

# Local Market Update for December 2019

A Research Tool Provided by the Colorado Association of REALTORS®



## Breckenridge

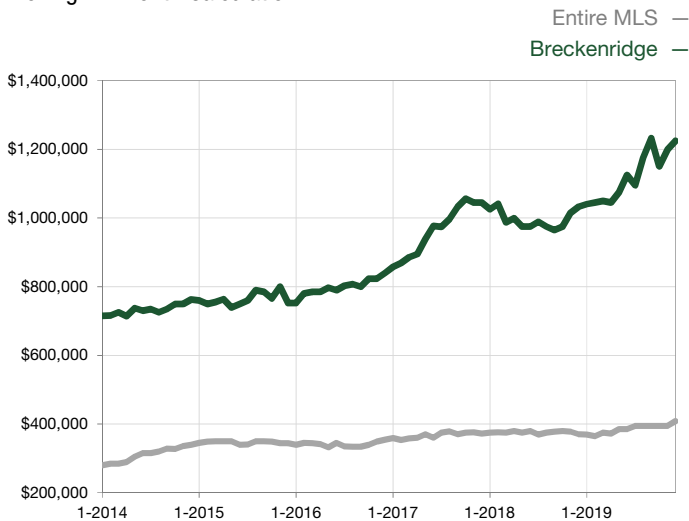
Single Family	December			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	13	13	0.0%	402	346	- 13.9%
Sold Listings	20	28	+ 40.0%	277	267	- 3.6%
Median Sales Price*	\$1,027,000	\$1,225,000	+ 19.3%	\$1,033,000	\$1,225,000	+ 18.6%
Average Sales Price*	\$1,323,600	\$1,415,741	+ 7.0%	\$1,305,958	\$1,578,775	+ 20.9%
Percent of List Price Received*	95.8%	96.8%	+ 1.0%	96.6%	96.8%	+ 0.2%
Days on Market Until Sale	96	84	- 12.5%	88	94	+ 6.8%
Inventory of Homes for Sale	120	102	- 15.0%	--	--	--
Months Supply of Inventory	5.2	4.6	- 11.5%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

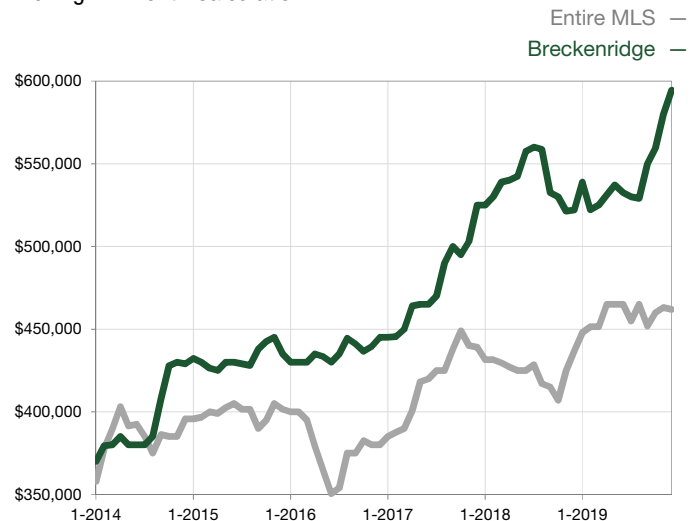
Townhouse/Condo	December			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	19	34	+ 78.9%	517	552	+ 6.8%
Sold Listings	31	44	+ 41.9%	449	389	- 13.4%
Median Sales Price*	\$520,000	\$664,000	+ 27.7%	\$522,000	\$594,500	+ 13.9%
Average Sales Price*	\$714,348	\$767,234	+ 7.4%	\$658,895	\$712,834	+ 8.2%
Percent of List Price Received*	97.4%	97.6%	+ 0.2%	97.9%	96.9%	- 1.0%
Days on Market Until Sale	75	84	+ 12.0%	63	74	+ 17.5%
Inventory of Homes for Sale	163	190	+ 16.6%	--	--	--
Months Supply of Inventory	4.4	5.9	+ 34.1%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation



