

Breckenridge Associates August MLS Watch

New Listings as of 9/1/2020: 209

point in time data reference: September 3rd, 2020 9:05 AM - 9:58 AM



| Active: | Active: | Pending: | Aug: Sold | Aug: Sold | Sold YTD | Sold YTD | Full Year | 2020/2019: |
|------------|------------|------------|-----------|-----------|----------|----------|-----------|------------|
| Sept. 2020 | Sept. 2019 | Sept. 2020 | 2020 | 2019 | 2020 | 2019 | 2019 | % Chg. |

Breckenridge Residential

| | | | | | | | | | |
|-----------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|--------------|
| Single Family | 81 | 161 | 95 | 60 | 36 | 172 | 158 | 267 | 8.86% |
| Duplex | 11 | 25 | 22 | 9 | 2 | 37 | 24 | 57 | 54.17% |
| Condo | 103 | 84 | 75 | 28 | 31 | 120 | 157 | 247 | -23.57% |
| Townhome | 4 | 11 | 22 | 13 | 8 | 44 | 26 | 52 | 69.23% |
| Other Residential | 6 | 8 | 7 | 3 | 6 | 9 | 11 | 17 | -18.18% |
| TOTAL | 205 | 289 | 221 | 113 | 83 | 382 | 376 | 640 | 1.60% |
| BARE Market Participation: | 36 | 52 | 30 | 23 | 26 | 95 | 91 | 134 | 4.40% |
| % Overall BARE: | 17.56% | 17.99% | 13.57% | 20.35% | 31.33% | 24.87% | 24.20% | 20.94% | 2.76% |

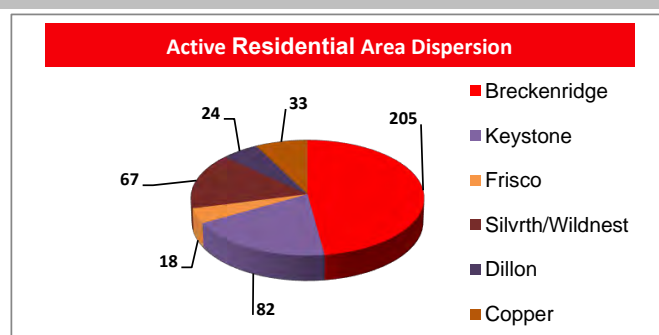
All Areas Residential

| | | | | | | | | | |
|-----------------------------------|--------------|--------------|--------------|---------------|---------------|--------------|--------------|--------------|--------------|
| Single Family | 190 | 433 | 314 | 157 | 113 | 573 | 524 | 881 | 9.35% |
| Duplex | 28 | 76 | 78 | 22 | 14 | 107 | 73 | 142 | 46.58% |
| Condo | 232 | 357 | 363 | 128 | 103 | 459 | 545 | 899 | -15.78% |
| Townhome | 28 | 69 | 84 | 46 | 33 | 157 | 145 | 246 | 8.28% |
| Other Residential | 11 | 13 | 11 | 4 | 6 | 12 | 13 | 22 | -7.69% |
| TOTAL | 489 | 948 | 850 | 357 | 269 | 1308 | 1300 | 2190 | 0.62% |
| BARE Market Participation: | 42 | 62 | 38 | 37 | 36 | 126 | 123 | 190 | 2.44% |
| % Overall BARE: | 8.59% | 6.54% | 4.47% | 10.36% | 13.38% | 9.63% | 9.46% | 8.68% | 1.81% |

Summary: All Property Types

| | | | | | | | | | |
|----------------------|------------|-------------|------------|------------|------------|-------------|-------------|-------------|--------------|
| SUMMIT - RESIDENTIAL | 429 | 789 | 758 | 320 | 243 | 1129 | 1163 | 1947 | -2.92% |
| SUMMIT - LAND | 161 | 205 | 62 | 39 | 11 | 96 | 78 | 119 | 23.08% |
| SUMMIT - COMMERCIAL | 16 | 26 | 7 | 4 | 2 | 13 | 17 | 33 | -23.53% |
| PARK - RESIDENTIAL | 60 | 159 | 92 | 37 | 26 | 179 | 137 | 243 | 30.66% |
| TOTAL | 666 | 1179 | 919 | 400 | 282 | 1417 | 1395 | 2342 | 1.58% |

