

Breckenridge Associates February MLS Watch

New Listings as of 3/1/2020: 169

point in time data reference: March 7th, 2020 9:05 AM - 9:58 AM



Active:	Active:	Pending:	Feb: Sold	Feb: Sold	Sold YTD	Sold YTD	Full Year	2020/2019:
Mar. 2020	Mar. 2019	Mar. 2020	2020	2019	2020	2019	2019	% Chg.

Breckenridge Residential

Single Family	87	35	26	15	13	24	31	267	-22.58%
Duplex	20	19	10	5	3	9	6	57	50.00%
Condo	52	24	29	14	11	31	22	247	40.91%
Townhome	13	9	10	9	0	10	3	52	233.33%
Other Residential	4	2	1	0	1	1	1	17	0.00%
TOTAL	176	89	76	43	28	75	63	640	19.05%
BARE Market Participation:	22	10	12	14	5	21	10	134	110.00%
% Overall BARE:	12.50%	11.24%	15.79%	32.56%	17.86%	28.00%	15.87%	20.94%	76.40%

All Areas Residential

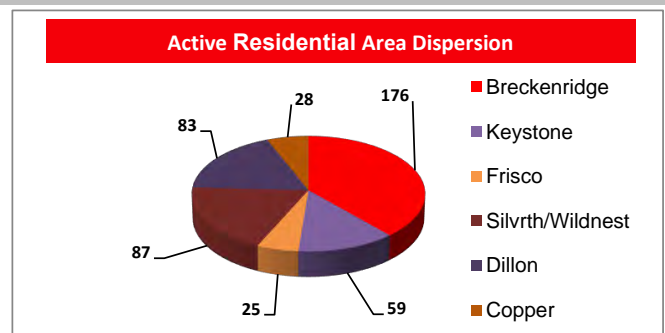
Single Family	203	191	100	49	45	96	86	881	11.63%
Duplex	44	40	46	10	7	23	10	142	130.00%
Condo	231	142	199	38	53	80	90	899	-11.11%
Townhome	43	78	50	13	9	18	30	246	-40.00%
Other Residential	10	2	2	1	1	2	1	22	100.00%
TOTAL	531	453	397	111	115	219	217	2190	0.92%
BARE Market Participation:	27	14	13	14	5	23	11	190	109.09%
% Overall BARE:	5.08%	3.09%	3.27%	12.61%	4.35%	10.50%	5.07%	8.68%	107.18%

Summary: All Property Types

SUMMIT - RESIDENTIAL	458	378	371	92	103	180	194	1947	-7.22%
SUMMIT - LAND	154	158	27	7	11	15	18	119	-16.67%
SUMMIT - COMMERCIAL	16	23	6	0	2	4	7	33	-42.86%
PARK - RESIDENTIAL	73	75	26	19	12	39	23	243	69.57%
TOTAL	701	634	430	118	128	238	242	2342	-1.65%

ABSTRACT:

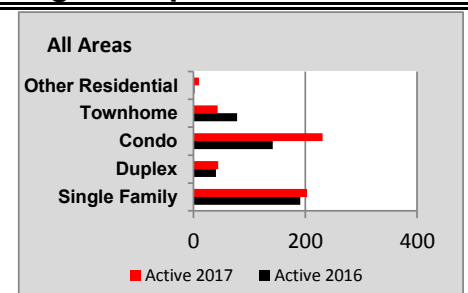
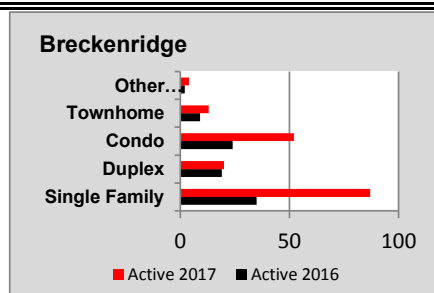
	RES	LAND	COMM	ALL
Breckenridge	176	90	6	272
Keystone	59	15	0	74
Frisco	25	5	5	35
Silvrth/Wildnest	87	35	4	126
Dillon	83	6	1	90
Copper	28	3	0	31
SUMMIT	458	154	16	628
PARK COUNTY	73	299	11	383
TOTAL: SUMMIT & PARK	531	453	27	1011



