #510	\$190,000	\$207,900	109%	56
32311	12 Snowmass Road, Unit #412	\$512,500	\$512,500	100%	63
32410	400 Gothic Road, Unit A205	\$120,000	\$95,000	79%	84
32430	14 Hunter Hill Road A206	\$882,000	\$789,000	89%	165
32433	14 Hunter Hill Road B202	\$886,500	\$795,000	90%	159
32462	16 Snowmass Road #9	\$747,000	\$801,500	107%	48
32537	620 GOTHIC, #218	\$219,900	\$104,900	48%	162
32601	6 Emmons Loop,403	\$139,000	\$120,000	86%	49
32666	6 Emmons Road Unit 120	\$80,000	\$52,000	65%	150
32779	620 Gothic Road	\$289,000	\$230,000	80%	105
32781	620 Gothic Road, Unit 309	\$978,200	\$637,500	65%	70
32782	620 Gothic Road, Unit 606	\$745,500	\$476,000	64%	78
32784	620 Gothic Road, Unit 217	\$642,400	\$335,000	52%	64
32785	620 Gothic Road, Unit 213	\$650,900	\$399,100	61%	105
32852	620 Gothic Unit 413	\$301,500	\$260,000	86%	76
Totals		\$26,107,330	\$18,867,600	72%	280

CB South

31962	294 Shavano St, Unit A	\$208,900	\$154,000	74%	184
32058	10 Waterfall Creek	\$200,000	\$200,000	100%	-4
32334	2 Elcho Ave Unit 12	\$187,500	\$178,000	95%	133
Totals		\$596,400	\$532,000	89%	104

Rural CB

	31486	350 Country Club Drive, 210	\$234,000	\$127,000	54%	245
	31488	350 Country Club Drive, 215	\$199,000	\$123,000	62%	245
	32053	350 Country Club Drive, Unit 404A	\$99,900	\$91,900	92%	223
	Totals		\$532,900	\$341,900	64%	238
Almont Area						
	31225	130 County Road 742, Cabin 19	\$279,500	\$257,850	92%	154
	32091	130 County Road 742, Cabin 21	\$279,500	\$258,238	92%	274
	Totals		\$559,000	\$516,088	92%	214
Townhouse						
Crested Butte						
	30157	730 Maroon Ave.	\$999,000	\$840,000	84%	405
	30460	1 Seventh Street	\$649,000	\$532,500	82%	372
	32546	618 Butte	\$429,000	\$374,000	87%	100
	Totals		\$2,077,000	\$1,746,500	84%	292
Mt CB						
	29154	2 Pinnacles	\$1,150,000	\$855,000	74%	617
	29739	108 Snowmass Road Unit 25B	\$950,000	\$740,000	78%	604
	29786	720 Gothic Road Unit 3	\$795,000	\$795,000	100%	553
	30645	101 Snowmass Road, 1 A	\$559,130	\$514,500	92%	487
	30753	105 Pitchfork	\$224,900	\$100,200	45%	365
	30821	103 Perry Creek St.	\$232,000	\$210,000	91%	346
	31281	102 Pitchfork	\$235,000	\$225,000	96%	123
	31335	24 Castle Road, Unit A	\$430,000	\$345,000	80%	254
	31643	24 Castle Road #3	\$409,900	\$325,000	79%	273
	31803	125 Deer Creek Circle	\$136,000	\$125,000	92%	82
	32018	25A Villas Summit	\$750,000	\$750,000	100%	279
	32224	104 Pitchfork Drive	\$155,000	\$115,000	74%	76
	33087	126 Deer Creek Circle	\$165,900	\$146,000	88%	50
	33088	128 Deer Creek Circle	\$153,400	\$135,000	88%	50
	Totals		\$6,346,230	\$5,380,700	85%	297
CB South						
	31778	99 Cascadilla	\$328,500	\$325,000	99%	56
	31835	337 Cement Creek Road Unit B	\$349,999	\$275,000	79%	229
	32618	1042-A Cascadilla	\$229,900	\$220,000	96%	70
	Totals		\$908,399	\$820,000	90%	118
Rural CB						
	31295	33 Alpine Ct.	\$459,000	\$420,000	92%	156
	Totals		\$459,000	\$420,000	92%	156
Timeshare/Fractional						
Mt CB						
	30857	31 Marcellina Lane	\$1,950	\$1,700	87%	215
	30858	31 Marcellina Lane	\$2,900	\$2,250	78%	297
	Totals		\$4,850	\$3,950	81%	256
CB South						
	30014	unit 9 Waterfall Creek Condo	\$15,000	\$6,000	40%	480
	Totals		\$15,000	\$6,000	40%	480
Mobile Home (No Land)						
Almont Area						
	28866	130 CR 742	\$20,000	\$1,500	8%	895

