

**Table VI-1  
Single Family Home Sales 1994 - 2004**

Year	GUNNISON AREA		CRESTED BUTTE AREA		EAST RIVER VALLEY		RURAL COUNTY		Median Household Income	Affordability Index
	Mean Sale Price	# of Sales	Mean Sale Price	# of Sales	Mean Sale Price	# of Sales	Mean Sale Price	# of Sales		
1994	\$110,621	34	\$247,500	6	\$300,485	10	\$77,640	18	\$27,040	\$81,121
1995	\$125,612	25	\$218,000	2	\$408,740	10	\$108,103	18	\$28,392	\$85,177
1996	\$138,252	33	\$331,067	6	\$280,479	7	\$163,806	18	\$29,812	\$89,436
1997	\$153,168	36	\$307,667	9	\$318,873	20	\$137,464	25	\$31,302	\$93,907
1998	\$174,500	48	\$277,506	16	\$379,736	25	\$218,916	31	\$32,868	\$98,603
1999	\$153,451	67	\$404,941	17	\$392,000	31	\$149,692	39	\$34,511	\$103,533
2000	\$162,246	70	\$449,513	15	\$488,238	40	\$222,519	37	\$36,916	\$110,748
2001	\$182,904	91	\$423,250	14	\$418,621	47	\$184,697	31	\$38,393	\$115,178
2002	\$191,428	96	\$371,889	9	\$510,518	56	\$220,556	43	\$39,928	\$119,785
2003	\$182,598	118	\$399,303	32	\$540,858	64	\$216,304	56	\$41,525	\$124,576
2004	\$210,677	107	\$630,708	24	\$493,151	69	\$297,719	32	\$43,186	\$129,559

Source: . Mean Sales Price derived from Assessor's Office records, 2004. Median Household Income from 1994 to 2000 from Colorado Division of Local Affairs  
Median Family Income from 2000 to 2004 are based on a liberal projection of a 5% annual increase.