Showing Desk:

	Count	(difference)
February 2019	105	
February 2020	205	95.24%
YTD: 2019	196	
YTD: 2020	305	55.61%

Residential Active Listings Comparison:

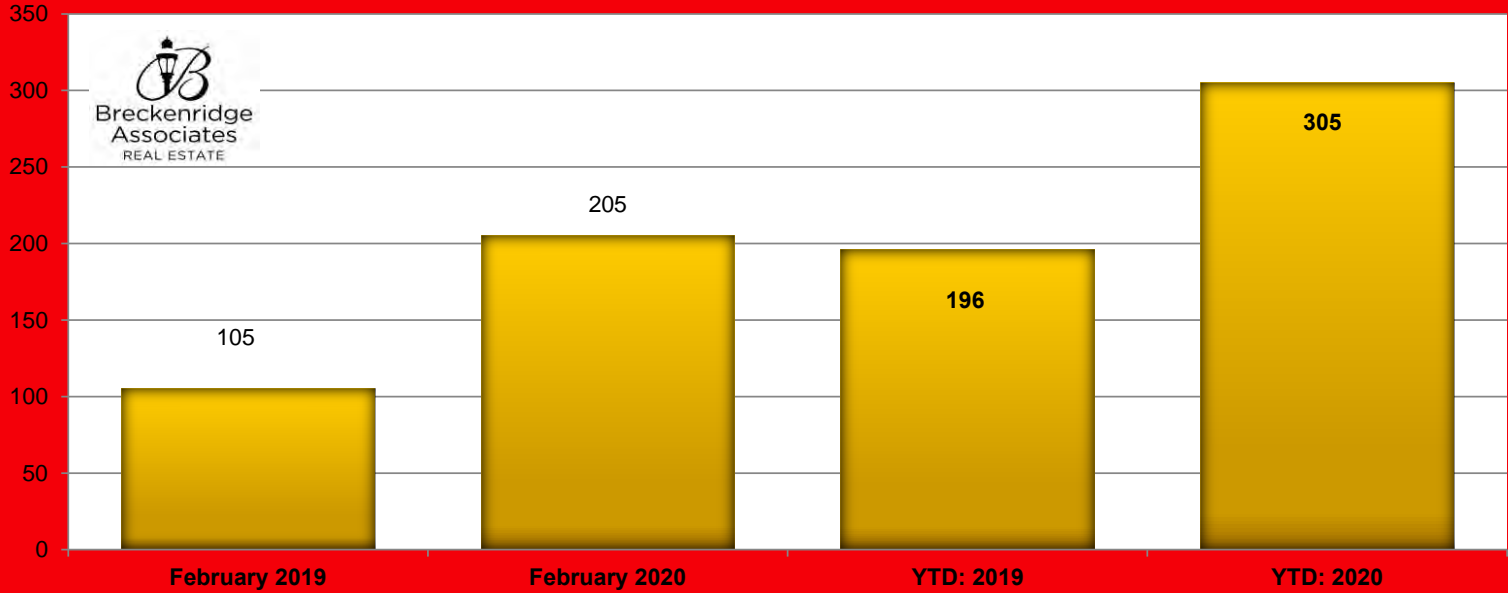


NOTE: All above numbers are for individual property sales - not sides.

