



MICHELLE AVERY

Steamboat Springs Real Estate

Cell: 970.846.3353 / Office: 970.879.6634

Winter 2015/16

February 2016

CALENDAR OF EVENTS:

February

Feb 19th - Feast for the Senses

Feb 25th - 27th - 44th Annual Dance Performance, Steamboat Dance Theatre

March

Mar 5th, 12th, 19th, 26th - Bud Light Rocks the 'Boat, Free Music Series

Mar 6th - Steamboat Pentathlon

Mar 17th - Torchlight Parade

Mar 19th - Penguin Plunge

Mar 26th - Easter Eggstravaganza

April

Apr 2nd & 9th - Bud Light Rocks the 'Boat, Free Music Series

Apr 9th - Cardboard Classic

Apr 10th - Closing Day Celebration



STEAMBOAT SPRINGS:

December 2015 Statistics

December was a great way to end 2015 with 142 transactions and \$99.2M* in gross volume! Compare that to last December, Gross sales were up by +70.68% and Transactions were up by +17.36%. In total for 2015, there was \$700,083,935 in gross sales (up 17% over 2014) and 1,457 Transactions (up +7.13% over 2014).

*There were two large fractional/time-share transfers in December that accounted for \$22M in sales. Even removing those sales, it was still the best

December in more than 5 years. There were 7 New Unit sales in December - the same as November. Upper end sales were up from 11 in November to 19 in December.

Snapshot values ended the year as follows:

Average Sales Prices:

Single Family -7%

Multi Family +0%

Vacant Land +7%

PPSF:

Single Family -6%

Multi Family +6%

Vacant Land -45%

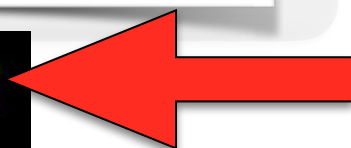
[Click here for December 2015 Report](#)



Steamboat Springs
Real Estate

Michelle@MichelleAvery.com

Direct: (970) 846-3353



2,200 acre Sand Point Ranch near Oak Creek sells for \$10.45 Million

T.Ristow, Steamboat Pilot & Today, 1-10-2016



Steamboat's top residential, commercial transactions of 2015

T.Ristow, Steamboat Pilot & Today, 1-3-2016

Steamboat Springs – There's no doubt 2015 was a year of sizable real estate transactions for the Steamboat Springs area, with many brokers noting a resurgence of the luxury market, which is seeing its greatest activity since before the economic downturn.

About a dozen single-family homes in the Steamboat area sold for more than \$2.5 million in 2015, and the area's commercial market was also ripe with large transactions, including nine sales in excess of \$650,000 in the heart of downtown Steamboat.

Here's a look at some of the highest-priced sales of 2015, compiled by broker Doug Labor, Routt County Assessor's Office, and from Steamboat Pilot & Today archives.

Top 10 single-family home transactions of 2015:

- \$7 million, Oct. 7 – 31055 Routt County Road 64: 17,156-square-foot, seven-bedroom, 8 1/2-bath single-family home on 3.26 acres in Clark. Built in 2008, the asking price was \$7.9 million, and the home was on the market 463 days

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Oak Creek – The majority of the Sand Point Ranch, 35 miles south of Steamboat Springs on the border of Routt and Rio Blanco counties, sold last week for \$10.45 million.

About 2,200 of the ranch's 3,000-plus acres were included as part of the sale, according to Ranch Marketing Associates broker Christy Belton, who represented the seller in the transaction. Belton described the undeveloped property off Routt County Road 25 as vacant, high quality ranching land with many of the features sought after by prospective buyers.

"It's been a traditional ranch property with cattle grazing and sheep grazing," Belton said. "I would classify it as a top-quality ranch property, and it really checked off most of the boxes you might have – some live water, long national forest boundary year round access, fairly close to Steamboat, but also not that far from Vail." Oak Creek flows through the property.

The ranch had been on the market since May 2013, and the full 3,000 acres of the property was listed for \$12.95 million.

Belton, along with Hall and Hall broker Cody Lujan, who represented the buyers, said the sale is a promising sign for the ranch property market.

"We've had several sales recently of large acreage transactions – it's nice to have some activity in these large properties," Belton said. "It's nice to see some sales. Since 2008, it's been pretty inconsistent, and now, just within the last six months or so, we're starting to see some activity on these larger ranch properties."

Lujan said the sale reflects a demand seen locally and across the greater region.

"A sale of this size acreage is certainly demonstrative of the current demand for quality agricultural properties, both in Routt County and the state of Colorado," Lujan said.

Lujan noted good water rights, irrigated meadows and hunting and fishing opportunities remain in high demand by buyers, who he said are proving to be savvier in researching land values, thus remaining price sensitive as they consider a purchase.

Lujan declined to name the buyer, but said he was pleased to welcome them to the community.

