

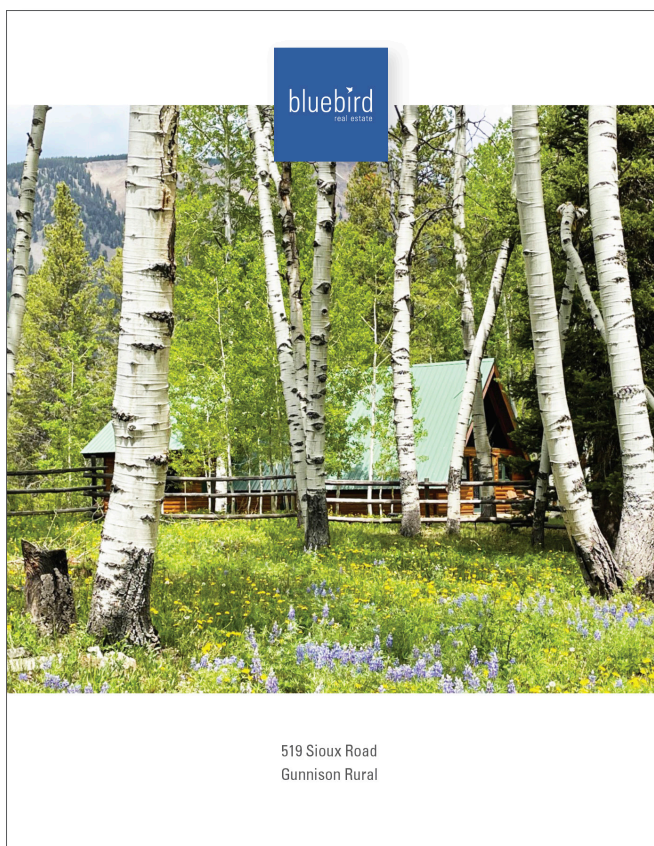
bluebird
real estate



bringing dreams home

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

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.



The Lofts Townhomes | Units starting in the mid \$500k's

birdseye view: market snapshot, first quarter 2022

Springtime in Gunnison breathes new life into the valley, with willows turning colors, rivers flowing and everything vibrant once again. The real estate market is beginning to mirror the growth patterns during this season, with more inventory entering the market and construction projects kicking into high gear.

The average sales price for single family homes in Gunnison increased 40% compared to this time last year, an average of \$574,800 compared to \$408,970 in the first quarter of 2021.

In total, 14 single family homes sold in the greater Gunnison area between January and March, compared to 24 the year prior. Carryover inventory continues to be depleted with fewer homes on the market today than a year ago, however commercial real estate inventory in Gunnison continues to hold strong with 10 currently active commercial listings compared to 8 this time last year.

A significant commercial land sale at the North end of the City Limits, along with 6 other commercial building sales took place in Gunnison

so far this year, including the John Roberts Motorworks building and the True Value/Sears center complex. Gunnison Rising continues laying infrastructure so that Gunnison's newest neighborhood may develop as an interactive, walkable and bikeable extension of Gunnison. In total, Gunnison Commercial average sold price for the first quarter of this year increased almost 115% over the first quarter of 2021 average sold price.

Bluebird's Main Street storefront project is underway with demolition of the middle wall and mitigation work completed. Now down to the studs, our contractors and engineers are working on structural needs to combine the two spaces into one open and inviting atmosphere. In the meantime, Bluebird's Gunnison agents and staff can be found "bringing dreams home" from our temporary space at 121 West Virginia Avenue. Stop by and say hi, and we hope to run into you on the trails or at an I-Bar Concert this summer.



Crested Butte
970.349.6691
Gunnison
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bbre1.com



