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CRESTED BUTTE VISITOR'S GUIDE





### Riverfront Ranch 540 acres Near Crested Butte

A large riverfront ranch located 6.5 miles from Crested Butte. This diverse ranch landholding includes 1-mile of the East River, river wetlands, conserved, irrigated livestock meadow, aspen glades and evergreen forest, majestic rock formations, wonderful views from a prominent, level, hilltop homesite, and a generous 31 cfs priority water rights. The property is served by a year-round County maintained road to the entrance. Situated in Game Area 55 with abundant wild-life and prized East River fishing. This is very private location for a legacy home and convenient to all the fine advantages of living in Crested Butte and the East River Valley. **\$4,995,000**



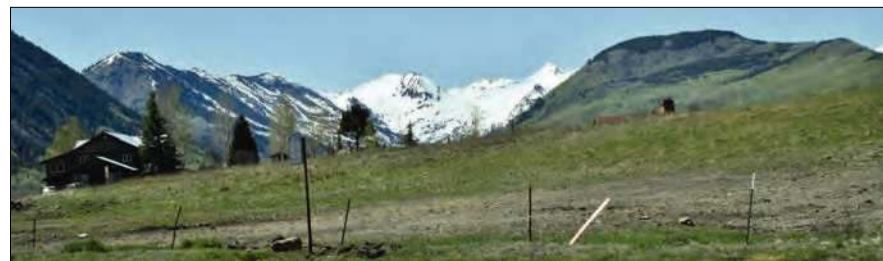
### 729 Whiterock Avenue | Crested Butte

An outstanding new 5-bedroom Faust Builders home on the 8th Street greenway across from a delightful pond and walkable to all the enjoyments of Crested Butte. The home has stunning views from many windows with the greenway preserving the majestic Mt. Crested Butte view. The collection of fine finishes and artisan refinement includes timber truss living area, natural rock fireplace, forged ironwork, hand-carved lighted stairs, reclaimed antique oak floors and other dramatic refinements. Outside, stone wainscoting, antique oak timber trusses and beautifully landscaped yard wrapped by hardwood and iron fencing. A charming accessory cottage and large garage enhance the mountain home adventure for you, your family and friends. **\$3,950,000**



### 413 First Street | Crested Butte

A restoration property on the west side of Crested Butte. This large 2,962 sq. ft. house and unfinished addition has many possibilities. It's a 1,278 sq. ft. historic home and a large, 2-level unfinished addition all on a regular Town lot near Coal Creek. This versatile property has a large side yard and alley access for adding a rear garage. The well-located property in the heart of Crested Butte is a short walk to Elk Ave, trails and the free ski shuttle to the mountain. **\$929,000 Under Contract!**



### 624 Butte Avenue Homesite in Crested Butte

An in-Town duplex or single-family homesite well-located on Butte Avenue with great views north to Paradise Divide and Mt. Crested Butte. This quality residential property can be for your single-family home or a duplex with a front door on Butte Ave. and good alley access onto the Sunshine Alley neighborhood at the south. Neighborhood is single family and smaller duplexes. Nearby amenities include the Ski Area bus stop only a half-block, the pedestrian path to Mt. CB is 2 blocks and the Slate River put-in is 2 1/2 blocks for river activities. This versatile and appealing site for your home is walk-able to the Community School, Center for the Arts and all of the fine enjoyments of Crested Butte. **\$719,000**



### Grand Lodge Resort Condominiums

West Tower king suite condos at the base area. Includes galley kitchen and separate sitting area with pull-out. These full-ownership condominium residences come with Lodge amenities including pool, lobby staff, fitness center, spa, restaurant and elevators. **Unit 477 \$178,000 Unit 472 (ADA Equipped) \$177,000**



### 28 Whiterock Avenue #1 in Town

Newly remodeled 1-bedroom first floor condominium residence in a quality complex on the west side. Includes king bedroom, real hardwood floors, W/D, covered private entrance and new kitchen and tile bath. This well-located condo is short-term rental qualified with a strong rental history. **\$425,000**



### Roaring Judy Ranch Acreage

Level 35 acre tract at the end of Coyote Trail at Roaring Judy Ranch. This large parcel borders National Forest w/ a year-round spring, utilities to the property and year-round road in a high-mountain ranch setting. Dedicated trails for hiking, riding, and biking. A private location with great views for your mountain life. **\$328,000**