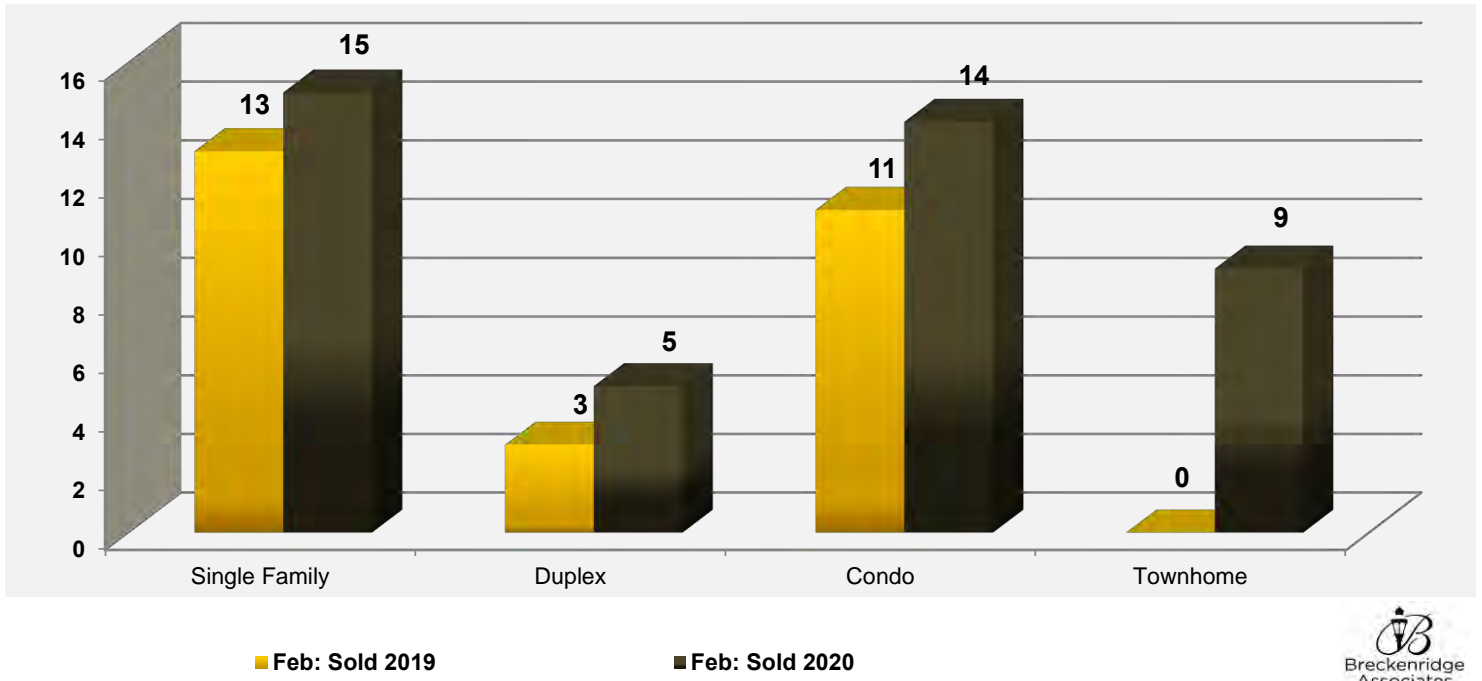
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Emerging Buyers

