

bluebird  
real estate



gunnison  
bringing dreams home

Welcome to Bluebird Real Estate, a premium home buying and selling experience in Gunnison and Crested Butte, Colorado.

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**Exceptional Marketing** Bluebird is an independent, local brokerage that represents the best homes in the marketplace with the finest print and digital collateral available locally and worldwide.



property brochure



bluebird days magazine



Bluebird is the exclusive regional member of Luxury Portfolio International, the leading luxury network selling the highest volume of distinctive properties in the world. The largest global consortium of independent brokers, Leading Real Estate Companies of the World manages relocation services for Bluebird and over 550 brokerages in 70 countries.



43495 County Road 18W | Offered for \$2,300,000

## birdseye view: gunnison market snapshot, yearend 2024

Early winter conditions have made for an adventurous holiday season in the Gunnison area. With above average snowfall and colder temperatures, snow skiing, Nordic skiing and fat bike riding trails have been the best in years.

Momentum in the area is strong with increased air service at the newly remodeled airport, improved transportation with the Blue Mesa bridge construction complete, multifamily developments being planned and the Western Colorado University Mountaineers football team making the playoffs.

The new Gunnison Valley Hospital EMS station construction is well underway, and the Gunnison Arts Center renovation is being completed. Miller Furniture and the Gunnisack were purchased by local investors with plans for new businesses and hospitality on Main Street.

Real estate transactions were fewer last year, partially due to a lack of inventory. But since the elections, confidence and demand have increased. 35 homes sold in the city last year averaging over \$600,000, and 45 homes sold in the rural areas averaging just over \$1 million. There are

only six homes available in town and 27 in the surrounding neighborhoods, keeping prices firm.

Nine commercial transactions closed last year averaging over \$900,000. Land sales clipped at a moderate pace with 32 transactions averaging near \$300,000.

Bluebird once again listed more properties and closed more sales than any brokerage in the valley and beat the market, increasing sales and volume year to year. The firm also led the Gunnison market by a wide margin closing twice as many properties as the nearest brokerage, handling nearly a quarter of all transactions in the area.

The most adept and experienced realtors in the region work at Bluebird including five of the top 15 producers in 2024 and seven of the top ten producers in 2025, year to date. We would love to connect with you to show you how we are bringing dreams home.

Bluebird Real Estate is the exclusive regional member of Leading Real Estate Companies of the World, the largest global consortium of independent brokerages and properties in the world.



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# gunnison area property sales statistics

	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
<b>Gunnison City</b>							
Sales - Single Family	46	52	57	73	40	42	35
Average Price	343,806	363,945	390,667	493,193	522,649	628,739	606,035
Percent Change	11%	6%	7%	26%	6%	20%	-4%
Price/ Square Foot	201	229	240	292	361	369	409
Days on Market	110	95	105	82	74	129	75
Active Listings	11	9	6	3	20	15	6
Month of Inventory	3	2	1	0	6	4	2
<b>Gunnison Rural</b>							
Sales - Single Family	54	55	79	72	42	62	45
Average Price	466,859	540,069	597,957	705,657	746,462	968,753	1,057,473
Percent Change	18%	16%	11%	18%	6%	30%	9%
Price/ Square Foot	230	228	250	327	344	419	443
Days on Market	203	129	167	109	113	114	108
Active Listings	29	34	27	17	21	26	27
Month of Inventory	6	7	4	3	6	5	7
<b>Gunnison Area Condo/ TH</b>							
Sales - Condo/TH	52	48	57	77	62	52	33
Average Price	212,555	260,142	302,972	333,618	437,440	349,669	420,673
Percent Change	-1%	22%	16%	10%	31%	-20%	20%
Price/ Square Foot	184	223	252	300	355	318	349
Days on Market	128	151	148	70	64	120	115
Active Listings	15	17	15	10	19	8	11
Month of Inventory	3	4	3	2	4	2	4
<b>Gunnison Area Land</b>							
Sales - Land	57	59	61	81	38	42	32
Average Price	247,047	181,487	154,391	280,782	389,623	309,357	299,093
Percent Change	90%	-27%	-15%	82%	39%	-21%	-3%
Days on Market	247	312	307	346	194	153	263
Active Listings				33	38	59	62
Month of Inventory				5	12	17	23
<b>Gunnison Commercial</b>							
Sales - Commercial	6	8	4	15	11	6	9
Average Price	400,833	291,875	336,625	459,100	1,236,113	617,500	931,666
Percent Change	-11%	-27%	15%	36%	169%	-50%	51%
Price/ Square Foot	133	93	113	130	161	180	162
Days on Market	264	218	194	498	143	180	461
Active Listings				8	11	14	12
Month of Inventory				6	12	28	16
<b>Gunnison/CB Association</b>							
Sales - Single Family	295	253	399	395	220	227	209
Average Price	641,882	783,986	880,901	1,111,485	1,202,960	1,337,925	1,433,563
Percent Change	-6%	22%	12%	26%	8%	11%	7%
Price/ Square Foot	274	331	349	441	505	537	578
Days on Market	226	173	237	135	112	145	122
Active Listings	202	233	94	58	107	205	101
Month of Inventory	8	11	3	2	6	11	6