### 619 Gothic Ave. #6, Crested Butte

A studio condominium residence in the center of Crested Butte at an attractive price. Sunspace features a sunny, plant-filled 3-story interior court. Includes hardwood floors, wall bed, stainless kitchen with pantry, in-unit full-size laundry, private rear entrance, and a 9'x15' private deck overlooking the spacious common area. Complex has paved parking and new roof and atrium windows. **\$250,000**

### Crested Butte South Land Opportunities:

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- 81 BARBRA PLACE | 0.40 ac | Forested, great views, on fenceline | \$159,000
- 97 BARBRA PLACE | 0.40 ac | Terraced, trees, cul-de-sac location | \$159,000

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## 926 Belleview Avenue

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## 18 Maroon Avenue

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## 93 Hidden Mine Lane

Peace, Privacy, Views at Hidden Mine Ranch, Close to Town  
\$2,895,000



## 34 St. Andrews Circle

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## 4 Silver Lane

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CRESTED BUTTE VISITOR'S GUIDE

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THE CRESTED BUTTE

# Real Estate Report

BY DOUG DURYEA



PHOTO BY NOLAN BLUNCK

**A**s we approach what many locals consider to be the most exciting time of year – winter – it's time to reflect on how the real estate market is doing. It's a question many realtors are frequently asked. Most realtors would love to say that real estate is doing "awesome," and many may be tempted to report just that. Some may declare that it is a "Buyers" market or a "Sellers" market. However, we look at the statistics to tell us what is happening in Crested Butte area real estate. This is the winter installment of our twice-yearly report on the different sectors of the Crested Butte real estate market.

CONTINUED ON PAGE 56

# THE CRESTED BUTTE Real Estate Report

CONTINUED FROM PAGE 55

## SINGLE FAMILY HOMES

### Mt. Crested Butte

Single-family home sales in Mt. Crested Butte. Average "sold" prices are as follows:

Year	Number of Homes Sold	Average Sale Price
2008	13	\$1,515,096
2009	13	\$1,212,108
2010	12	\$641,908
2011	22	\$882,068
2012	19	\$875,166
2013	22	\$1,034,055
2014	25	\$683,890
2015	26	\$968,403
2016	22	\$1,149,301
2017	30	\$1,015,340
2018	32	\$1,076,492
2019	24	\$1,101,062
2020 (first 10 months)	21	\$1,201,366

Currently, the average asking price for the 17 active single-family homes in Mt. Crested Butte is \$2,612,647. Prices range from \$1,199,000 to \$4,000,000.

### Town of Crested Butte

In the town of Crested Butte the average sold price of a single-family home has varied widely:

Year	Number of Homes Sold	Average Sale Price
2008	12	\$1,037,750
2009	19	\$820,368

2010	20	\$745,075
2011	17	\$1,197,367
2012	25	\$633,140
2013	26	\$912,836
2014	29	\$1,028,630
2015	26	\$803,403
2016	25	\$1,283,060
2017	23	\$1,363,623
2018	22	\$1,302,876
2019	21	\$1,734,223
2020 (first 10 months)	30	\$1,629,492

Currently, in the town of Crested Butte, there are 10 active single-family listings, ranging in price from \$1,053,000 to \$4,200,000. These homes have an average asking price of \$2,559,200.

### Skyland/Country Club area

The Skyland golf course area has seen the following activity:

Year	Number of Homes Sold	Average Sale Price
2008	0	0
2009	3	\$1,520,000
2010	7	\$905,357
2011	8	\$813,862
2012	4	\$651,250
2013	6	\$939,500
2014	2	\$1,412,500
2015	9	\$1,355,555
2016	6	\$1,733,166
2017	10	\$1,474,250
2018	5	\$1,566,700
2019	3	\$1,708,333
2020 (10 months)	8	\$1,875,000

There are presently two single-family homes for sale in the Skyland/Country Club area with an average asking price of \$3,079,500.

CONTINUED ON PAGE 58



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## THE CRESTED BUTTE

# Real Estate Report

CONTINUED FROM PAGE 56

### CB South

Average sold single-family home prices in CB South have experienced the following:

Year	Number of Homes Sold	Average Sale Price
2008	8	\$503,125
2009	9	\$450,500
2010	8	\$371,178
2011	20	\$337,580
2012	15	\$374,050
2013	20	\$396,870
2014	16	\$396,909
2015	18	\$484,972
2016	12	\$610,450
2017	18	\$632,444
2018	21	\$690,816
2019	15	\$726,133
2020 (first 10 months)	13	\$751,358

There is currently only one single-family home for sale in CB South at \$825,000.