# Local Market Update for June 2018

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## Breckenridge

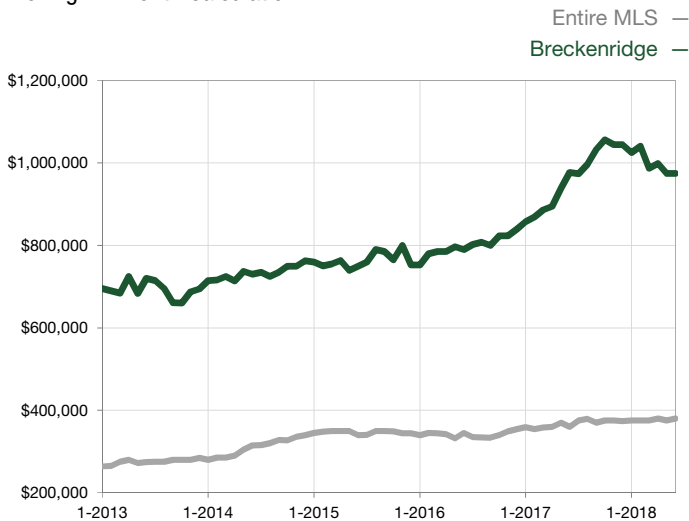
Single Family	June			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 06-2017	Thru 06-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	67	81	+ 20.9%	203	236	+ 16.3%
Sold Listings	25	28	+ 12.0%	133	108	- 18.8%
Median Sales Price*	\$995,000	<b>\$1,020,000</b>	+ 2.5%	\$1,135,000	<b>\$975,000</b>	- 14.1%
Average Sales Price*	\$1,301,350	<b>\$1,131,804</b>	- 13.0%	\$1,360,269	<b>\$1,245,669</b>	- 8.4%
Percent of List Price Received*	97.6%	<b>97.9%</b>	+ 0.3%	97.0%	<b>96.9%</b>	- 0.1%
Days on Market Until Sale	107	51	- 52.3%	117	106	- 9.4%
Inventory of Homes for Sale	187	149	- 20.3%	--	--	--
Months Supply of Inventory	7.2	6.4	- 11.1%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

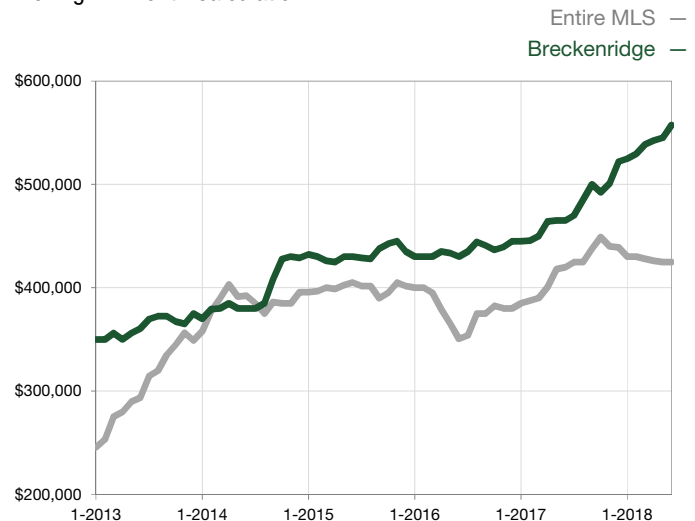
Townhouse-Condo	June			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 06-2017	Thru 06-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	63	63	0.0%	296	270	- 8.8%
Sold Listings	35	35	0.0%	183	179	- 2.2%
Median Sales Price*	\$430,000	<b>\$572,000</b>	+ 33.0%	\$460,000	<b>\$567,500</b>	+ 23.4%
Average Sales Price*	\$530,094	<b>\$602,809</b>	+ 13.7%	\$600,891	<b>\$623,413</b>	+ 3.7%
Percent of List Price Received*	98.2%	<b>96.6%</b>	- 1.6%	97.8%	<b>97.7%</b>	- 0.1%
Days on Market Until Sale	36	44	+ 22.2%	70	66	- 5.7%
Inventory of Homes for Sale	248	161	- 35.1%	--	--	--
Months Supply of Inventory	7.1	4.6	- 35.2%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation



