



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.

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.



347 Overlook Trail | Offered for \$5,500,000

birdseye view: gunnison market snapshot, spring 2026

Spring has sprung early with pastures greening and the Hartman Rocks recreational area opening early, following a light and warm winter. Buyers are out in full force and sellers are listing early with favorable conditions for real estate activity.

The first quarter has brought out value-oriented purchases and more to choose from than in previous years. The City of Gunnison saw a slight uptick in homes sales with seven transactions averaging nearly \$530,000 with 14 available offerings. Rural Gunnison had ten sales averaging nearly \$825,000 and 35 active listings.

Condominium sales lightened with only three transactions averaging \$240,000, and 16 properties currently on the market. Land sales lagged as well with two transactions that averaged \$195,000 and 55 available parcels at this time. Look for these numbers to widen through the summer as these value sectors have been in high demand.

Countywide, sales have increased slightly at an average price of \$1.6 million. Inventory is healthy, but not abundant with 133 available homes, far less than the 200 that we had a few years ago.

Competitively priced properties are drawing immediate attention from mindful purchasers, intent on capitalizing on favorable interest rates, often with multiple offers.

Bluebird led the market in listings and sales in the Gunnison area and continues to be a leader in real estate and in the community. As we enter our tenth year in business, we continue to be driven by exceptional marketing, successful results for our clients and "bringing dreams home."

Bluebird Real Estate is the exclusive regional member of Leading Real Estate Companies of the World, the largest global network of available properties, brokerages, and relocations worldwide.



Gunnison
970.641.6691
Crested Butte
970.349.6691
bbre1.com



gunnison area property sales statistics

	2018	2020	2022	2023	2024	YTD 3/25	2025	YTD 3/26
Gunnison City								
Sales - Single Family	46	57	40	42	35	5	33	7
Average Price	343,806	390,667	522,649	628,739	606,035	742,500	722,060	528,714
Percent Change	11%	7%	6%	20%	-4%	7%	19%	-29%
Price/ Square Foot	201	240	361	369	409	360	416	391
Days on Market	110	105	74	129	75	101	100	135
Active Listings	11	6	20	15	6	6	15	14
Month of Inventory	3	1	6	4	2	4	5	6
Gunnison Rural								
Sales - Single Family	54	79	42	62	45	9	56	10
Average Price	466,859	597,957	746,462	968,753	1,057,473	936,777	930,811	824,550
Percent Change	18%	11%	6%	30%	9%	-34%	-12%	-12%
Price/ Square Foot	230	250	344	419	443	444	466	349
Days on Market	203	167	113	114	108	191	131	156
Active Listings	29	27	21	26	27	24	26	35
Month of Inventory	6	4	6	5	7	8	6	11
Gunnison Area Condo/ TH								
Sales - Condo/TH	52	57	62	52	33	12	52	3
Average Price	212,555	302,972	437,440	349,669	420,673	406,675	407,964	241,000
Percent Change	-1%	16%	31%	-20%	20%	7%	-3%	-41%
Price/ Square Foot	184	252	355	318	349	396	377	386
Days on Market	128	148	64	120	115	106	101	112
Active Listings	15	15	19	8	11	11	16	16
Month of Inventory	3	3	4	2	4	3	4	16
Gunnison Area Land								
Sales - Land	57	61	38	42	32	8	36	2
Average Price	247,047	154,391	389,623	309,357	299,093	285,500	303,944	195,000
Percent Change	90%	-15%	39%	-21%	-3%	-14%	2%	-32%
Days on Market	247	307	194	153	263	144	221	222
Active Listings			38	59	62	59	51	55
Month of Inventory			12	17	23	22	17	83
Gunnison Commercial								
Sales - Commercial	6	4	11	6	9	0	5	0
Average Price	400,833	336,625	1,236,113	617,500	931,666	-	427,600	-
Percent Change	-11%	15%	169%	-50%	51%	-	-54%	-
Price/ Square Foot	133	113	161	180	162	-	288	-
Days on Market	264	194	143	180	461	-	190	-
Active Listings			11	14	12	10	11	9
Month of Inventory			12	28	16	-	26	-
Gunnison/CB Association								
Sales - Single Family	295	399	220	227	209	31	217	35
Average Price	641,882	880,901	1,202,960	1,337,925	1,433,563	1,787,100	1,449,495	1,630,457
Percent Change	-6%	12%	8%	11%	7%	-8%	1%	-9%
Price/ Square Foot	274	349	505	537	578	661	593	638
Days on Market	226	237	112	145	122	172	125	146
Active Listings	202	94	107	205	101	96	120	133
Month of Inventory	8	3	6	11	6	9	7	11

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 Left to Right, Top to Bottom: Erin Croke, Bud Bush, Andrew Kunze, Chris Hauck, Steve Mills, Jordi Sendra, Joe Summerville, Brian Cooper, Bobby Overturf, Mindy Costanzo, Trent Bona. Madison Harwood, Bet Egelhoff, Emma DeHaven, Mary Donohue, Chrissy Mitchell, Patti Miller

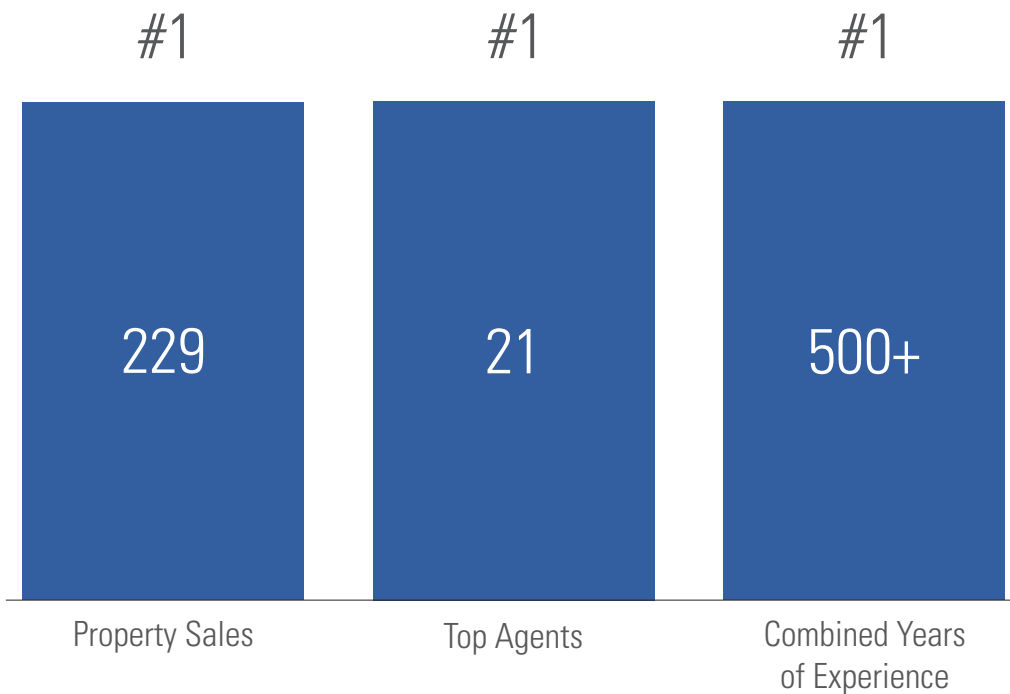


Bluebird's award winning website, bbre1.com, attracts discerning buyers and sellers regionally and from around the globe. Recently the website was recognized for Best Visual Design, an international honor from our member company, Leading Real Estate Companies of the World.

Bluebird 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 properties sold, the most top agents, and the greatest combined years of experience.



**Per CREM MLS, Year of 2025*



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