### CONDOMINIUMS/TOWNHOMES

#### Mt. Crested Butte

Here's a look at what's happening with Mt. CB condos:

Year	Number of Condos Sold	Average Sale Price
2008	35	\$482,097
2009	54	\$353,558
2010	62	\$332,174
2011	89	\$225,565
2012	77	\$254,062
2013	94	\$260,468
2014	131	\$253,451
2015	81	\$267,523
2016	147	\$264,869
2017	142	\$363,387
2018	133	\$372,831
2019	86	\$479,264
2020 (first 10 months)	95	\$458,694

Currently there are 59 condo/townhome units for sale in the MLS system in Mt. Crested Butte, ranging in price from \$139,000 to \$2,750,000. The average asking price for a mountain condo is currently \$480,487.

#### Town of Crested Butte

The condo/townhome market in the town of Crested Butte has witnessed the following growth statistics over the last few years:

Year	Number of Condos Sold	Average Sale Price
2008	7	\$521,714
2009	12	\$358,283
2010	10	\$301,440
2011	6	\$208,729
2012	9	\$303,500
2013	10	\$268,278
2014	11	\$426,250
2015	12	\$385,975
2016	11	\$421,454
2017	8	\$511,812
2018	14	\$502,122
2019	9	\$460,144
2020 (first 10 months)	9	\$740,286

There are presently seven condos/townhomes for sale in town ranging from \$250,000 to \$769,000.

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## THE CRESTED BUTTE

# Real Estate Report

CONTINUED FROM PAGE 58

### Skyland/Country Club area

The condo/townhome market at the Skyland/Country Club area has witnessed the following sales figures:

Year	Number of Condos Sold	Average Sale Price
2008	7	\$800,625
2009	5	\$307,500
2010	6	\$441,150
2011	9	\$380,555
2012	15	\$384,821
2013	11	\$476,043
2014	6	\$681,833
2015	2	\$586,250
2016	9	\$431,555
2017	11	\$666,340
2018	6	\$691,916
2019	9	\$593,500
2020 (first 10 months)	20	\$912,285

There are currently two condos/townhomes for sale in the Country Club area averaging \$1,297,500.

### CB South

There are a few condo/townhomes in CB South. Sales statistics here show the following in recent years:

Year	Number of Condos Sold	Average Sale Price
2008	9	\$334,720
2009	7	\$302,285
2010	6	\$210,558
2011	18	\$110,000
2012	11	\$164,945
2013	16	\$166,600
2014	9	\$255,222
2015	22	\$220,968
2016	13	\$330,346
2017	17	\$344,617
2018	19	\$409,876
2019	23	\$454,147
2020 (first 10 months)	13	\$461,207

Presently, there are no condos/townhomes for sale in CB South.

CONTINUED ON PAGE 62

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CONTINUED FROM PAGE 61

## VACANT LOTS (UP TO 5 ACRES)

### Mt. Crested Butte

Vacant land sales in the Mt. Crested Butte area have seen the following activity:

Year	Number of Lots Sold	Average Sale Price
2008	3	\$691,667
2009	2	\$602,500
2010	4	\$173,250
2011	6	\$187,083
2012	21	\$224,176
2013	13	\$156,000
2014	13	\$271,590
2015	13	\$265,346
2016	11	\$219,263
2017	24	\$308,912
2018	25	\$353,340
2019	12	\$268,474
2020 (first 10 months)	11	\$393,854

## THE CRESTED BUTTE

# Real Estate Report

There are currently 35 active land listings for sale in Mt. CB, ranging in price from \$175,000 to \$3,200,000, with an average asking price of \$478,054.

### Town of Crested Butte

Residential lot sales in the town of Crested Butte have done the following:

Year	Number of Lots Sold	Average Sale Price
2008	5	\$678,750
2009	3	\$418,333
2010	5	\$399,350
2011	6	\$469,333
2012	7	\$371,571
2013	7	\$631,642
2014	5	\$466,435
2015	10	\$546,800
2016	10	\$635,100
2017	6	\$724,999
2018	3	\$816,666
2019	6	\$1,120,833
2020 (first 10 months)	10	\$1,131,950

There are now 18 vacant town lots for sale with an average asking price of \$1,139,555 (ranging from \$719,000 to \$1,320,000).