gunnison area property sales statistics

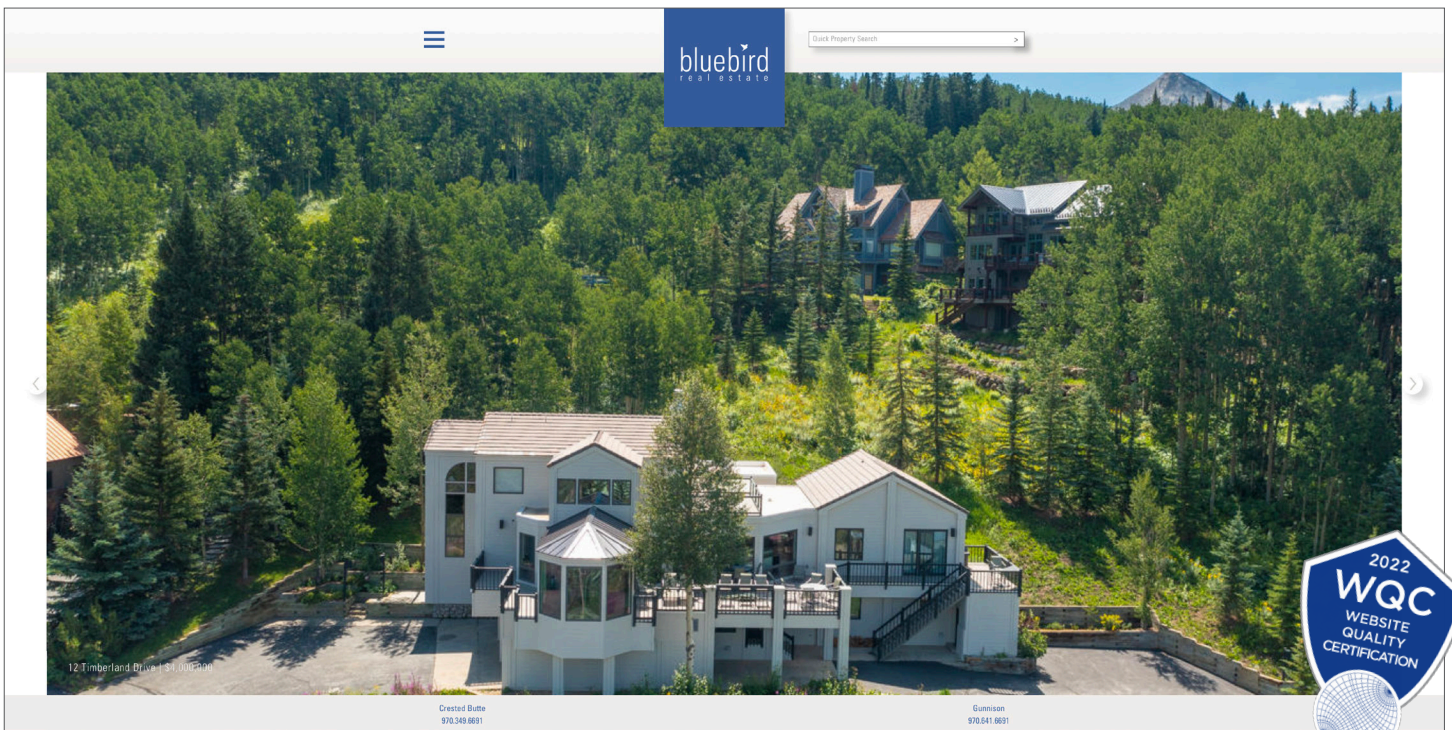
	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>YTD 3/21</u>	<u>2021</u>	<u>YTD 3/22</u>
Gunnison City						
Sales - Single Family	46	52	57	10	73	5
Average Price	343,806	363,945	390,667	408,970	493,193	574,800
Percent Change	11%	6%	7%	24%	26%	41%
Price/ Square Foot	201	229	240	274	292	333
Days on Market	110	95	105	68	82	98
Active Listings	11	9	6	12	3	3
Months of Inventory	3	2	1	4	0	2
Gunnison Rural						
Sales - Single Family	54	55	79	14	72	9
Average Price	466,859	540,069	597,957	620,821	705,657	577,462
Percent Change	18%	16%	11%	23%	18%	-7%
Price/ Square Foot	230	228	250	275	327	314
Days on Market	203	129	167	152	109	182
Active Listings	29	34	27	21	17	11
Months of Inventory	6	7	4	5	3	4
Gunnison Area Condo/TH						
Sales - Condo/TH	34	24	21	8	44	5
Average Price	181,864	223,721	258,410	269,037	297,952	317,700
Percent Change	-6%	23%	16%	24%	15%	18%
Price/ Square Foot	177	204	204	222	261	272
Days on Market	117	125	75	88	65	88
Active Listings	15	17	8	4	1	2
Months of Inventory	5	9	5	2	0	1
Gunnison Area Land						
Sales - Land	57	59	61	13	81	6
Average Price	247,047	181,487	154,391	253,192	280,782	726,333
Percent Change	90%	-27%	-15%	223%	82%	187%
Days on Market	247	312	307	424	353	350
Active Listings					33	22
Months of Inventory					5	11
Gunnison Commercial						
Sales - Commercial	6	8	4	6	15	7
Average Price	400,833	291,875	336,625	420,000	459,100	900,714
Percent Change	-11%	-27%	15%		36%	115%
Price/ Square Foot	133	93	113	416	130	129
Days on Market	264	218	194	629	498	156
Active Listings					8	10
Months of Inventory					6	4
Gunnison/CB Association						
Sales - Single Family	295	253	399	64	395	39
Average Price	641,882	783,986	880,901	1,053,978	1,111,485	1,077,211
Percent Change	-6%	22%	12%	29%	26%	2%
Price/ Square Foot	274	331	349	416	441	499
Days on Market	226	173	237	171	135	153
Active Listings	202	233	94	82	58	52
Months of Inventory	8	11	3	4	2	4

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 Crested Butte and Gunnison in modern buildings with superior street visibility and traffic.



