

# Breckenridge Associates August MLS Watch

New Listings as of 9/1/2019: 316

point in time data reference: September 7th, 2019 10:05 AM - 10:58 AM



Active:	Active:	Pending:	Aug: Sold	Aug: Sold	Sold YTD	Sold YTD	Full Year	2019/2018:
Sept. 2019	Sept. 2018	Sept. 2019	2019	2018	2019	2018	2018	% Chg.

## Breckenridge Residential

Single Family	161	137	56	36	32	158	166	267	-4.82%
Duplex	25	14	26	2	8	24	31	50	-22.58%
Condo	84	61	23	31	23	157	168	273	-6.55%
Townhome	11	10	11	8	19	26	62	110	-58.06%
Other Residential	8	6	5	6	6	11	16	24	-31.25%
<b>TOTAL</b>	<b>289</b>	<b>228</b>	<b>121</b>	<b>83</b>	<b>88</b>	<b>376</b>	<b>443</b>	<b>724</b>	<b>-15.12%</b>
<b>BARE Market Participation:</b>	52	23	14	26	11	91	89	134	<b>2.25%</b>
<b>% Overall BARE:</b>	<b>17.99%</b>	<b>10.09%</b>	<b>11.57%</b>	<b>31.33%</b>	<b>12.50%</b>	<b>24.20%</b>	<b>20.09%</b>	<b>18.51%</b>	<b>20.47%</b>

## All Areas Residential

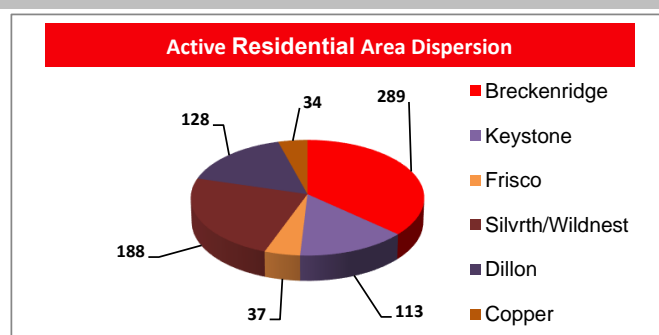
Single Family	433	361	179	112	113	523	625	938	-16.32%
Duplex	76	42	61	13	13	72	85	128	-15.29%
Condo	357	170	208	103	97	545	565	893	-3.54%
Townhome	69	44	60	33	37	145	165	274	-12.12%
Other Residential	13	6	6	6	6	13	17	25	-23.53%
<b>TOTAL</b>	<b>948</b>	<b>623</b>	<b>514</b>	<b>267</b>	<b>266</b>	<b>1298</b>	<b>1457</b>	<b>2258</b>	<b>-10.91%</b>
<b>BARE Market Participation:</b>	62	25	19	36	21	123	126	190	<b>-2.38%</b>
<b>% Overall BARE:</b>	<b>6.54%</b>	<b>4.01%</b>	<b>3.70%</b>	<b>13.48%</b>	<b>7.89%</b>	<b>9.48%</b>	<b>8.65%</b>	<b>8.41%</b>	<b>9.58%</b>

## Summary: All Property Types

SUMMIT - RESIDENTIAL	789	522	467	241	231	1161	1273	1990	-8.80%
SUMMIT - LAND	205	238	24	0	18	67	119	178	-43.70%
SUMMIT - COMMERCIAL	26	36	10	2	2	17	12	18	41.67%
PARK - RESIDENTIAL	159	101	47	26	35	137	184	268	-25.54%
<b>TOTAL</b>	<b>1179</b>	<b>897</b>	<b>548</b>	<b>269</b>	<b>286</b>	<b>1382</b>	<b>1588</b>	<b>2454</b>	<b>-12.97%</b>

## ABSTRACT:

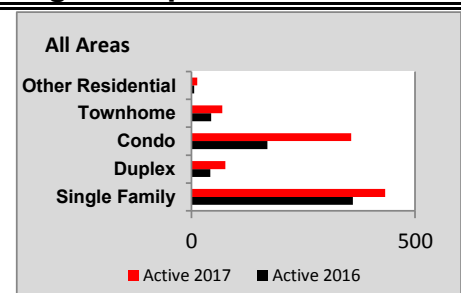
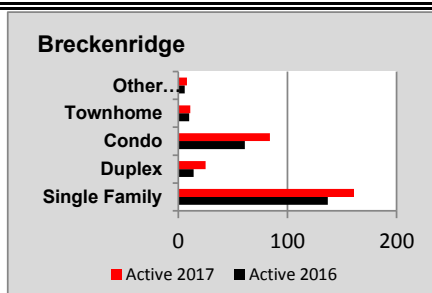
	RES	LAND	COMM	ALL
Breckenridge	289	120	14	423
Keystone	113	20	1	134
Frisco	37	5	4	46
Silvrth/Wildnest	188	52	4	244
Dillon	128	5	3	136
Copper	34	3	0	37
<b>SUMMIT</b>	<b>789</b>	<b>205</b>	<b>26</b>	<b>1020</b>
PARK COUNTY	159	397	10	566
<b>TOTAL: SUMMIT &amp; PARK</b>	<b>948</b>	<b>602</b>	<b>36</b>	<b>1586</b>



