

bluebird  
real estate



crested butte  
bringing dreams home

Welcome to Bluebird Real Estate, a premium home buying and selling experience in Crested Butte and Gunnison, 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 550+ brokerages in 70 countries.



7 Moon Ridge Lane | Offered for \$25,000,000

## birdseye view: crested butte market snapshot, spring 2026

Spring and summer are arriving early due to a much warmer than normal winter. Bikes, hiking shoes and golf clubs are in play ahead of schedule. Home buyers are out and new listings are surfacing early as well, with everything greening up a month early.

Home sales in the Crested Butte area are steady in the first quarter, with another high sale approaching \$10 million in Skyland, following a near \$12 million sale in Smith Hill Ranches in the fourth quarter of 2025. The average home sale in the north valley is approaching \$3.5 million.

Listing inventories are healthy in all of the CB neighborhoods, except in CB South where demand remains very high for value-oriented properties. The average price in Rural CB was nearly \$4.5 million or \$1451 per square foot for the first time ever.

The condominium market in Mt CB showed slight improvement over this time last year with 16 sales averaging nearly \$925,000. Inventory rose nearly 30% to 81 available listings, the most in years.

Value purchases in the north valley led land sales in the first quarter, averaging \$513,000 with 115 available parcels, still half of the offerings from a decade ago.

Well positioned properties that present favorably to the market are selling quickly, often with multiple offers. Buyers are patient, yet intent when strong properties enter the market.

Bluebird led the market with the most sales last year and so far, this year of any brokerage in the Gunnison valley. The firm has also introduced the highest number of new listings to the market year to date.

As Bluebird enters its tenth year in business this spring, we are dedicated to delivering exceptional marketing, astute communications and most importantly, successful results for our clients.

Bluebird Real Estate is the exclusive regional member of Luxury Portfolio International, the largest consortium of luxury properties and top brokerages in the world.



Crested Butte  
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# crested butte area property sales statistics

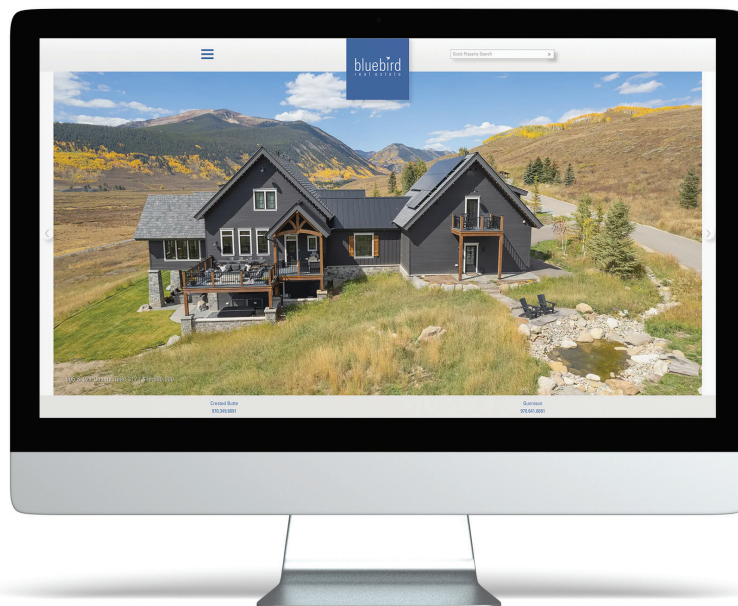
	2017	2019	2020	2022	2024	YTD 3/25	2025	YTD 3/26
<b>Crested Butte</b>								
Sales - Single Family	23	21	41	12	15	5	21	2
Average Price	1,363,624	1,734,224	1,609,646	3,087,500	3,379,975	2,829,400	3,161,857	1,913,000
Percent Change	18%	33%	-7%	33%	10%	5%	-6%	-32%
Price/ Square Foot	560	725	752	1,288	1,217	1,075	1,238	1,045
Days on Market	247	154	175	212	246	251	149	202
Active Listings	18	22	7	22	15	11	13	14
Month of Inventory	9	13	2	22	12	7	7	21
<b>Mount Crested Butte</b>								
Sales - Single Family	29	24	33	18	19	2	15	5
Average Price	1,028,800	1,102,063	1,409,539	2,074,394	2,406,063	2,411,900	2,201,079	3,104,700
Percent Change	-11%	8%	28%	-2%	-1%	-9%	-9%	29%
Price/ Square Foot	331	413	459	713	795	742	803	915
Days on Market	243	189	225	161	116	249	115	183
Active Listings	27	22	18	9	11	10	14	16
Month of Inventory	11	11	7	6	7	15	11	10
<b>Mount CB Condo/TH</b>								
Sales - Condo/TH	137	86	126	126	87	13	75	16
Average Price	362,701	479,264	493,004	632,532	655,000	922,769	805,863	923,218
Percent Change	37%	21%	3%	16%	-3%	36%	23%	0%
Price/ Square Foot	311	419	441	675	627	744	681	733
Days on Market	161	141	168	81	140	137	177	119
Active Listings	49	63	54	33	53	58	57	81
Month of Inventory	4	9	5	3	7	13	9	15
<b>Crested Butte Rural</b>								
Sales - Single Family	38	27	62	34	27	6	25	5
Average Price	1,496,539	1,698,093	1,834,501	2,621,138	2,925,592	3,344,633	3,168,184	4,496,000
Percent Change	4%	30%	8%	21%	21%	-6%	8%	34%
Price/ Square Foot	451	511	483	771	861	949	907	1,451
Days on Market	211	246	252	115	164	152	129	187
Active Listings	41	53	17	22	14	18	27	22
Month of Inventory	13	24	3	8	6	9	13	13
<b>CB South</b>								
Sales - Single Family	18	15	18	14	14	2	14	0
Average Price	632,445	726,133	794,338	1,242,500	1,257,700	1,490,000	1,654,571	-
Percent Change	8%	7%	9%	20%	13%	28%	32%	-
Price/ Square Foot	275	302	311	658	567	784	618	-
Days on Market	192	140	169	76	92	33	95	-
Active Listings	7	6	0	1	0	2	0	2
Month of Inventory	5	5	0	1	0	3	0	-
<b>Land - All CB</b>								
Sales - Land	117	89	131	89	51	18	93	11
Average Price	273,255	390,023	431,745	894,674	540,706	723,388	715,035	513,545
Percent Change	20%	40%	11%	70%	-20%	24%	32%	-29%
Days on Market	305	230	349	356	211	403	588	220
Active Listings	242	248	151	91	116	106	108	115
Month of Inventory	25	33	14	12	27	18	14	31

