

# TELLURIDE DAILY PLANET

## OPINION

### A positive trend continues

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Local Voices  
Jill Masters

Telluride's real estate market shows continuing improvement and an encouraging positive trend, according to real estate activity reports just in from Jan. 1 through the end of April 2010.

The Telluride Association of Realtors reported on the real estate market in February of 2010 with an article titled "In Real Estate, A Promising Trend."

We felt the information was so relevant and important to our community news that we have decided to continue reporting on the real estate data in San Miguel County. All statistical information was provided by Judi Kiernan of Telluride Consulting. Dollar volumes are rounded to the nearest million.

Comparative Sales for January 2010: The number of total transactions in San Miguel County was 31, compared to 13 in 2009, which equates to an exciting 138 percent increase. The total dollar volume was \$27 million in 2010, compared to \$16 million in 2009.

Comparative Sales for February 2010: The number of total sales transactions was 24, compared to 16 in 2009. The total dollar volume was \$37 million, compared to \$25 million in 2009 and both categories saw increases of around 50 percent over last year.

Comparable Sales for March 2010: The number of total sales transactions was 32, compared to 23 in 2009. The total dollar volume was \$27 million, compared to \$12 million in 2009, showing an incredible 120 percent increase over 2009.

Comparative Sales for April: The total number of total sales transactions was 27, compared to 22 in 2009. The total dollar volume was \$46 million, compared to \$10 million in 2009, which is an unbelievable 350 percent increase.

Year to Date (YTD) Comparables from January through April, 2010: The total number of transactions was 107, compared to 74 in 2009, displaying a favorable 45 percent increase. The dollar volume was \$135 million compared to \$63 million in 2009. This means we are already up by an impressive 114 percent in dollar volume over YTD compared to 2009 with only four months of data reporting so far.

These statistics indicate that while the market is still below the banner years of 2005, 2006 and 2007, the momentum of activity has increased significantly. The numbers speak for themselves and are encouraging signs for the local real estate economy.

Interestingly, but not included in our local county April statistics, the Bootjack Ranch, located just outside of Pagosa Springs, sold for an estimated \$47 million, according to Telluride real estate broker (and former TAR president) Bill Fandel of Peak's Real Estate Sotheby's International Realty. This transaction is the largest transaction of record anywhere in the country in recent history and will most likely be recognized around the world. This is wonderful news for even the regional and state real estate economy.

For more information on the current real estate market or for any of your real estate needs, please contact your local realtor.

— Jill Masters is the CAR Director for the Telluride Association of Realtors

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