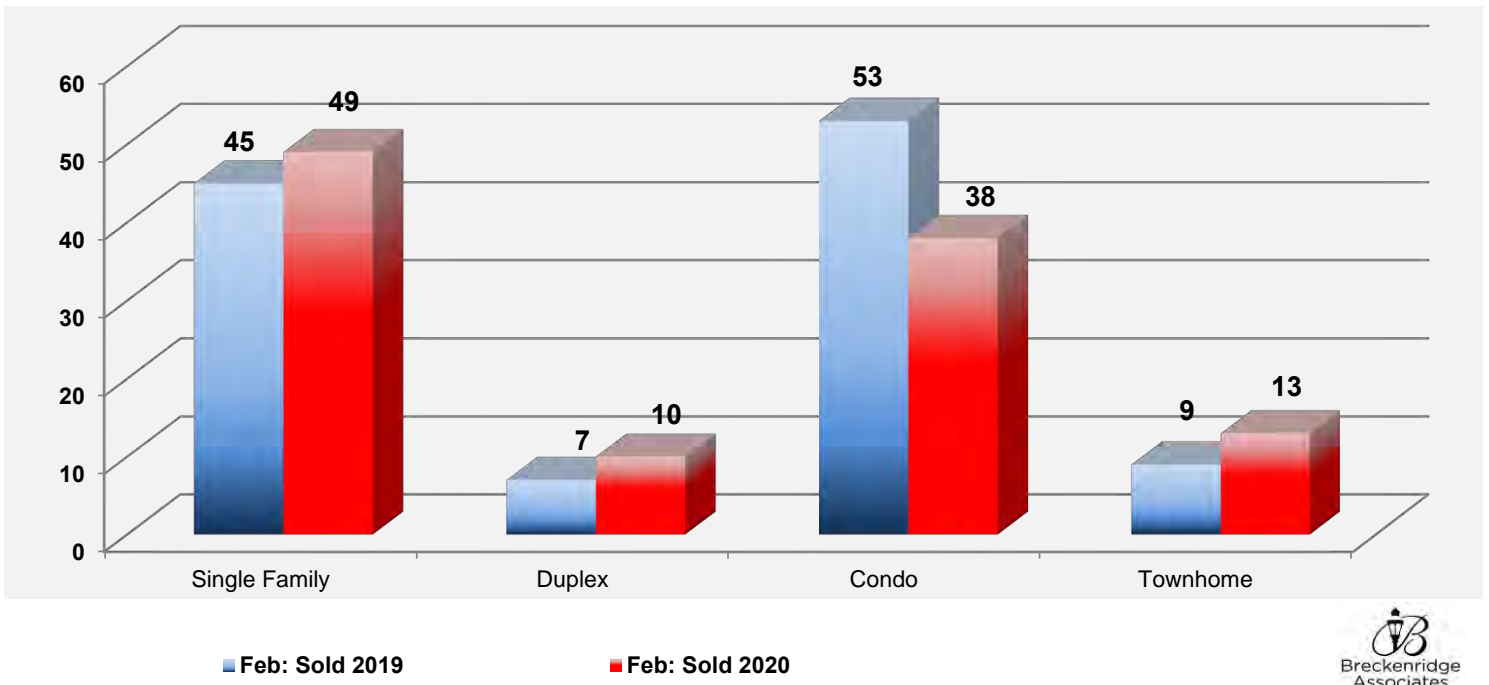
Showing Desk Comparison: 2018 versus 2019