# bluebird associates and staff

Bluebird Real Estate is a dynamic team of dedicated professionals who are driven by exceptional marketing and successful results for our clients. We are strategically located in downtown Gunnison and Crested Butte.



Gunnison office pictured L to R, top to bottom: Bet Egelhoff, Joe Summerville, Bobby Overturf, Steve Mills, Mary Hakala, Mindy Costanzo, Trent Bona, Emma DeHaven, Bud Bush, Brian Cooper, Chrissy Mitchell, Not pictured: Andrew Kunze, Patti Miller

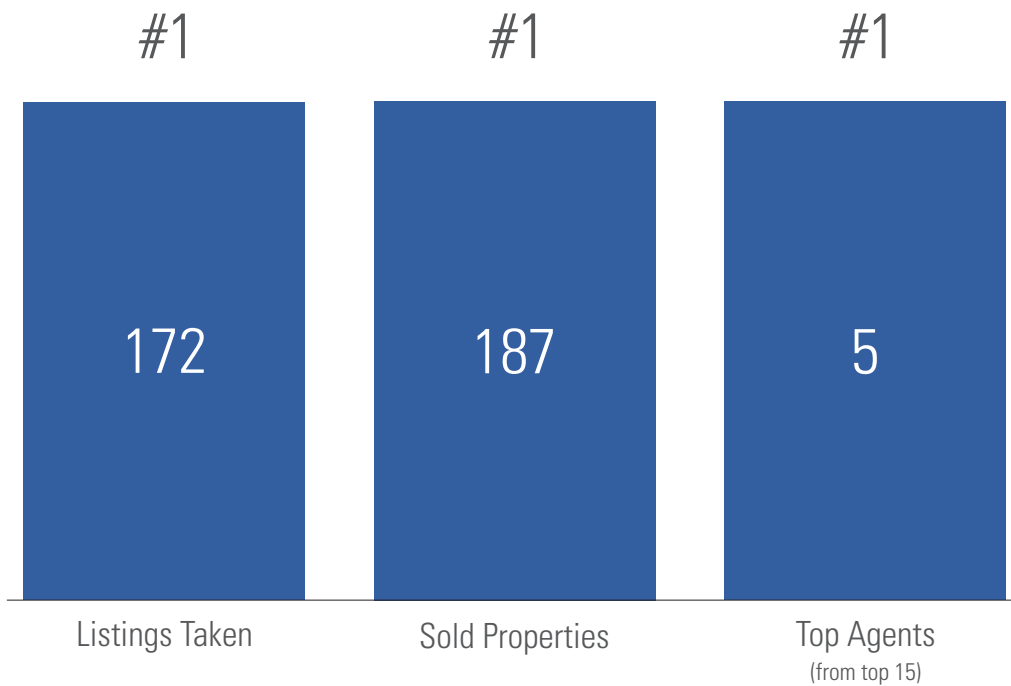


Bluebird's award winning website, [bbre1.com](http://bbre1.com), attracts discerning buyers and sellers regionally and from around the globe. Recently the website was recognized for Best Visual Design, an international honor from our member company, Leading Real Estate Companies of the World.

Bluebird exists to keep the interests of our clients our highest priority, with exceptional marketing, knowledgeable communication and most importantly, successful results.

# market leader

Bluebird continues to lead the market with the most listings taken, sold properties, and top agents.



*\*Per CREM MLS, 2024*



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