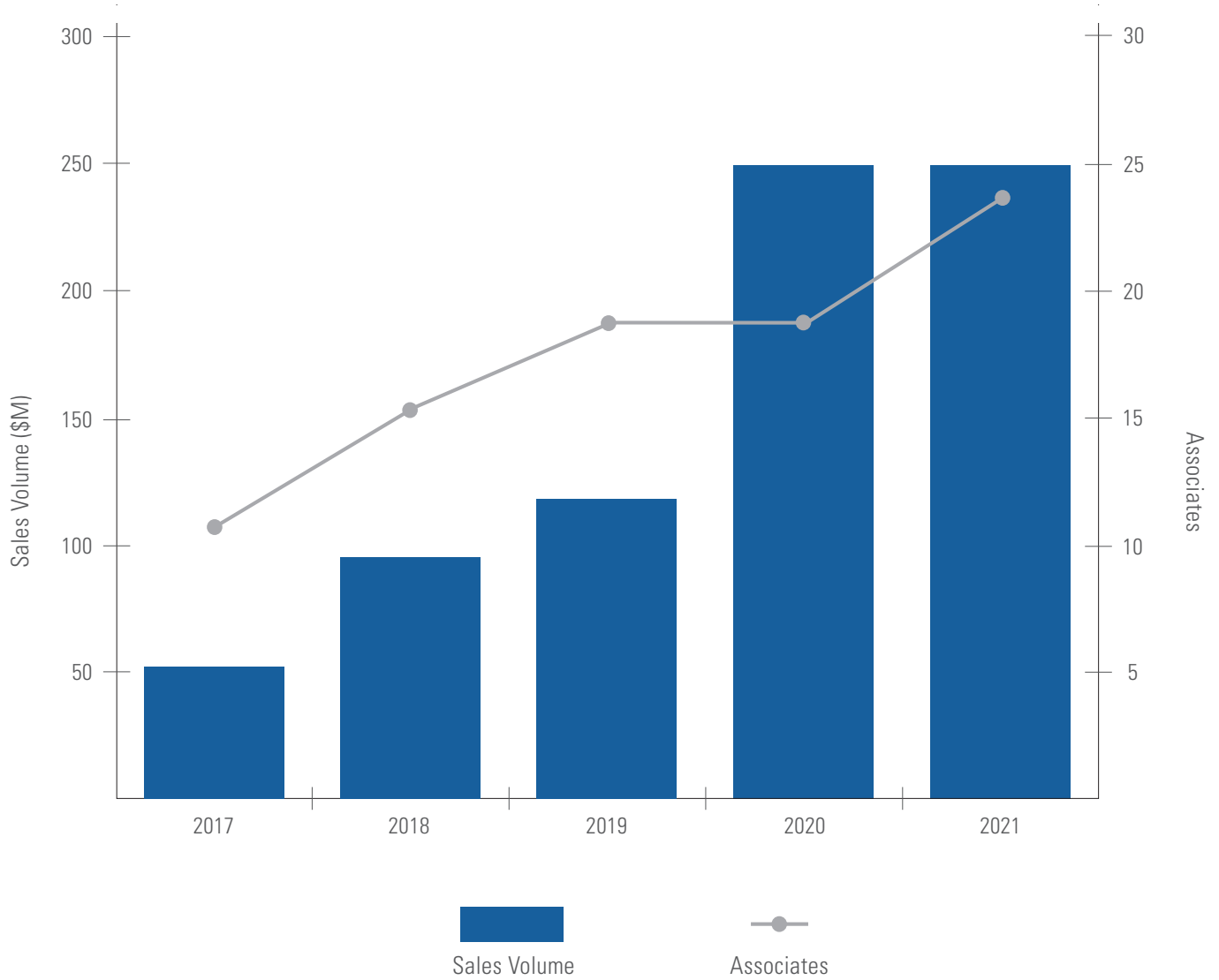
Picture from L to R: Bobby Overturf, Chrissy Ward, Brian Cooper, Bud Bush, Steve Mills, Patti Hensley, Mary Hakala, Alex Owen



Bluebird's award winning website, 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's annual flight

the fastest growing real estate brokerage in the Gunnison Valley



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