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**CrestedButteVisitorsGuide.com**

### Skyland/Country Club area

The Skyland area has seen the following land sales activity over the years:

Year	Number of Lots Sold	Average Sale Price
2008	4	\$320,000
2009	5	\$258,833
2010	4	\$217,475
2011	4	\$54,025
2012	5	\$240,500
2013	3	\$116,665
2014	5	\$179,800
2015	8	\$218,500
2016	5	\$195,000
2017	22	\$233,318
2018	16	\$249,875
2019	7	\$261,900
2020 (first 10 months)	13	\$270,673

As of November 1, 2020 there were 18 active homesite listings in the Skyland/Country Club area with an average asking price of \$454,166. Prices range from \$189,000 to \$1,395,000.

### CB South

Here are the statistics for residential vacant land prices in CB South:

Year	Number of Lots Sold	Average Sale Price
2008	7	\$143,143
2009	6	\$71,000
2010	2	\$77,000
2011	13	\$37,238
2012	13	\$43,807
2013	9	\$43,861



PHOTO BY NOLAN BLUNCK

2014	13	\$62,153
2015	36	\$68,277
2016	25	\$75,410
2017	23	\$83,739
2018	38	\$89,902
2019	25	\$149,756
2020 (first 10 months)	13	\$110,384

There are currently 40 residential lots for sale in CB South averaging \$159,185 per lot. Prices range from \$69,000 to \$375,000.

CONTINUED ON PAGE 66

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6th & Bellevue	:14, :29, :44, :59	7:14 AM	11:44 PM
4-Way Stop	:00, :15, :30, :45	7:15 AM	11:45 PM

*Mt Crested Butte to Crested Butte*

Mountaineer Square	:00, :15, :30, :45	7:30 AM	Midnight
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STOP	TIMES	FIRST BUS	LAST BUS
Mountaineer Square	:00 :15 :30 :45	8:00 am	10:45 pm

### COLUMBINE CONDO LOOP

*Serves Whetstone Rd, Columbine Condos, Mt CB Town Hall, Paradise Rd. and Eagles Nest Condo.*

STOP	TIMES	FIRST BUS	LAST BUS
Mountaineer Square	:25	8:25 am	10:25 pm

### SNODGRASS LOOP

*Serves intersections on Gothic Rd north of the resort, Snodgrass TH and Paradise Rd.*

STOP	TIMES	FIRST BUS	LAST BUS
Mountaineer Square	:55	7:55 am	9:55 pm

### CRYSTAL/CASTLE CONDO LOOP

*Serves Pitchfork, Crystal Rd, Castle Rd, Hunter Hill Rd, Snowmass Rd*

STOP	TIMES	FIRST BUS	LAST BUS
Mountaineer Square	:10 :40	8:10 am	10:40 pm

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Mountain Express and the Gunnison Valley RTA provide free bus service between CB South and Mt. Crested Butte during the winter season. For complete CB South bus schedule and information call 970.349.5616 or [www.mtnexp.org](http://www.mtnexp.org) or [www.gunnisonvalleyrta.org](http://www.gunnisonvalleyrta.org).



photo by Lydia Stern

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## THE CRESTED BUTTE

# Real Estate Report

### RANCHES/11+ACRE SITES

Ranches and tracts of land between 11 to 45 acres in the Crested Butte area (CB area = Rural CB, CB South, Town of CB, Mt. CB & Rural Mt. CB). Statistics show the following in this market:

Year	Number of Parcels Sold	Average Sale Price
2008	7	\$1,019,286
2009	4	\$1,410,000
2010	3	\$758,000
2011	4	\$277,250
2012	4	\$287,500
2013	9	\$442,111
2014	4	\$260,000
2015	5	\$413,000
2016	10	\$262,500
2017	4	\$606,875
2018	15	\$436,800
2019	6	\$381,891
2020 (first 10 months)	8	\$854,937

Currently there are 50 listings of ranches/11-acre parcels in the CB area, ranging in size from 11 to 45 acres. These parcels have an average asking price of \$893,346 per homesite. Most of the larger parcels can be found at the Danni Ranch, Whetstone Mountain Ranch, Red Mountain Ranch, Trappers Crossing, Roaring Judy Ranch, and The Smith Hill Ranch.

### OVERALL PICTURE

Overall, real estate sales in all categories (residential, vacant land, ranchland and commercial) have resulted in the following numbers in the Crested Butte area:

Year	Number of Listings Sold	Total Sales Dollars
2008	155	\$109,126,355
2009	160	\$84,438,857
2010	172	\$80,472,462
2011	275	\$107,199,003
2012	265	\$102,499,018
2013	329	\$144,299,223
2014	328	\$146,822,075
2015	356	\$162,997,659
2016	365	\$181,053,197
2017	435	\$249,649,770
2018	442	\$235,633,658
2019	317	\$225,237,185
2020, (first 10 months)	345	\$275,841,754

As of November 1, 2020 there were 121 properties under contract representing another \$110,536,999 in potential sales dollars for this year.