# MARKET METRICS

JANUARY 2018

Summit County

LIV | Sotheby's  
INTERNATIONAL REALTY

## SUMMIT COUNTY | SAR MLS

### YEAR-TO-DATE

January	2018	2017	% Change
Total Sales Volume	\$79,349,652	\$79,349,347	0%
Properties Sold	107	113	-5%
Average Sold Price	\$741,586	\$702,207	6%
Average Price per Square Foot	\$470	\$440	7%
Average Days on Market	45	79	-43%
Highest Price	\$3,175,000	\$4,060,000	-22%
Average List Price	\$758,205	\$729,306	4%
New Listings	119	102	17%

### LAST 12 MONTHS - YEAR OVER YEAR

February - January	2018	2017	% Change
Total Sales Volume	\$1,381,844,298	\$1,148,113,127	20%
Properties Sold	1,967	1,888	4%
Average Sold Price	\$702,514	\$607,883	16%
Average Price per Square Foot	\$433	\$380	14%
Average Days on Market	60	78	-23%
Highest Price	\$6,100,000	\$5,675,000	7%
Average List Price	\$723,306	\$627,414	15%
New Listings	2,233	2,189	2%

## SUMMIT COUNTY \$1M+ | SAR MLS

### YEAR-TO-DATE

January	2018	2017	% Change
Total Sales Volume	\$31,797,517	\$39,835,700	-20%
Listings Sold	21	23	-9%
Average Sold Price	\$1,514,167	\$1,731,987	-13%
Average Price per Square Foot	\$457	\$532	-14%
Average Days on Market	97	134	-28%
Highest Price	\$3,175,000	\$4,060,000	-22%
Average List Price	\$1,562,642	\$1,824,035	-14%
New Listings	33	21	57%

### LAST 12 MONTHS - YEAR OVER YEAR

February - January	2018	2017	% Change
Total Sales Volume	\$534,113,609	\$386,025,052	38%
Listings Sold	333	243	37%
Average Price	\$1,603,945	\$1,588,580	1%
Average Price per Square Foot	\$464	\$444	5%
Average Days on Market	145	152	-5%
Highest Price	\$6,100,000	\$5,675,000	7%
Average List Price	\$1,680,930	\$1,663,583	1%
New Listings	455	412	10%

Based on sales in Summit County. Based on information from SAR MLS. This representation is based in whole or in part on data supplied by SAR MLS. SAR MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by SAR MLS may not reflect all real estate activity in the market.

