

# Dear Elk Springs Residents & Landowners,

Enclosed is a custom market report with real estate sales statistics pertaining to just Elk Springs since 2018.

Low home inventory in Elk Springs is similar to the rest of the local market - prices are incredible, due to limited options. Four years ago the average sale price in Elk Springs was about \$775,000. As of year-end 2021, the average was \$1,125,000! The home sale at 221 Wood Nymph Lane is a great example of the demand we are seeing: we had 16 showings and received 4 offers the first 3 days it was publicly listed. Ultimately, it sold 35 days later for 11% more than the original asking price. As of March 9th, there are zero homes on the market in Elk Springs. I suspect that many home prices in Elk Springs will exceed \$1,500,000 this year; we may even see a few listings over \$2 million.

Compared to years' past, lot turnover in Elk Springs last year increased immensely due to low inventory of homes in the area. The introduction of over 30 new lot listings in filing 9 in the Spring of 2021 transitioned the Elk Springs land market to prices over \$200,000. The majority of lot sales in all of Elk Springs are now selling for over \$229,000.

I have several qualified buyers looking for homes and lots in Elk Springs. If you are thinking about selling your property and curious about your options, please get in touch!

*Sara Kurz*

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Source: Aspen Glenwood MLS

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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:

## Elk Springs

### YEAR-END 2021 MARKET REPORT

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# My Sales in Elk Springs in 2021



221 WOOD NYMPH LANE  
\$1,275,000 | November | Seller  
3 beds | 3 baths | 2,498 sq. ft.

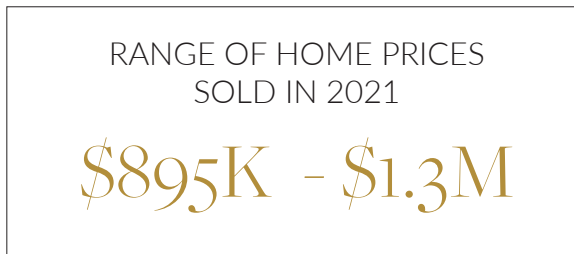


2885 ELK SPRINGS DRIVE (LOT)  
\$229,000 | November | Buyer  
2.62 acres

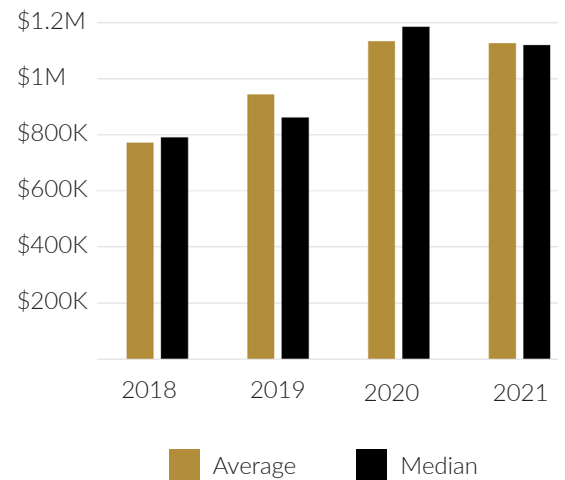


2955 ELK SPRINGS DRIVE (LOT)  
\$249,000 | July | Buyer  
2.99 acres

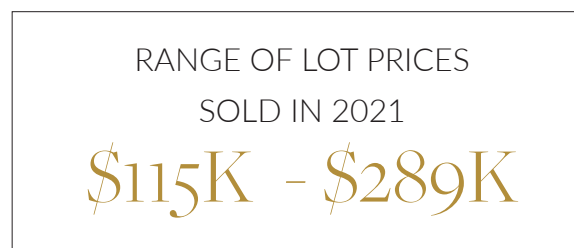
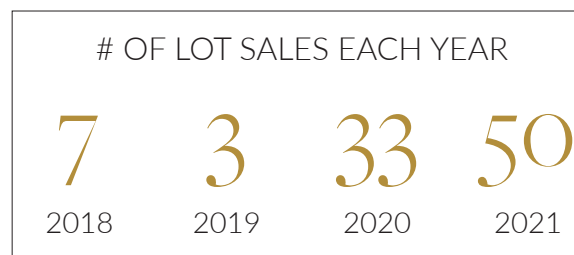
## How is the single family home market in Elk Springs?



AVERAGE & MEDIAN PRICE SOLD



## What about the land market?



## YTD 2022 Activity in Elk Springs

As of 3.9.22.

	HOMES	LAND
# OF SALES	0	2
SOLD PRICE RANGE	-	\$229,000 - \$269,000
ACTIVE LISTINGS	0	17
% PENDING	0	59%
ASKING PRICE RANGE	-	\$200,000 - \$329,000