Breckenridge February Residential Sales Activity: 2019 versus 2020



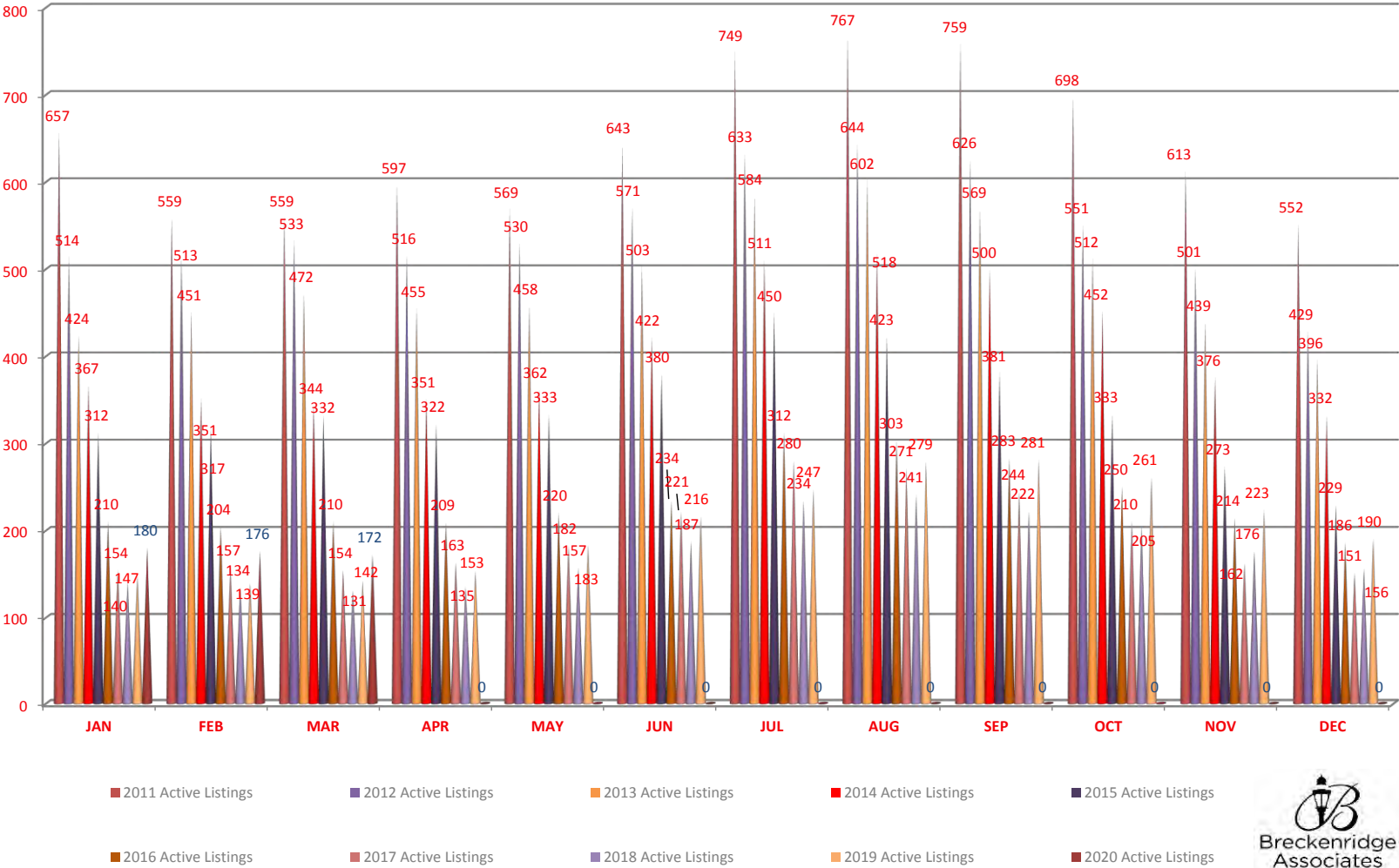
Summit County February Residential Sales Activity: 2019 versus 2020