# Local Market Update for January 2018

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## Breckenridge

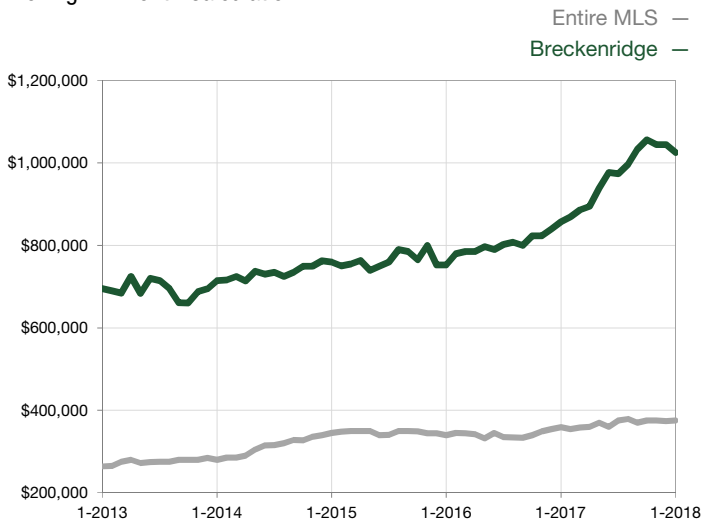
Single Family	January			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 01-2017	Thru 01-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	10	21	+ 110.0%	10	21	+ 110.0%
Sold Listings	18	14	- 22.2%	18	14	- 22.2%
Median Sales Price*	\$1,180,000	\$1,042,500	- 11.7%	\$1,180,000	\$1,042,500	- 11.7%
Average Sales Price*	\$1,488,986	\$1,303,143	- 12.5%	\$1,488,986	\$1,303,143	- 12.5%
Percent of List Price Received*	96.3%	96.8%	+ 0.5%	96.3%	96.8%	+ 0.5%
Days on Market Until Sale	101	144	+ 42.6%	101	144	+ 42.6%
Inventory of Homes for Sale	128	80	- 37.5%	--	--	--
Months Supply of Inventory	5.3	3.2	- 39.6%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

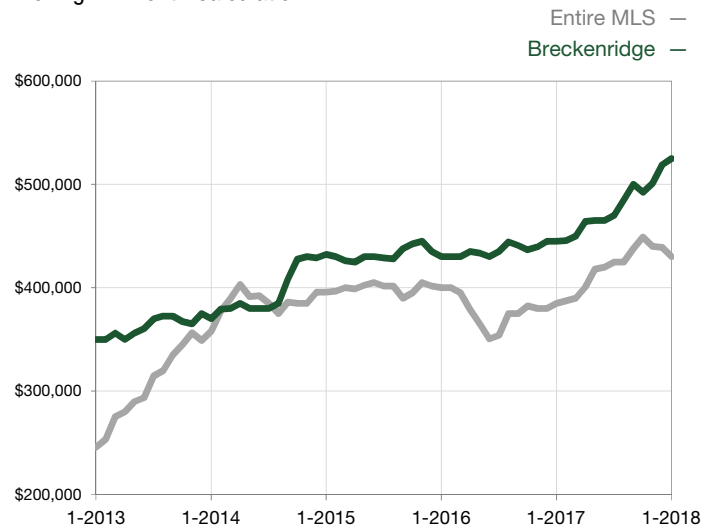
Townhouse-Condo	January			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 01-2017	Thru 01-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	35	20	- 42.9%	35	20	- 42.9%
Sold Listings	31	27	- 12.9%	31	27	- 12.9%
Median Sales Price*	\$400,000	\$385,000	- 3.8%	\$400,000	\$385,000	- 3.8%
Average Sales Price*	\$528,972	\$590,092	+ 11.6%	\$528,972	\$590,092	+ 11.6%
Percent of List Price Received*	95.8%	98.6%	+ 2.9%	95.8%	98.6%	+ 2.9%
Days on Market Until Sale	92	33	- 64.1%	92	33	- 64.1%
Inventory of Homes for Sale	176	128	- 27.3%	--	--	--
Months Supply of Inventory	5.0	3.7	- 26.0%	--	--	--

