

# SAN MIGUEL COUNTY



## Comparative Sales Report

Time Frame	Dollar Volume (In Millions)	Number of Sales	% Change \$ Prior Year	% Change # Prior Year
<b>Year to Year</b>				
Apr '18	\$30.79	35	-	-
Apr '19	\$20.08	34	-35%	-3%
Apr '20	\$47.07	39	134%	15%
Apr '21	\$125.98	86	168%	121%
Apr '22	\$120.20	73	-5%	-15%
Apr '23	\$94.12	47	-22%	-36%
			5 Year vs Now	5 Year vs Now
Apr '18-'22	\$68.82	53	-	-
Apr '23	\$94.12	47	37%	-11%
<b>Year to Date</b>				
Apr '18	\$141.12	144	-	-
Apr '19	\$134.91	142	-4%	-1%
Apr '20	\$198.91	162	47%	14%
Apr '21	\$413.65	305	108%	88%
Apr '22	\$455.75	242	10%	-21%
Apr '23	\$262.22	137	-42%	-43%
			5 Year vs Now	5 Year vs Now
Apr '18-'22	\$268.87	199	-	-
Apr '23	\$262.22	137	-2%	-31%

### Bottom Line

The real estate activity for San Miguel County got a boost in April '23 with \$94.12m in total dollar volume over 47 transactions. This is an increase of 37% over the prior 5-year average for April total dollar volume which was bolstered by four single family home sales in the Mountain Village at an average sales price of \$9.2m! Total dollar volume has steadily increased every month thus far of '23 totaling \$262.2m in YTD sales which is only down 2% over the prior 5-year average.

We are no longer experiencing the excessive transaction volume that we saw during the pandemic years as YTD '23 number of sales (137) is down 31% from the prior 5-year average. We believe that the market is becoming more balanced with properties

holding their values and inventory once again increasing.