

# Just the Facts

Real Estate Statistics changes from 2005-2006

## Granby Area

(top of Red Dirt Hill (Snow Mtn Ranch/YMCA) to the top of Coffee Divide on Hwy 34 (just prior to Lake Granby), west of Cottonwood pass and Hwy 125)

	New Listings 2005-2006	Listings Sold 2005-2006	Average Price for 2006
<b>Vacant Land</b>	decrease by 15% ↓	increase by 6% ↑	\$107,563 decrease by 4% ↓
<b>Residential Homes</b>	decrease by 16% ↓	increase by 8% ↑	\$442,483 increase by 22% ↑
<b>Condos</b>	increase by 20% ↑	increase by 53% ↑	\$142,327 decrease by 5% ↓

## Kremmling Area

(west side of Byers Canyon to the top of Rabbit Ears Pass, south on Hwy 9 to the county line)

	New Listings 2005-2006	Listings Sold 2005-2006	Average Price for 2006
<b>Vacant Land</b>	increase by 4% ↑	increase by 65% ↑	\$88,156 increase by 17% ↑
<b>Residential Homes</b>	no increase	decrease by 20% ↓	\$248,245 increase by 28% ↑
<b>Condos</b>	n/a	n/a	n/a

## Great Lakes Area

Lake Granby and Grand Lake (top of Coffee Divide to the top of Rocky Mtn Natl Park)

	New Listings 2005-2006	Listings Sold 2005-2006	Average Price for 2006
<b>Vacant Land</b>	increase by 94% ↑	increase by 49% ↑	\$134,226 decrease by 29% ↓
<b>Residential Homes</b>	increase by 6% ↑	decrease by 3% ↓	\$349,625 decrease by 1% ↓
<b>Condos</b>	no increase	decrease by 22% ↓	\$177,750 decrease by 21% ↓

## Winter Park/Fraser Area

(from top of Berthoud Pass to the top of Red Dirt Hill (Snow Mtn Ranch/YMCA))

	New Listings 2005-2006	Listings Sold 2005-2006	Average Price for 2006
<b>Vacant Land</b>	increase by 51% ↑	decrease by 41% ↓	\$296,646 increase by 48% ↑
<b>Residential Homes</b>	increase by 13% ↑	increase by 2% ↑	\$549,963 increase by 16% ↑
<b>Condos</b>	decrease by 4% ↓	decrease by 5% ↓	\$269,844 increase by 25% ↑

## Hot Sulphur Springs Area

(Hwy 125 north to the top of Willow Creek Pass, east from the top of Cottonwood Pass, west to the west side of Byers Canyon)

	New Listings 2005-2006	Listings Sold 2005-2006	Average Price for 2006
<b>Vacant Land</b>	decrease by 60% ↓	decrease by 33% ↓	\$57,856 decrease by 80% ↓
<b>Residential Homes</b>	increase by 18% ↑	increase by 21% ↑	\$248,215 increase by 21% ↑
<b>Condos</b>	n/a	n/a	n/a

Source-Grand County Board of Realtors and are only averages.

## How does Grand County compare to other Colorado resort towns?

	Grand County	Summit County	Steamboat	Aspen
<b>Homes</b>	\$455,168	\$532,096	\$624,718	\$2,699,510
<b>Condos</b>	\$250,304	\$285,422	\$293,122	\$1,028,068
<b>Land</b>	\$167,794	\$206,484	\$225,180	\$883,273

Source-Rocky Mountain Resort Alliance.

## Housing Information

### A look at renting by town

These numbers are based on long-term leases and do not include utilities.

<b>Granby</b>	\$850-\$1500/month depending on unit.	
<b>Grand Lake</b>	Mostly condos are available. 3 bedroom are the most popular and are \$900-\$1100/month.	
<b>Kremmling</b>	Mostly townhomes are available. The average cost of rent/month is \$600.	
<b>Fraser/ Winter Park</b>	<i>Studios</i>	\$600-\$800/month
	<i>1 bedroom</i>	\$700-\$1000/month
	<i>2 bedroom</i>	\$800-\$1500/month
	<i>3 bedroom</i>	\$1200-\$2000/month
	<i>Homes</i>	Start at \$2000/month

*These rates are for furnished units.*

**Sixty-eight percent of the land in Grand County is owned by a government agency.**

### A look at utilities

Based on the average home of 2000-3000 sq ft. Cost will vary depending on your town, due to local taxes.

<b>Electric</b>	<ul style="list-style-type: none"> <li>The average home uses 750 kilowatt hours/month.</li> <li>The cost of a kilowatt is \$0.076 per kilowatt-hour.</li> <li>The average cost per month for June-Aug. is \$65.</li> <li>The average cost per month for Sept.-May is \$100.</li> </ul>
<b>Propane</b>	<ul style="list-style-type: none"> <li>The average home uses 3-5 gals of propane/day.</li> <li>Use is for stove, water heater and furnace.</li> <li>The current price is \$1.75/ gallon.</li> <li>For the month of January the average is \$200.</li> <li>For the month of July the average is \$50-\$75.</li> <li>The average home has a 500-gallon above-ground tank and is filled 2-3 times a year depending on use.</li> </ul>
<b>Natural Gas</b>	<ul style="list-style-type: none"> <li>The average therm usage is on a monthly basis. Price varies due to the price of natural gas and taxes.</li> <li>The average therm use per month is 87.</li> <li>Use is for stove, water heater and furnace (gas forced air).</li> <li>For the month of January the average is \$226 (223 therms).</li> <li>For the month of July the average is \$32 (32 therms).</li> </ul>

The difference between natural gas and propane is availability. There are several variables depending on location and accessibility.

Housing has become less affordable from 1990 to 2000. Housing affordability assumes a 20 percent down payment and no more than 25 percent of a family's income to pay the mortgage. In 2000, the percentage of income necessary to buy a house in Grand County was 26 percent.

Total households in 2005 was 5,702. Occupied housing units were 46.6 percent. The housing vacancy rate was 60 percent; 43.9 percent of that is recreational or occasional use. Second homeowners account for roughly 60 percent of the homes in Grand County. Yet, second homeowners are not accounted for in population figures.

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## Discover Your Self, Living and Playing in the Mountains!

Fraser Valley Properties is operated with the sole purpose of helping you have a personal, comfortable and successful Real Estate Experience.

Jennifer Metz has been a resident of Grand County for over 25 years, and will use her knowledge of the community to help you find your ideal property!



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