## Showing Desk:

	Count	(difference)
August 2018	202	
August 2019	421	108.42%
YTD: 2018	1447	
YTD: 2019	1616	11.68%

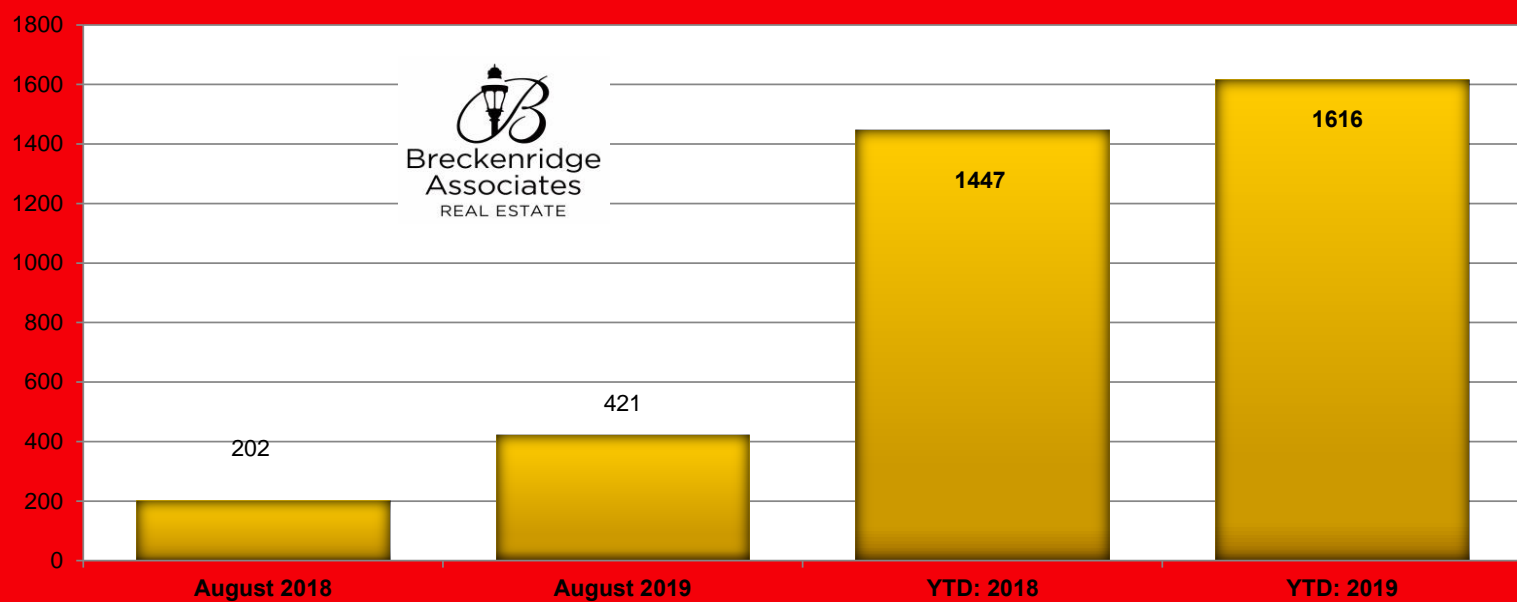
## Residential Active Listings Comparison:



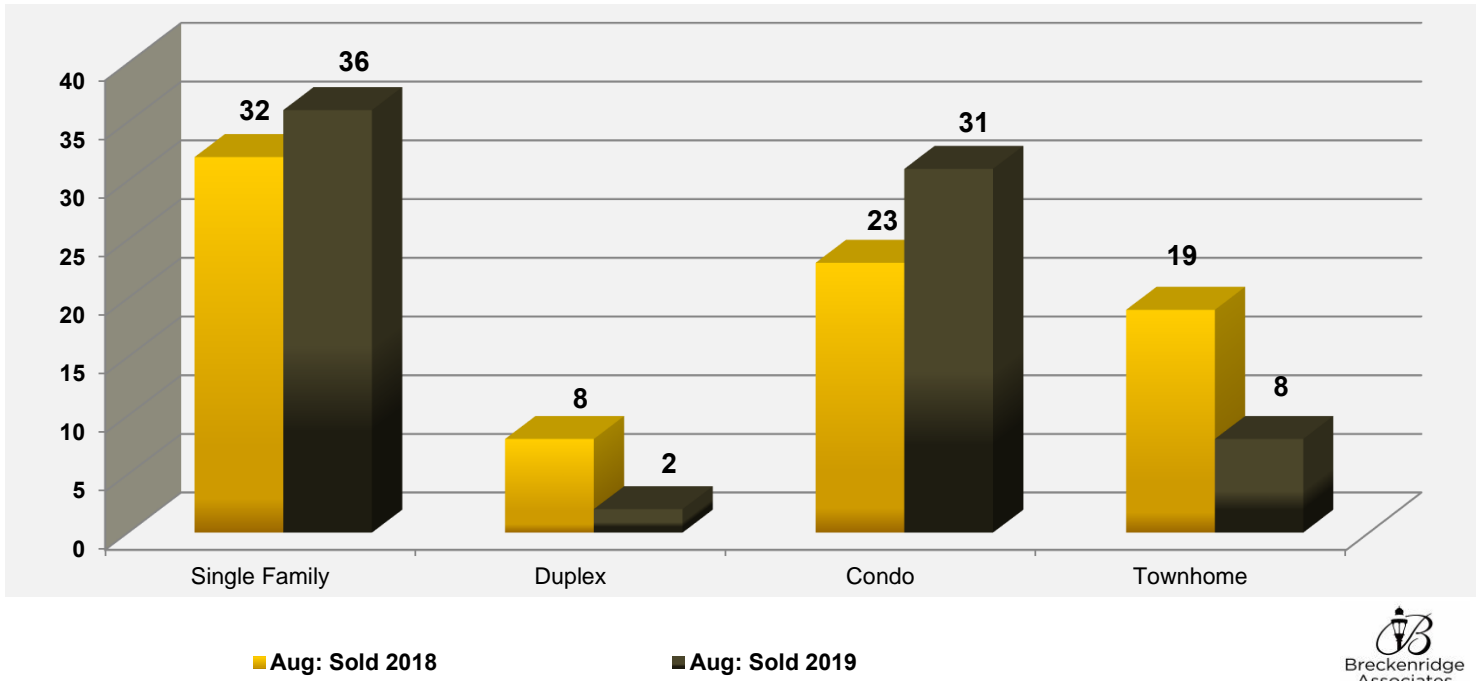
NOTE: All above numbers are for individual property sales - not sides.

[www.breckenridgeassociates.com](http://www.breckenridgeassociates.com)

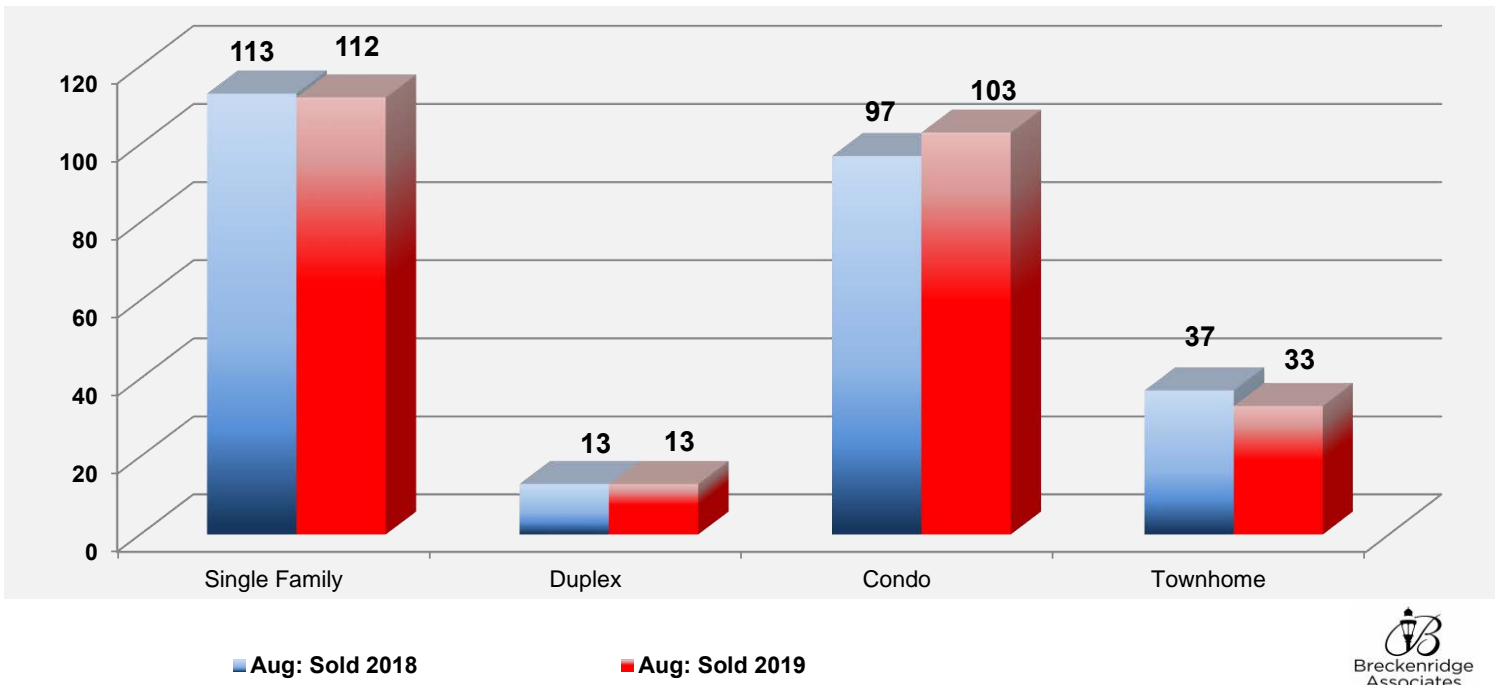
## Emerging Buyers Showing Desk Comparison: 2018 versus 2019