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation



# Local Market Update for October 2017

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## Breckenridge

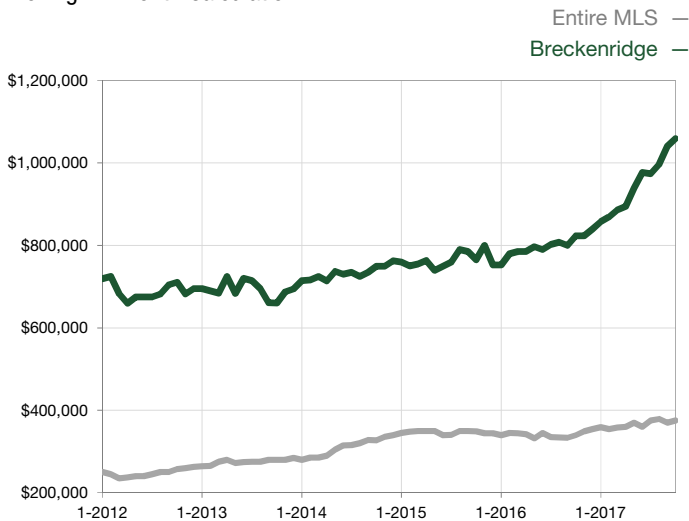
Single Family	October			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 10-2016	Thru 10-2017	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	21	20	- 4.8%	343	319	- 7.0%
Sold Listings	35	38	+ 8.6%	232	246	+ 6.0%
Median Sales Price*	\$980,000	<b>\$1,250,000</b>	+ 27.6%	\$829,500	<b>\$1,120,000</b>	+ 35.0%
Average Sales Price*	\$1,038,764	<b>\$1,505,674</b>	+ 44.9%	\$1,068,882	<b>\$1,328,038</b>	+ 24.2%
Percent of List Price Received*	96.6%	<b>95.5%</b>	- 1.1%	96.4%	<b>96.6%</b>	+ 0.2%
Days on Market Until Sale	80	93	+ 16.3%	135	103	- 23.7%
Inventory of Homes for Sale	202	99	- 51.0%	--	--	--
Months Supply of Inventory	9.0	4.0	- 55.6%	--	--	--

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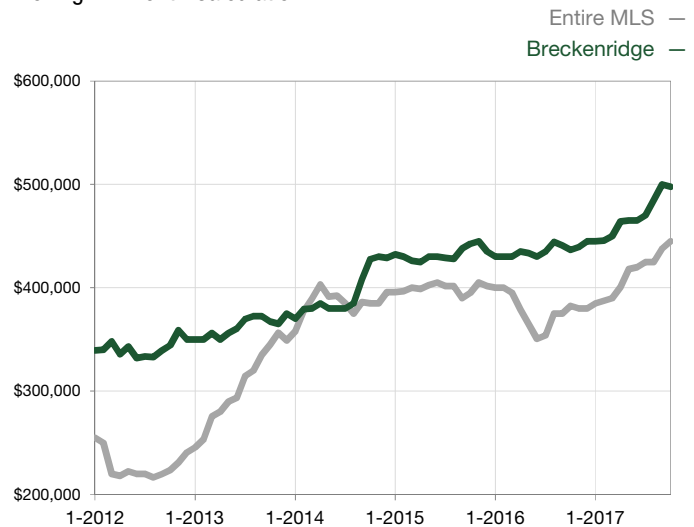
Townhouse-Condo	October			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 10-2016	Thru 10-2017	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	36	23	- 36.1%	458	466	+ 1.7%
Sold Listings	38	43	+ 13.2%	328	350	+ 6.7%
Median Sales Price*	\$520,000	<b>\$511,000</b>	- 1.7%	\$448,000	<b>\$524,000</b>	+ 17.0%
Average Sales Price*	\$550,329	<b>\$563,425</b>	+ 2.4%	\$538,995	<b>\$610,092</b>	+ 13.2%
Percent of List Price Received*	96.9%	<b>98.2%</b>	+ 1.3%	97.0%	<b>98.0%</b>	+ 1.0%
Days on Market Until Sale	91	51	- 44.0%	98	63	- 35.7%
Inventory of Homes for Sale	222	144	- 35.1%	--	--	--
Months Supply of Inventory	6.3	4.0	- 36.5%	--	--	--