We are bullish on the continuation of a robust real estate market this winter. Our inventory levels continue to drop throughout the area and demand continues to be strong, even in the off-season months. Builders and developers are very busy with new homes and projects, and mortgage rates remain very attractive. All these are very encouraging signs of continued strength in Crested Butte real estate.

*The above figures and data were taken from Gunnison Country Association of Realtors' MLS system.*

*Doug Duryea is the Managing Broker/Realtor for Crested Butte Resort Real Estate in Mt. Crested Butte, CO. He can be contacted at 970-275-2355, [duryea.doug@gmail.com](mailto:duryea.doug@gmail.com) or [www.cbiving.com](http://www.cbiving.com).*

TEMPERATURE

Crested Butte Average Temperatures		
	Low	High
January	4.0°	28.4°
February	0.9°	32.2°
March	7.0°	38.4°
April	18.0°	46.9°
May	27.7°	58.7°
June	33.2°	70.4°
July	38.3°	75.4°
August	37.5°	74.0°
September	30.1°	66.2°
October	20.6°	55.9°
November	8.4°	41.8°
December	1.9°	31.0°

ELEVATION

Gunnison	7,703 ft.
Almont	8,025 ft.
CB South	8,515 ft.
Crested Butte	8,885 ft.
Mt. Crested Butte	9,350 ft.
Gothic	9,500 ft.
Irwin	10,000 ft.

MEDIAN AGE

1990	30.2
2000	30.6
2010	34.4
2014	34.1

ANIMAL POPULATION

Cows	30,713
Sheep	7,924
Deer	17,000
Elk	10,300
Beaver	1,500
Antelope	290
Big Horn Sheep	700
Dogs in Crested Butte	329

POPULATION

	Crested Butte	Mt. CB
2009	1,522	873
2010	1,487	801
2011	1,497	799
2012	1,502	805
2014	1,541	809
2015	1,577	823
2016	1,610	833
2017	1,656	850



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CRESTED BUTTE BUILDING PERMITS

2005	59
2006	66
2007	58
2008	88
2009	45
2010	58
2011	67
2012	67
2013	62
2014	80
2015	98
2016	75
2017	82
2018	108
2019	76

SALES TAX

	Crested Butte	Mt. CB
2008	\$2,115,764	\$1,667,226
2009	\$1,930,976	\$1,259,780
2010	\$1,963,859	\$1,490,169
2011	\$1,781,910	\$1,592,005
2012	\$2,217,714	\$1,273,520
2013	\$2,600,600	\$1,504,508
2014	\$2,865,854	\$2,093,739
2015	\$3,147,975	\$2,214,332
2016	\$3,705,097	\$2,304,272
2017	\$3,981,095	\$2,566,944
2018	\$4,773,864	\$2,734,176
2019	\$4,423,711	\$2,637,750

EDUCATION

Crested Butte Community School Enrollment 2009 - present											
	2010	2011	2012	2013	2014	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
K	59	43	43	44	60	57	39	62	45	45	51
1	50	63	41	41	62	63	58	41	65	44	59
2	54	54	75	74	48	67	65	56	46	69	51
3	51	52	54	53	40	50	65	69	59	46	70
4	55	51	56	56	71	49	52	67	70	62	50
5	37	57	53	54	49	71	49	49	69	73	64
6	39	36	58	58	59	51	70	53	52	76	74
7	40	42	36	38	49	57	49	65	55	54	76
8	30	42	41	40	60	49	63	48	68	58	51
HS	136	131	135	137	150	176	195	207	224	243	245

ASSESSED VALUATION

	Crested Butte	Mt. CB
2008	\$103,625,840	\$165,912,960
2009	\$106,712,940	\$171,604,450
2010	\$106,373,220	\$172,236,500
2011	\$84,931,910	\$106,732,960
2012	\$83,983,950	\$108,922,510
2013	\$79,564,700	\$77,740,440
2014	\$79,288,000	\$77,931,160
2015	\$87,341,320	\$81,378,770
2016	\$86,570,000	\$82,047,840
2017	\$96,183,360	\$94,393,800
2018	\$96,029,650	\$93,084,530
2019	\$115,302,900	\$114,432,530

**PARTING SHOT**



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