31080	115 County Rd. 742	\$11,000	\$3,000	27%	217
31806	130 County Road 742	\$10,000	\$7,800	78%	57
32659	120 County Road 742 #36A	\$42,000	\$39,000	93%	385
Totals		\$83,000	\$51,300	62%	389

LAND

Bldg Site under 1 Ac

Crested Butte

27569	Lots 22 and 23 Block 12	\$575,000	\$275,000	48%	964
30966	TBD Whiterock Avenue, Verzuh Ranch	\$450,000	\$299,000	66%	295
Totals		\$1,025,000	\$574,000	56%	630

Mt CB

32283	36 Ruby Drive	\$198,000	\$178,000	90%	53
Totals		\$198,000	\$178,000	90%	53

CB South

30973	483 Anderson Dr.	\$99,000	\$70,000	71%	202
31840	555 Shavano Street	\$150,000	\$100,000	67%	199
Totals		\$249,000	\$170,000	68%	201

Rural CB

26475	S-93 Skyland	\$399,000	\$119,000	30%	1042
30578	Lot M3-37 Buckhorn Ranch	\$92,000	\$72,000	78%	506
31953	36 Alpine Court	\$129,900	\$100,000	77%	302
32213	S-125 Back Nine at Skyland	\$350,000	\$325,000	93%	109
32338	53 Buckhorn Way	\$119,000	\$99,000	83%	49
32367	721 Skyland Drive	\$104,900	\$95,000	91%	70
33014	437 Eagle lane	\$325,000	\$250,000	77%	50
Totals		\$1,519,800	\$1,060,000	70%	304

1-5 Acres

Rural CB

31493	Lot S-177, Skyland	\$795,000	\$650,000	82%	122
Totals		\$795,000	\$650,000	82%	122

Irwin

33280	TBD 8th Street	\$65,000	\$25,000	38%	57
Totals		\$65,000	\$25,000	38%	57

11-40 Acres

Rural CB

26692	Lot 24 Red Mountain Ranch	\$1,400,000	\$800,000	57%	1157
28485	Tract 4 Roaring Judy Ranch	\$625,000	\$499,000	80%	997
31216	285 Journeys End Road	\$1,965,000	\$1,490,000	76%	217
Totals		\$3,990,000	\$2,789,000	70%	790

Rural Mount CB

32182	266 Phoenix Way, #2 Smith Hill Ranches	\$975,000	\$825,000	85%	279
Totals		\$975,000	\$825,000	85%	279

Ranch

Rural CB

32415	vacant brush creek	\$170,000	\$182,931	108%	24
Totals		\$170,000	\$182,931	108%	24

COMMERCIAL/INDUSTRIAL

Business Opp w/o RE

Crested Butte

31400	321 Elk Ave	\$95,000	\$65,000	68%	137
31719	212 Elk Avenue	\$215,000	\$170,000	79%	263
Totals		\$310,000	\$235,000	76%	200

RE Only

Rural CB

33357	744 Riverland Drive #4	\$340,000	\$300,000	88%	29
Totals		\$340,000	\$300,000	88%	29