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation



# Local Market Update for September 2017

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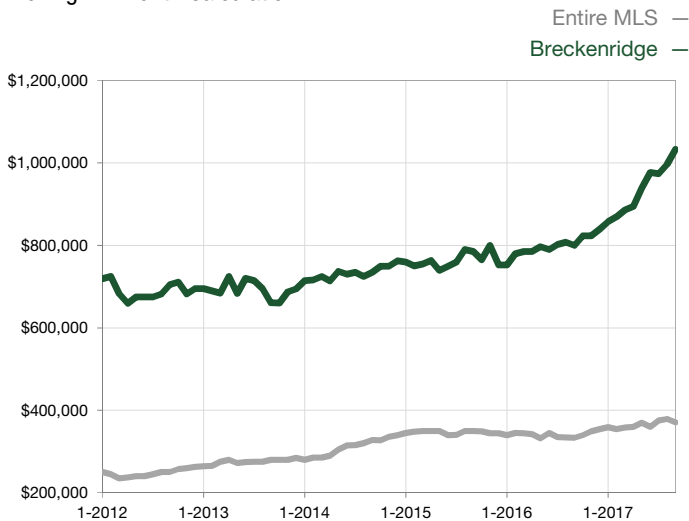
Single Family Key Metrics	September			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 09-2016	Thru 09-2017	Percent Change from Previous Year
New Listings	29	14	- 51.7%	322	299	- 7.1%
Sold Listings	41	27	- 34.1%	197	207	+ 5.1%
Median Sales Price*	\$715,000	<b>\$950,000</b>	+ 32.9%	\$820,000	<b>\$1,100,000</b>	+ 34.1%
Average Sales Price*	\$937,821	<b>\$1,088,428</b>	+ 16.1%	\$1,074,233	<b>\$1,296,713</b>	+ 20.7%
Percent of List Price Received*	97.0%	<b>96.8%</b>	- 0.2%	96.4%	<b>96.8%</b>	+ 0.4%
Days on Market Until Sale	114	<b>86</b>	- 24.6%	145	<b>105</b>	- 27.6%
Inventory of Homes for Sale	230	<b>125</b>	- 45.7%	--	--	--
Months Supply of Inventory	10.5	<b>5.1</b>	- 51.4%	--	--	--

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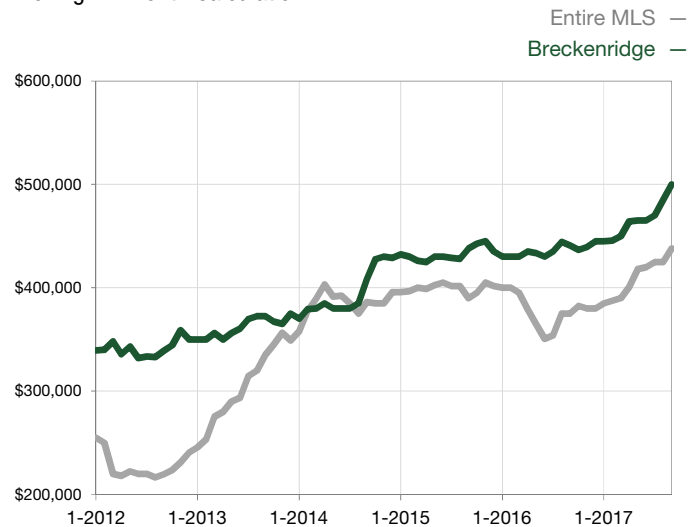
Townhouse-Condo Key Metrics	September			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 09-2016	Thru 09-2017	Percent Change from Previous Year
New Listings	36	48	+ 33.3%	422	443	+ 5.0%
Sold Listings	47	33	- 29.8%	290	306	+ 5.5%
Median Sales Price*	\$559,000	<b>\$648,000</b>	+ 15.9%	\$445,000	<b>\$529,500</b>	+ 19.0%
Average Sales Price*	\$623,434	<b>\$652,195</b>	+ 4.6%	\$537,505	<b>\$618,611</b>	+ 15.1%
Percent of List Price Received*	97.4%	<b>97.6%</b>	+ 0.2%	97.0%	<b>98.0%</b>	+ 1.0%
Days on Market Until Sale	47	<b>35</b>	- 25.5%	99	<b>64</b>	- 35.4%
Inventory of Homes for Sale	231	<b>169</b>	- 26.8%	--	--	--
Months Supply of Inventory	6.3	<b>4.8</b>	- 23.8%	--	--	--