### Breckenridge August Residential Sales Activity: 2018 versus 2019



### Summit County August Residential Sales Activity: 2018 versus 2019



# Active Listing History

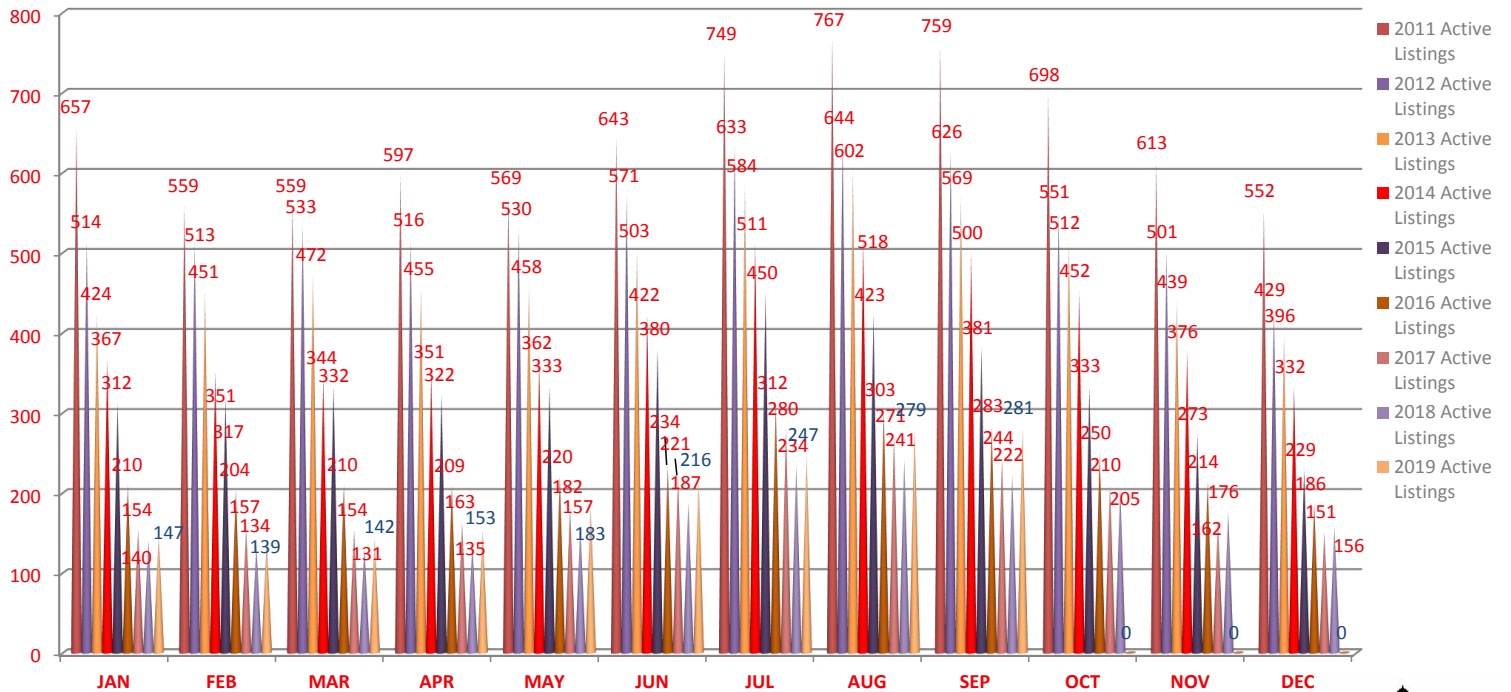


## BRECKENRIDGE RESIDENTIAL

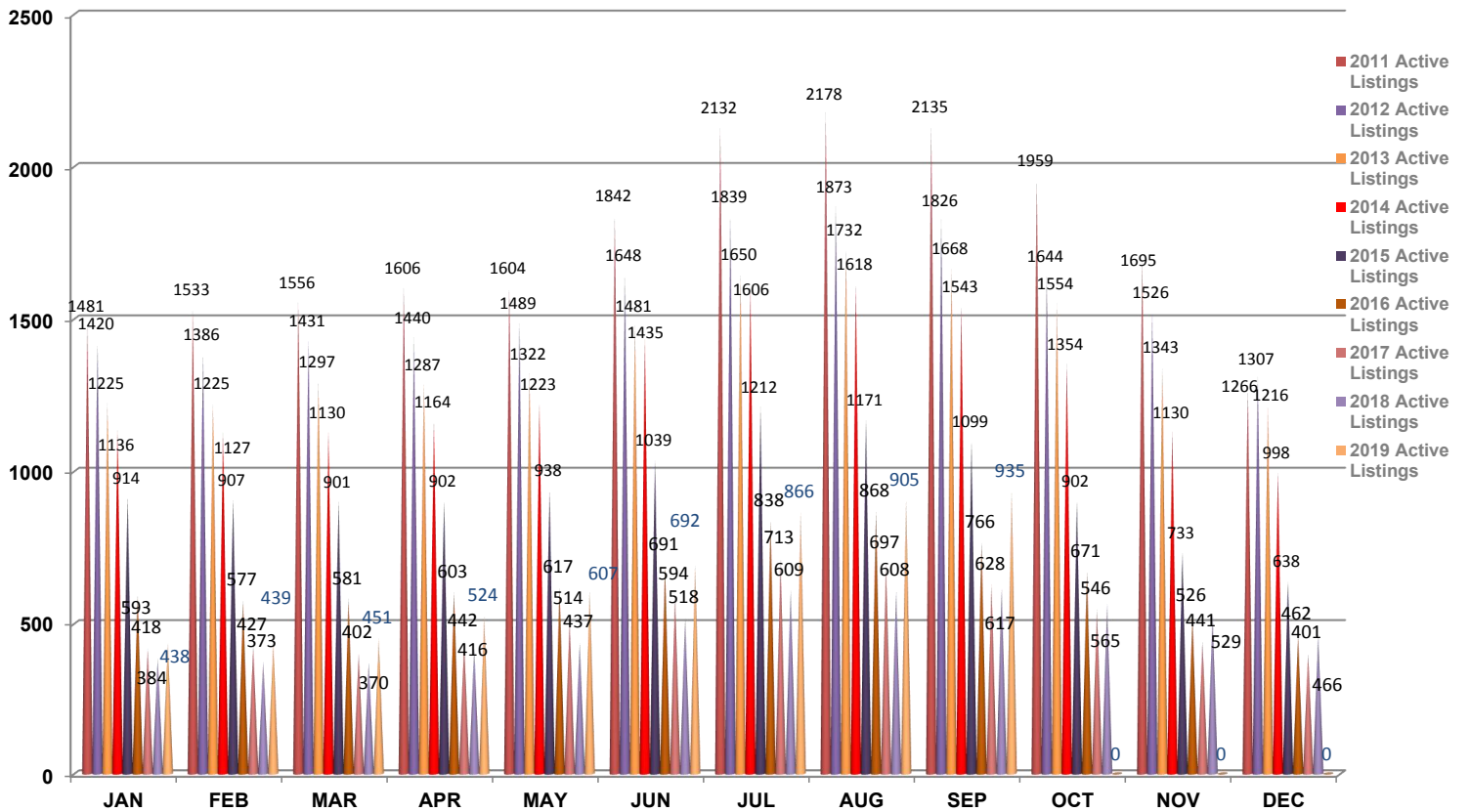
2011	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Single Family	n/a	227	222	233	212	261	321	338	339	299	255	235
Duplex	n/a	26	23	30	29	33	37	37	37	34	31	25
Condo	n/a	261	267	287	276	297	333	326	315	294	265	231
Townhome	n/a	45	47	47	52	52	58	66	68	71	62	61
<b>TOTAL:</b>	<b>657</b>	<b>559</b>	<b>559</b>	<b>597</b>	<b>569</b>	<b>643</b>	<b>749</b>	<b>767</b>	<b>759</b>	<b>698</b>	<b>613</b>	<b>552</b>
2012	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Single Family	219	220	213	209	213	232	266	270	256	229	203	172
Duplex	19	18	25	26	28	31	34	36	39	30	32	25
Condo	218	223	233	230	238	258	273	273	265	238	214	184
Townhome	58	52	62	51	51	50	60	65	66	54	52	48
<b>TOTAL:</b>	<b>514</b>	<b>513</b>	<b>533</b>	<b>516</b>	<b>530</b>	<b>571</b>	<b>633</b>	<b>644</b>	<b>626</b>	<b>551</b>	<b>501</b>	<b>429</b>
2013	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Single Family	169	180	189	179	177	209	254	261	251	220	186	170
Duplex	22	26	26	22	29	33	36	37	38	38	34	34