ALL AREAS

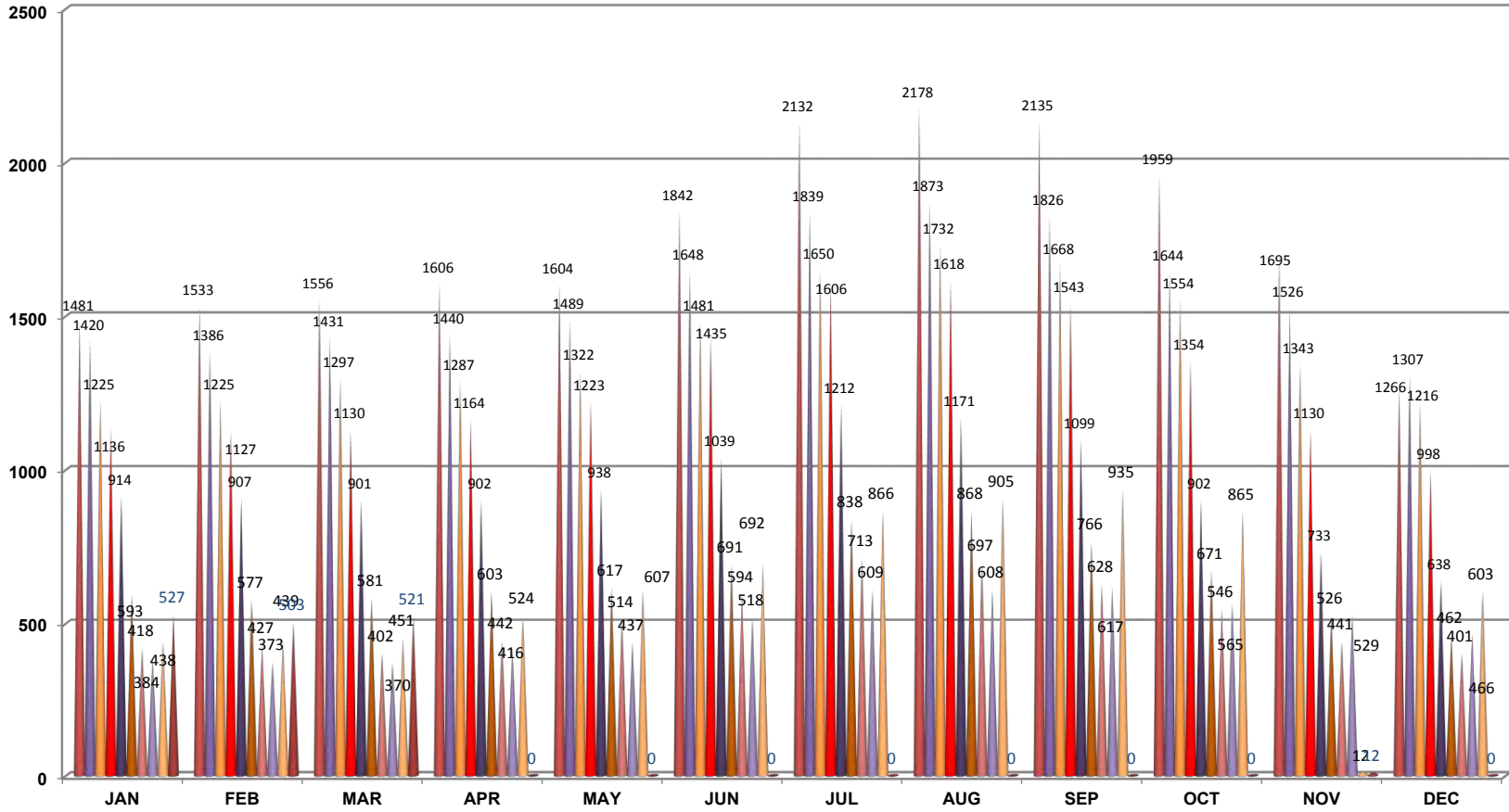
2011	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Single Family	n/a	646	621	660	661	793	950	995	977	885	774	424
Duplex	n/a	70	67	73	76	90	98	104	101	91	76	63
Condo	n/a	686	728	735	724	804	905	888	871	804	691	644
Townhome	n/a	131	140	138	143	155	179	191	186	179	154	135
TOTAL:	1481	1533	1556	1606	1604	1842	2132	2178	2135	1959	1695	1266
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
TOTAL:	1420	1386	1431	1440	1489	1648	1839	1873	1826	1644	1526	1307
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
TOTAL:	1225	1225	1297	1287	1322	1481	1650	1732	1668	1554	1343	1216
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
TOTAL:	1136	1127	1130	1164	1223	1435	1606	1618	1543	1354	1130	998
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
TOTAL:	914	907	901	902	938	1039	1212	1171	1099	902	733	638
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
TOTAL:	593	577	581	603	617	691	838	868	766	671	526	462
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
TOTAL:	418	427	402	442	514	594	713	697	628	546	441	401
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
TOTAL:	384	373	370	416	437	518	609	608	617	565	529	466
2019	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Single Family	227	213	214	222	255	301	403	426	433	397	331	262
Duplex	31	32	31	32	39	40	59	63	76	74	62	54
Condo	151	150	170	231	267	300	344	361	357	332	274	247
Townhome	29	44	36	39	46	51	60	55	69	62	58	40
TOTAL:	438	439	451	524	607	692	866	905	935	865	12	603
2020	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Single Family	225	195	203									
Duplex	47	47	44									
Condo	214	220	231									
Townhome	41	41	43									
TOTAL:	527	503	521	0	0	0	0	0	0	0	12	0

