

Market Analysis
Town of Telluride: Historic Core Commercial
November 28, 2012

MLS #	Address	Building	Unit #	Short Sale	REO	Built	Remod	Fin. SqFt	Full Bath	Half Bath	Ori. List Price	Asking Price	List \$/SF	Sold Price	Sold \$/SF	Sold Date	D.O.M.
Recently Sold Property																	
28245	209 E. Colorado Ave	Red Brick Condominiums	Unit R1	No	No	2011		3877	4	1	\$3,300,000	\$3,300,000	\$851	\$4,500,000	\$1,161	10/22/12	412
28720	191 S. Pine St.	Diamond Tooth Condos	1C	No	No	1994		1412	1	1	\$595,000	\$595,000	\$421	\$550,000	\$390	10/05/12	226
29580	133 S Oak St.	Old Honga's Restaurant		No	Yes	1898	2000	5750	4	3	\$5,500,000	\$5,500,000	\$957	\$3,175,000	\$552	08/20/12	0
28973	222 W. Colorado Ave	Pekkarine Building	9 and 10	No	No	1902		565	0	0	\$220,000	\$220,000	\$389	\$220,000	\$389	05/22/12	0
28447	138 E. Colorado Ave	Good Gargoyle Condos	103	No	No	1900		191	0	0	\$109,000	\$109,000	\$571	\$94,000	\$492	01/05/12	36
25997	333 W. Colorado Ave	Daved Commercial Condos	4	No	No	1986		1283	0	1	\$619,000	\$589,000	\$459	\$331,000	\$258	12/16/11	590
28352	224 W. Colorado Ave	Pekkarine Building	3, 4, 11, 12	No	No	1900	2006	1830	1	1	\$995,000	\$995,000	\$544	\$721,020	\$394	12/02/11	50
27428	220 W. Colorado Ave	Pekkarine Building	5,6,13,14,15	No	No	1900	1999	2404.41	1	0	\$1,500,000	\$995,000	\$414	\$895,000	\$372	10/21/11	262
25065	236 W. Colorado Ave	Painter Building - Life Cycles	1			1900		1895	0	1	\$1,500,000	\$895,000	\$472	\$650,000	\$343	12/17/10	496
27090	307 E. Colorado Ave	Willow Building	101			2000		1283	0	0	\$440,000	\$440,000	\$343	\$440,000	\$343	09/30/10	29
27094	135-137 W. Colorado Ave	Emporium Building		No	No	1991		13498	0	0	\$5,995,000	\$5,995,000	\$444	\$3,800,000	\$282	09/17/10	0
22941	209 E. Colorado Ave	Empty Building				1987		4856	0	0	\$2,500,000	\$1,350,000	\$278	\$1,070,000	\$220	07/22/10	713
26979	220 E. Colorado Ave	New San Juan Building	106,108			1992		1020	0	0	\$419,200	\$419,200	\$411	\$419,200	\$411	07/01/10	0
26368	126 E. Colorado Ave	Shang Hai Palace				1900	1999	1408	0	0	\$1,300,000	\$1,300,000	\$923	\$1,300,000	\$923	04/09/10	0
26265	160 S. Fir St.	Town of Telluride Purchase	2,4			2009		1680	0	0	\$1,800,000	\$1,800,000	\$1,071	\$1,800,000	\$1,071	03/15/10	0
22940	205 E. Colorado Ave	Now Gravity Works				2000		0	0	0	\$2,900,000	\$2,000,000		\$1,800,000		12/23/09	514
25046	126 W. Colorado Ave	San Miguel Heritage Building	203-5			1991		513	0	0	\$400,000	\$400,000	\$780	\$400,000	\$780	03/02/09	0
23951	335 W. Colorado Ave	San Miguel County Purchase				1900		5856	2	0	\$4,500,000	\$4,500,000	\$768	\$4,000,000	\$683	12/23/08	5
20075	320 W. Colorado Ave	Yarn Shop				1890		828	1	0	\$1,595,000	\$1,350,000	\$1,630	\$1,100,000	\$1,329	12/16/08	840
22942	227 W. Pacific Ave.	Pacific Street Condos	A			1900		470	1	0	\$556,000	\$556,000	\$1,183	\$518,000	\$1,102	10/23/08	168
18195	221 W. Colorado Ave	Steaming Bean Building				1900	1975	1185	0	1	\$2,900,000	\$1,995,000	\$1,684	\$1,725,000	\$1,456	03/21/08	893
19684	138 E. Colorado Ave	Good Gargoyle Condos	105 +			1899		1121	0	0	\$1,070,000	\$1,070,000	\$955	\$1,010,000	\$901	02/26/08	594
Currently Listed Property																	
29089	126 W. Colorado Ave	San Miguel Heritage Building	204	No	No	1991		390	0	0	\$249,000	\$199,000	\$510				176
29061	232 E. Pacific Ave.	Pacific Place Condos	R	No	No	1995	2009	817	0	1	\$395,000	\$395,000	\$483				216
28670	101 E. Colorado Ave	Black Bear Condo	201 A & B	No	No	1982	1997	1211	1	1	\$545,000	\$485,000	\$401				296
28991	300 W. Colorado Ave	Elks Building	2B	No	No	1988		1405	0	2	\$667,850	\$667,850	\$475				187
29379	132 & 136 E. Colorado Ave	Fly Me to The Moon Saloon	001 & 002	No	No	1897	2002	2771	0	2	\$695,000	\$695,000	\$251				118
26449	122 S Oak St.	Dahl Hause		No	No	1899	2000	3065	3	1	\$1,695,000	\$1,394,575	\$455				918
28538	210 S Oak St.	Montana Placer		No	Yes	1892	1999	4389	7	1	\$2,895,000	\$2,695,000	\$614				317
29436	131 W. Colorado Ave	Mahr Building		No	No	1908	1937	3676	1	2	\$2,749,000	\$2,749,000	\$748				104
28129	123 S Oak St.	Blue Point		No	No	2000		4805	3	3	\$3,995,000	\$3,995,000	\$831				508
29582	290 S. Townsend St.	Plunge Landing	1,2 & 3	No	No	1994		7987	6	1	\$4,950,000	\$4,375,000	\$548				191
Currently Under Contract																	
29616	219 E. Colorado Ave	Wasatch II	1	No	No	1983		618	0	1	\$395,000	\$395,000	\$639			11/28/12	42
28408	224 E. Colorado Ave	Telluride Times Building		No	No	1979	2012	4992	4	1	\$3,183,000	\$3,183,000	\$638			12/31/13	384
28462	230 S. Fir St.	Messier Building		No	No	2011		4614	4	3	\$5,600,000	\$5,600,000	\$1,214			12/03/12	376