Condo	188	197	204	202	200	209	232	234	213	193	165	145
Townhome	45	48	53	52	52	52	62	70	67	61	54	47
<b>TOTAL:</b>	<b>424</b>	<b>451</b>	<b>472</b>	<b>455</b>	<b>458</b>	<b>503</b>	<b>584</b>	<b>602</b>	<b>569</b>	<b>512</b>	<b>439</b>	<b>396</b>
2014	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Single Family	159	151	146	145	153	172	231	235	226	209	173	156
Duplex	34	35	25	28	23	26	29	35	35	29	23	21
Condo	130	126	135	136	142	169	188	190	186	169	140	117
Townhome	44	39	38	42	44	55	63	58	53	45	40	38
<b>TOTAL:</b>	<b>367</b>	<b>351</b>	<b>344</b>	<b>351</b>	<b>362</b>	<b>422</b>	<b>511</b>	<b>518</b>	<b>500</b>	<b>452</b>	<b>376</b>	<b>332</b>
2015	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Single Family	149	146	150	140	149	163	206	213	187	176	154	129
Duplex	20	18	20	17	16	20	26	25	24	18	13	11
Condo	104	117	119	127	135	163	179	153	138	115	94	79
Townhome	39	36	43	38	33	34	39	32	32	24	12	10
<b>TOTAL:</b>	<b>312</b>	<b>317</b>	<b>332</b>	<b>322</b>	<b>333</b>	<b>380</b>	<b>450</b>	<b>423</b>	<b>381</b>	<b>333</b>	<b>273</b>	<b>229</b>
2016	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Single Family	115	109	107	100	111	128	184	177	177	157	131	118
Duplex	10	12	13	12	17	18	26	25	26	27	22	18
Condo	76	76	81	84	79	68	75	80	63	54	50	41
Townhome	9	7	9	13	13	20	27	21	17	12	11	9