# 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.



Pictured from L to R: Charlie Farnan, Nancy Bush, Trevor Bona, Diane Aronovic, Jenna May, Brian Cooper, Lisa Lenander, Mary Hakala, Jennie Barry, Dalynn Trujillo, Patti Miller, Karen Allen, Bud Bush, Maggie Dethloff, Mindy Costanzo, Jana Barrett, Joe Summerville, Bobby Overturf, Trent Bona, Ross Tunkey, Steve Mills  
Not Pictured: Andrew Kunze, Bet Egelhoff, Chrissy Mitchell, Emma DeHaven, Jenny Knox, Joel Vosburg, Jordi Sendra, Madison Harwood, Ryan Bak



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.

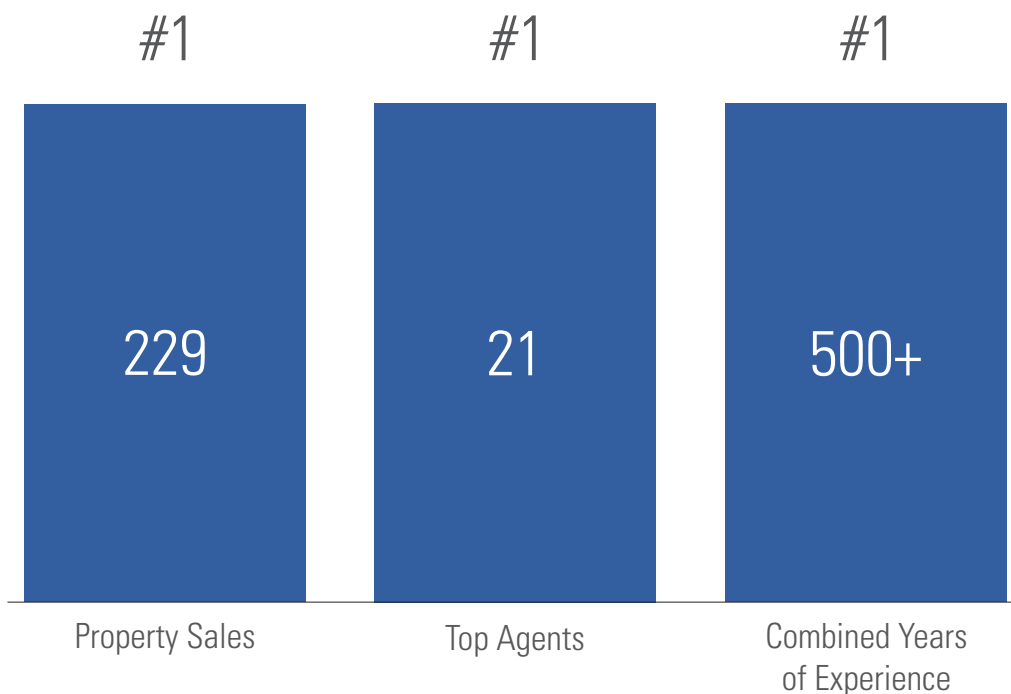
Bluebird exists to keep the interests of our clients our highest priority, with exceptional marketing, knowledgeable communication and most importantly, successful results.

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# market leader

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Bluebird continues to lead the market with the most properties sold, the most top agents, and the greatest combined years of experience.



*\*Per CREM MLS, Year of 2025*



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