Active Listing History: Breckenridge



Active Listing History: All Areas

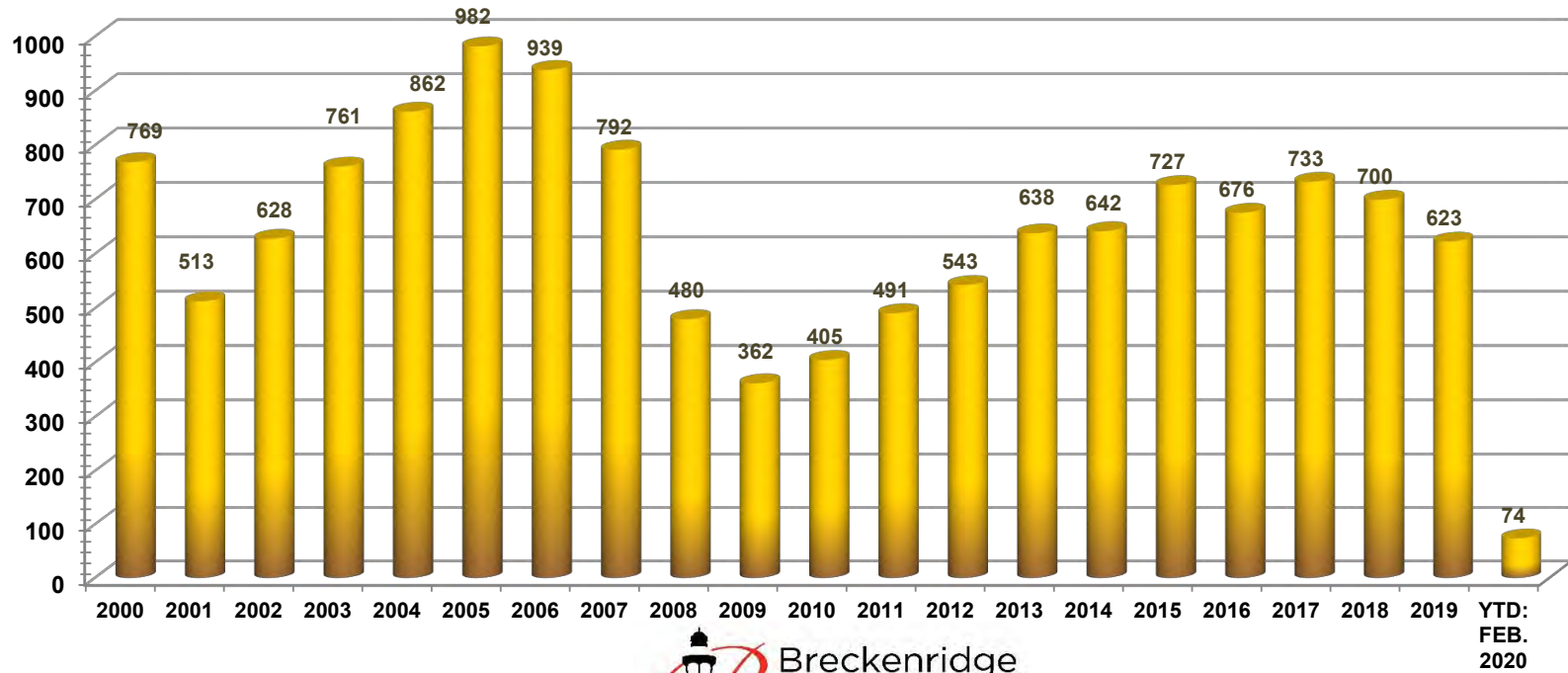
Active Listing History - All Areas



- 2011 Active Listings
- 2012 Active Listings
- 2013 Active Listings
- 2014 Active Listings
- 2015 Active Listings
- 2016 Active Listings
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- 2019 Active Listings
- 2020 Active Listings