<b>TOTAL:</b>	<b>210</b>	<b>204</b>	<b>210</b>	<b>209</b>	<b>220</b>	<b>234</b>	<b>312</b>	<b>303</b>	<b>283</b>	<b>250</b>	<b>214</b>	<b>186</b>
2017	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Single Family	96	91	88	93	98	122	174	173	150	120	94	82
Duplex	9	13	11	11	13	15	14	13	17	20	17	16
Condo	40	45	45	47	59	71	78	71	63	55	42	44
Townhome	9	8	10	12	12	13	14	14	14	15	9	9
<b>TOTAL:</b>	<b>154</b>	<b>157</b>	<b>154</b>	<b>163</b>	<b>182</b>	<b>221</b>	<b>280</b>	<b>271</b>	<b>244</b>	<b>210</b>	<b>162</b>	<b>151</b>
2018	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Single Family	76	76	74	78	83	108	140	151	137	131	111	92
Duplex	15	11	9	8	13	13	13	12	14	20	16	17
Condo	41	40	41	46	54	58	67	65	61	48	44	46
Townhome	8	7	7	3	7	8	14	13	10	6	5	1
<b>TOTAL:</b>	<b>140</b>	<b>134</b>	<b>131</b>	<b>135</b>	<b>157</b>	<b>187</b>	<b>234</b>	<b>241</b>	<b>222</b>	<b>205</b>	<b>176</b>	<b>156</b>
2019	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Single Family	84	74	73	81	83	109	136	160	161			
Duplex	17	16	15	15	17	18	23	26	25			
Condo	44	44	47	48	71	75	72	78	84			
Townhome	2	5	7	9	12	14	16	15	11			
<b>TOTAL:</b>	<b>147</b>	<b>139</b>	<b>142</b>	<b>153</b>	<b>183</b>	<b>216</b>	<b>247</b>	<b>279</b>	<b>281</b>	<b>0</b>	<b>0</b>	<b>0</b>