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation



# Local Market Update for August 2017

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## Breckenridge

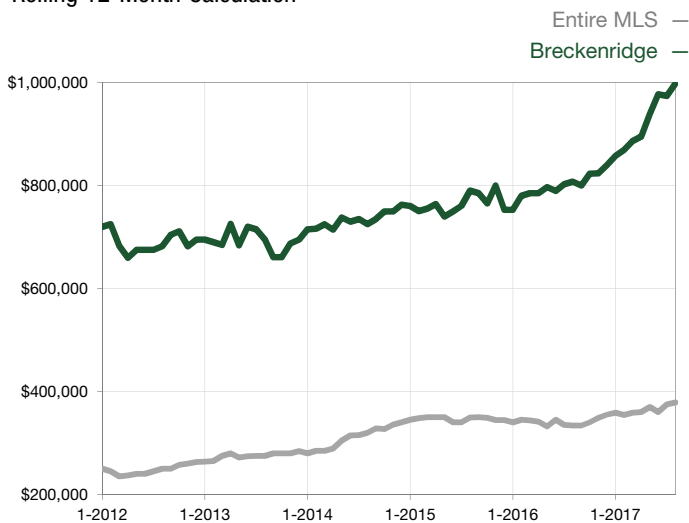
Single Family	August			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 08-2016	Thru 08-2017	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	44	32	- 27.3%	293	285	- 2.7%
Sold Listings	28	30	+ 7.1%	156	179	+ 14.7%
Median Sales Price*	\$707,000	<b>\$1,203,500</b>	+ 70.2%	\$850,000	<b>\$1,135,000</b>	+ 33.5%
Average Sales Price*	\$850,125	<b>\$1,314,000</b>	+ 54.6%	\$1,110,085	<b>\$1,331,827</b>	+ 20.0%
Percent of List Price Received*	96.8%	<b>96.3%</b>	- 0.5%	96.2%	<b>96.8%</b>	+ 0.6%
Days on Market Until Sale	90	109	+ 21.1%	153	108	- 29.4%
Inventory of Homes for Sale	255	153	- 40.0%	--	--	--
Months Supply of Inventory	12.1	6.0	- 50.4%	--	--	--

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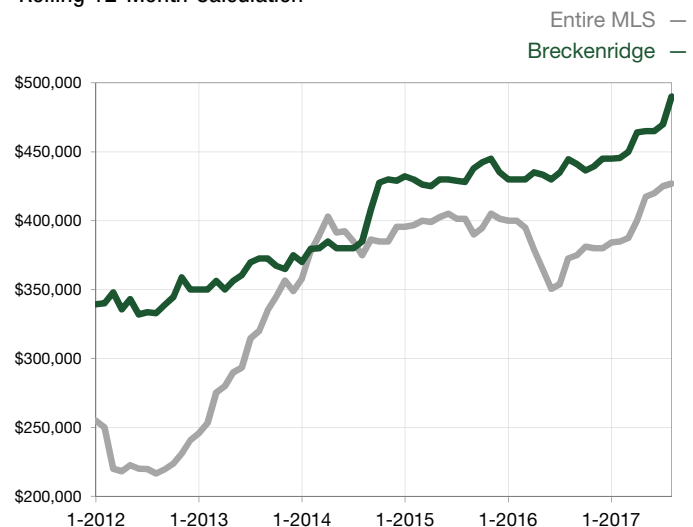
Townhouse-Condo	August			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 08-2016	Thru 08-2017	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	45	54	+ 20.0%	386	395	+ 2.3%
Sold Listings	45	54	+ 20.0%	243	272	+ 11.9%
Median Sales Price*	\$532,000	<b>\$634,500</b>	+ 19.3%	\$430,000	<b>\$500,000</b>	+ 16.3%
Average Sales Price*	\$574,508	<b>\$638,233</b>	+ 11.1%	\$520,816	<b>\$615,708</b>	+ 18.2%
Percent of List Price Received*	97.2%	<b>98.5%</b>	+ 1.3%	97.0%	<b>98.1%</b>	+ 1.1%
Days on Market Until Sale	118	45	- 61.9%	110	67	- 39.1%
Inventory of Homes for Sale	248	173	- 30.2%	--	--	--
Months Supply of Inventory	6.4	4.8	- 25.0%	--	--	--