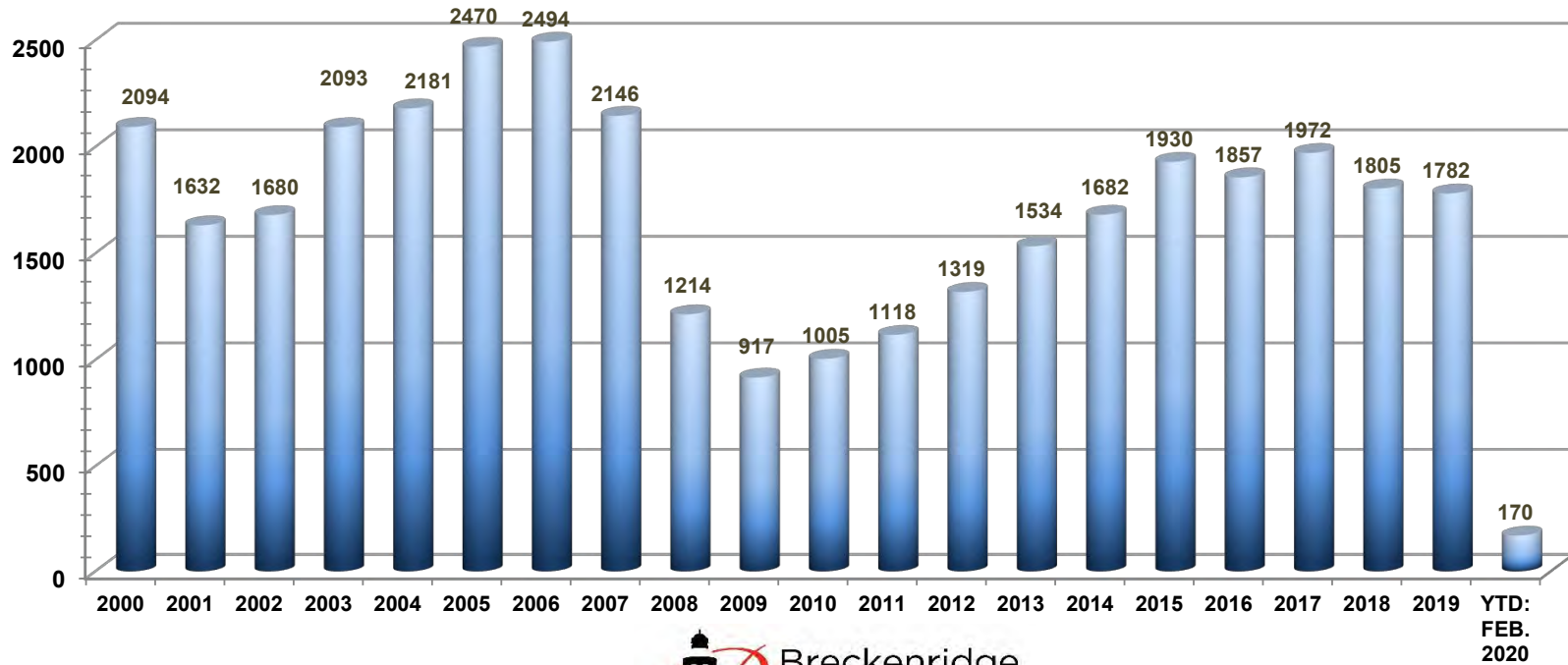
Historical Breckenridge Residential Number of Properties Sold



■ Number of Properties Sold



Historical Summit County Residential Number of Properties Sold



■ Number of Properties Sold



Summit County Property Type Market Summary

Year-to-Date Sales through: February 29th, 2020

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: FEB. 2020	50	\$ 1,353,522	\$ 433.67	83	95%
Duplex	YTD: FEB. 2020	22	\$ 1,086,681	\$ 503.98	80	97%
Condominium	YTD: FEB. 2020	80	\$ 497,187	\$ 599.44	66	98%
Townhome	YTD: FEB. 2020	18	\$ 781,119	\$ 504.70	51	97%
Total Sales YTD. Summit County All Types:			\$ 145,928,198			

Breckenridge Property Type Market Summary

Year-to-Date Sales through: February 29th, 2020

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: FEB. 2020	24	\$ 1,634,801	\$ 482.47	114	93%
Duplex	YTD: FEB. 2020	9	\$ 1,314,889	\$ 605.72	97	97%
Condominium	YTD: FEB. 2020	31	\$ 567,787	\$ 701.55	46	98%
Townhome	YTD: FEB. 2020	10	\$ 836,564	\$ 534.23	65	96%
Total Sales YTD. Breckenridge All Types:			\$ 77,546,242			

Average Price by Property Type YTD: February 2020