2011	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Single Family	n/a	646	621	660	661	793	950	995	977	885	774	424
Duplex	n/a	70	67	73	76	90	98	104	101	91	76	63
Condo	n/a	686	728	735	724	804	905	888	871	804	691	644
Townhome	n/a	131	140	138	143	155	179	191	186	179	154	135
<b>TOTAL:</b>	<b>1481</b>	<b>1533</b>	<b>1556</b>	<b>1606</b>	<b>1604</b>	<b>1842</b>	<b>2132</b>	<b>2178</b>	<b>2135</b>	<b>1959</b>	<b>1695</b>	<b>1266</b>
2012	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Single Family	625	616	616	613	634	699	778	789	762	701	658	544
Duplex	57	55	60	62	64	72	84	89	91	84	81	66
Condo	606	597	624	639	664	732	801	818	799	705	647	562
Townhome	132	118	131	126	127	145	176	177	174	154	140	135
<b>TOTAL:</b>	<b>1420</b>	<b>1386</b>	<b>1431</b>	<b>1440</b>	<b>1489</b>	<b>1648</b>	<b>1839</b>	<b>1873</b>	<b>1826</b>	<b>1644</b>	<b>1526</b>	<b>1307</b>
2013	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Single Family	498	497	525	510	533	631	718	761	744	710	619	556
Duplex	58	60	61	59	72	85	97	101	92	86	74	71
Condo	542	548	582	588	591	620	680	700	673	610	523	480
Townhome	127	120	129	130	126	145	155	170	159	148	127	109
<b>TOTAL:</b>	<b>1225</b>	<b>1225</b>	<b>1297</b>	<b>1287</b>	<b>1322</b>	<b>1481</b>	<b>1650</b>	<b>1732</b>	<b>1668</b>	<b>1554</b>	<b>1343</b>	<b>1216</b>
2014	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Single Family	505	497	497	506	531	627	736	763	750	681	581	516
Duplex	68	77	65	73	74	85	84	78	74	67	53	47
Condo	458	459	473	482	510	583	633	622	578	491	396	339
Townhome	105	94	95	103	108	140	153	155	141	115	100	96
<b>TOTAL:</b>	<b>1136</b>	<b>1127</b>	<b>1130</b>	<b>1164</b>	<b>1223</b>	<b>1435</b>	<b>1606</b>	<b>1618</b>	<b>1543</b>	<b>1354</b>	<b>1130</b>	<b>998</b>
2015	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Single Family	472	461	450	455	478	522	607	609	567	498	417	369
Duplex	43	41	43	42	39	55	75	75	75	61	48	48
Condo	314	324	318	332	351	379	441	398	370	277	225	189
Townhome	85	81	90	73	70	83	89	89	87	66	43	32
<b>TOTAL:</b>	<b>914</b>	<b>907</b>	<b>901</b>	<b>902</b>	<b>938</b>	<b>1039</b>	<b>1212</b>	<b>1171</b>	<b>1099</b>	<b>902</b>	<b>733</b>	<b>638</b>
2016	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Single Family	340	328	313	310	314	372	486	507	468	419	338	302
Duplex	42	37	37	35	35	35	46	48	38	38	34	24
Condo	178	185	200	225	232	228	233	247	193	168	116	106
Townhome	33	27	31	33	36	56	73	66	67	46	38	30
<b>TOTAL:</b>	<b>593</b>	<b>577</b>	<b>581</b>	<b>603</b>	<b>617</b>	<b>691</b>	<b>838</b>	<b>868</b>	<b>766</b>	<b>671</b>	<b>526</b>	<b>462</b>
2017	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Single Family	262	245	219	236	265	313	432	424	383	334	282	235
Duplex	20	23	25	32	27	42	44	49	47	49	42	39
Condo	99	110	109	113	169	186	176	169	156	127	97	108
Townhome	37	49	49	61	53	53	61	55	42	36	20	19
<b>TOTAL:</b>	<b>418</b>	<b>427</b>	<b>402</b>	<b>442</b>	<b>514</b>	<b>594</b>	<b>713</b>	<b>697</b>	<b>628</b>	<b>546</b>	<b>441</b>	<b>401</b>
2018	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Single Family	218	208	196	205	207	264	334	343	361	337	302	258
Duplex	37	31	30	30	34	37	40	39	42	41	38	35
Condo	110	113	125	148	148	170	181	175	170	149	152	145
Townhome	19	21	19	33	48	47	54	51	44	38	37	28
<b>TOTAL:</b>	<b>384</b>	<b>373</b>	<b>370</b>	<b>416</b>	<b>437</b>	<b>518</b>	<b>609</b>	<b>608</b>	<b>617</b>	<b>565</b>	<b>529</b>	<b>466</b>
2019	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Single Family	227	213	214	222	255	301	403	426	433			
Duplex	31	32	31	32	39	40	59	63	76			
Condo	151	150	170	231	267	300	344	361	357			
Townhome	29	44	36	39	46	51	60	55	69			
<b>TOTAL:</b>	<b>438</b>	<b>439</b>	<b>451</b>	<b>524</b>	<b>607</b>	<b>692</b>	<b>866</b>	<b>905</b>	<b>935</b>	<b>0</b>	<b>0</b>	<b>0</b>