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation



# Local Market Update for July 2017

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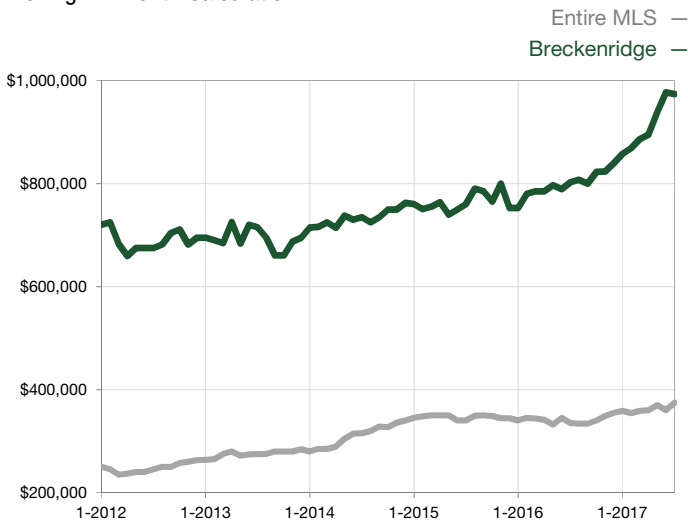
Single Family Key Metrics	July			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 07-2016	Thru 07-2017	Percent Change from Previous Year
New Listings	56	49	- 12.5%	249	253	+ 1.6%
Sold Listings	21	16	- 23.8%	128	149	+ 16.4%
Median Sales Price*	\$1,190,000	<b>\$924,500</b>	- 22.3%	\$881,000	<b>\$1,107,000</b>	+ 25.7%
Average Sales Price*	\$1,181,190	<b>\$1,128,833</b>	- 4.4%	\$1,166,951	<b>\$1,335,417</b>	+ 14.4%
Percent of List Price Received*	96.8%	<b>96.9%</b>	+ 0.1%	96.1%	<b>97.0%</b>	+ 0.9%
Days on Market Until Sale	84	<b>32</b>	- 61.9%	167	<b>108</b>	- 35.3%
Inventory of Homes for Sale	251	<b>163</b>	- 35.1%	--	--	--
Months Supply of Inventory	12.0	<b>6.4</b>	- 46.7%	--	--	--

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Townhouse-Condo Key Metrics	July			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 07-2016	Thru 07-2017	Percent Change from Previous Year
New Listings	59	45	- 23.7%	341	341	0.0%
Sold Listings	28	35	+ 25.0%	198	218	+ 10.1%
Median Sales Price*	\$477,500	<b>\$599,000</b>	+ 25.4%	\$415,000	<b>\$469,500</b>	+ 13.1%
Average Sales Price*	\$515,239	<b>\$658,422</b>	+ 27.8%	\$508,552	<b>\$610,128</b>	+ 20.0%
Percent of List Price Received*	97.6%	<b>98.8%</b>	+ 1.2%	96.9%	<b>98.0%</b>	+ 1.1%
Days on Market Until Sale	71	<b>86</b>	+ 21.1%	108	<b>73</b>	- 32.4%
Inventory of Homes for Sale	261	<b>174</b>	- 33.3%	--	--	--
Months Supply of Inventory	6.6	<b>4.9</b>	- 25.8%	--	--	--

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

