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Blue Lake

SPRING 2024 MARKET REPORT

Dear Blue Lake Residents,

Enclosed is a custom market report with home sale statistics in Blue Lake from 2018 through the end of 2023. It also provides basic statistics for Carbondale, for a comparison to the local market.

Low home inventory in Blue Lake is similar to the rest of the local market - values continue to climb, due to limited options. Values since 2018 have nearly doubled! The 2 current listings for sale are both listed over \$1.1 million. On average, Blue Lake sees about 10 sales per year. Currently, the days on market in Blue lake is just about 3 months. Last year, 5 out of the 9 sales in Blue Lake were cash Buyers (55%), which is consistent with the rest of the Mid-Valley Market, which is about 60% cash and 40% loans. Many buyers in the area are cashing out by selling a home (upvalley or elsewhere) and then buying a new one (downvalley or elsewhere) with cash (i.e., no financing, although contingent upon the sale of the first home). Please contact me for more information on how conditional sales work! They are very common and provide a great opportunity to make a move without financing.

I have several qualified buyers looking for single family homes in Blue Lake and the Carbondale area. If you are thinking about selling your property and curious about your options, please get in touch! I am happy to provide a complimentary market valuation so you can get a sense of what your property is currently worth.

Sara Kurz



Professional.

Proactive.

Personal.

SARA KURZ

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For more information about historical trends and current real estate activity in Basalt, Missouri Heights, Carbondale and the Crystal Valley, visit:

www.Mid-ValleyMarket.com

Source: Aspen Glenwood MLS

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Currently Listed in Blue Lake



69 BOBCAT CT, EL JEBEL

Asking \$1,195,000

3 beds | 2.5 baths | 1,976 sq. ft. | 0.148 acres

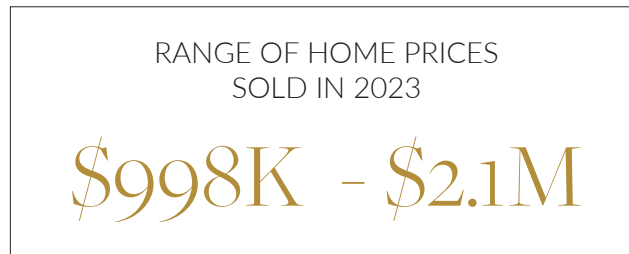
Single family home with a fully remodeled kitchen, fresh exterior stain/paint and a brand new front porch.

Recent Client Review

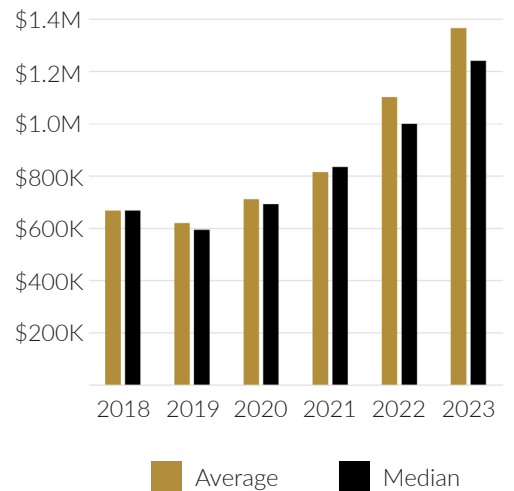
"Sara came highly recommended by a friend of ours. And I have to say we were absolutely 100% delighted with her recommendation and our choice to go with Sara. From showing us homes to educating us about the process of purchasing, to answering all of our questions she demonstrated knowledge, professionalism and encouragement. We had a long drawn out purchase (no fault of Sara's) and she was there with us every step of the way. If you're looking to buy or sell Sara is the real estate agent you want on your team. Thank you Sara, you're simply amazing!!!"

- NEW GLENWOOD SPRINGS RESIDENTS

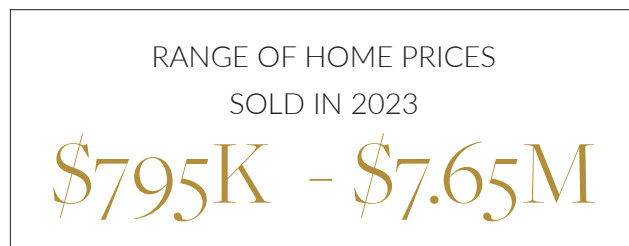
How is the single family home market in Blue Lake?



AVERAGE & MEDIAN PRICE SOLD



How about the single family home market in Carbondale?



YTD 2024 Activity in Blue lake

As of May 3rd, 2024

| | HOMES |
|--------------------|---------------------------|
| # OF SALES | 1 |
| SOLD PRICE RANGE | \$930,000 |
| ACTIVE LISTINGS | 2 |
| % PENDING | 50% |
| ASKING PRICE RANGE | \$1,195,000 - \$1,350,000 |