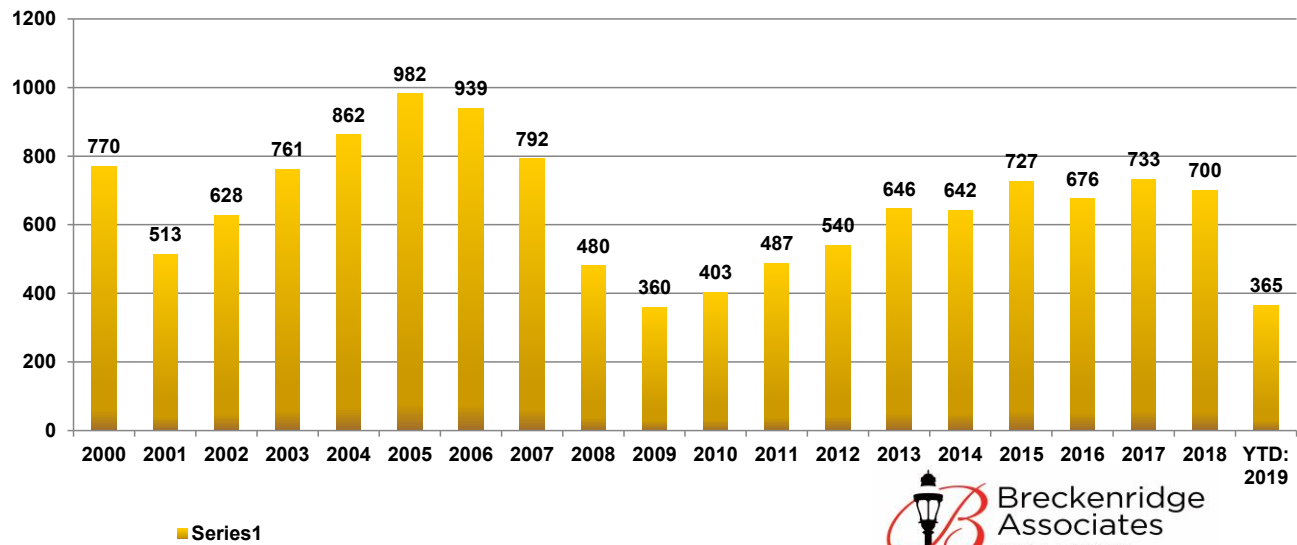
# Active Listing History: Breckenridge



# Active Listing History: All Areas

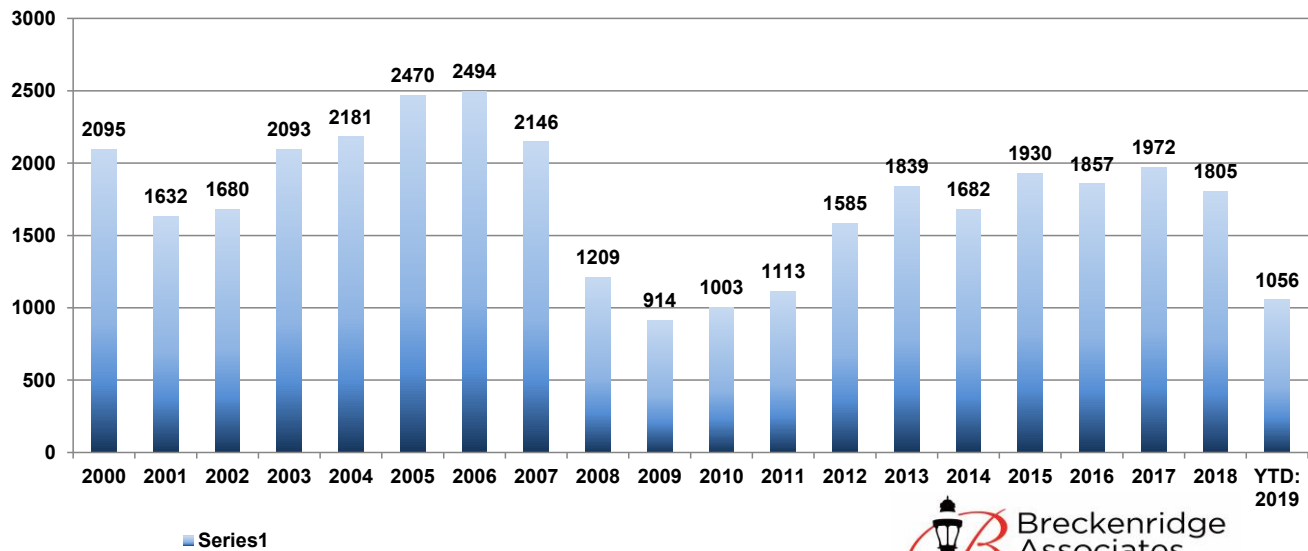


## Historical Breckenridge Residential Sales Number of Properties Sold





## Historical Summit Residential Sales Number of Properties Sold



# Summit County Property Type Market Summary

Year-to-Date Sales through: August 31st, 2019

Property Type	Year	Number of Properties Sold	Average Sales Price	Average Sold Price Per Square Foot	Average Consecutive Days on Market	Ratio: Sales Price to List Price
Single Family	YTD: AUG. 2019	310	\$ 1,395,138	\$ 417.75	76	96%
Duplex	YTD: AUG. 2019	70	\$ 1,034,210	\$ 501.42	46	99%
Condominium	YTD: AUG. 2019	538	\$ 508,409	\$ 557.41	42	98%
Townhome	YTD: AUG. 2019	138	\$ 775,343	\$ 441.50	35	98%
<b>Total Sales YTD. Summit County All Types:</b>			<b>\$ 888,433,949</b>			

# Breckenridge Property Type Market Summary

Year-to-Date Sales through: August 31st, 2019

Property Type	Year	Number of Properties Sold	Average Sales Price	Average Sold Price Per Square Foot	Average Consecutive Days on Market	Ratio: Sales Price to List Price
Single Family	YTD: AUG. 2019	158	\$ 1,670,801	\$ 455.97	92	96%
Duplex	YTD: AUG. 2019	24	\$ 1,570,705	\$ 678.75	71	100%
Condominium	YTD: AUG. 2019	157	\$ 643,221	\$ 693.07	55	98%
Townhome	YTD: AUG. 2019	26	\$ 876,044	\$ 536.67	31	97%
<b>Total Sales YTD. Breckenridge All Types:</b>			<b>\$ 428,471,310</b>			

## Average Price by Property Type YTD: August 2019