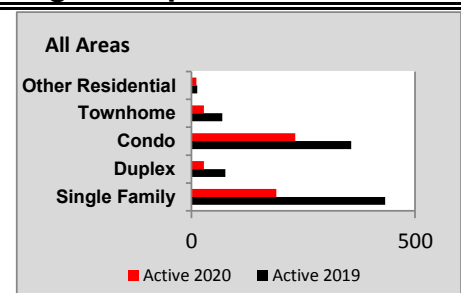
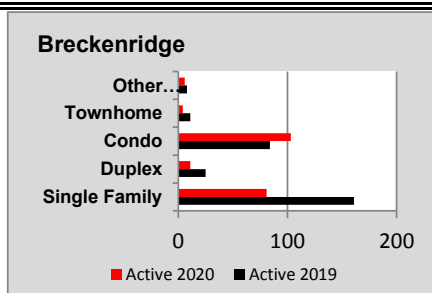
| ABSTRACT: | RES | LAND | COMM | ALL |
|---------------------------------|------------|------------|-----------|------------|
| Breckenridge | 205 | 103 | 8 | 316 |
| Keystone | 82 | 6 | 0 | 88 |
| Frisco | 18 | 5 | 5 | 28 |
| Silvrth/Wildnest | 67 | 36 | 2 | 105 |
| Dillon | 24 | 7 | 1 | 32 |
| Copper | 33 | 4 | 0 | 37 |
| SUMMIT | 429 | 161 | 16 | 606 |
| PARK COUNTY | 60 | 262 | 10 | 332 |
| TOTAL: SUMMIT & PARK | 489 | 423 | 26 | 938 |



Showing Desk:

| | Count | (difference) |
|-------------|-------|--------------|
| August 2019 | 421 | |
| August 2020 | 525 | 24.70% |
| YTD: 2019 | 1334 | |
| YTD: 2020 | 1458 | 9.30% |

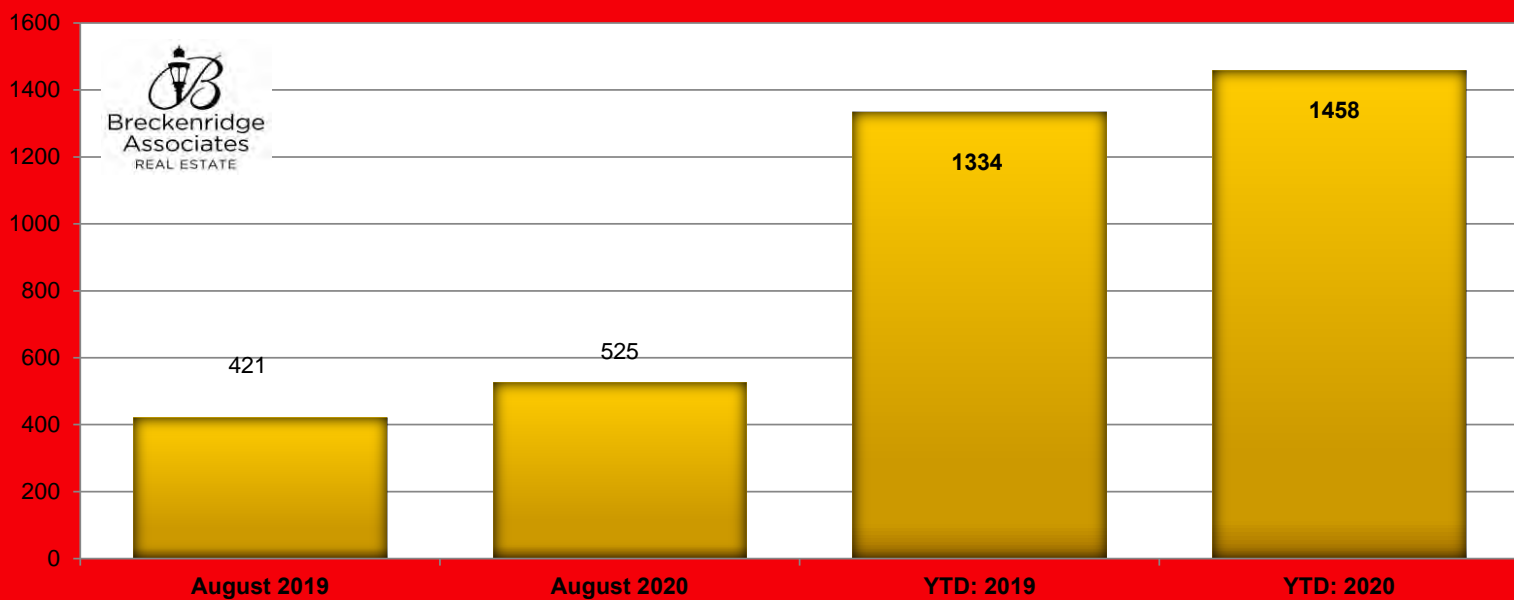
Residential Active Listings Comparison:



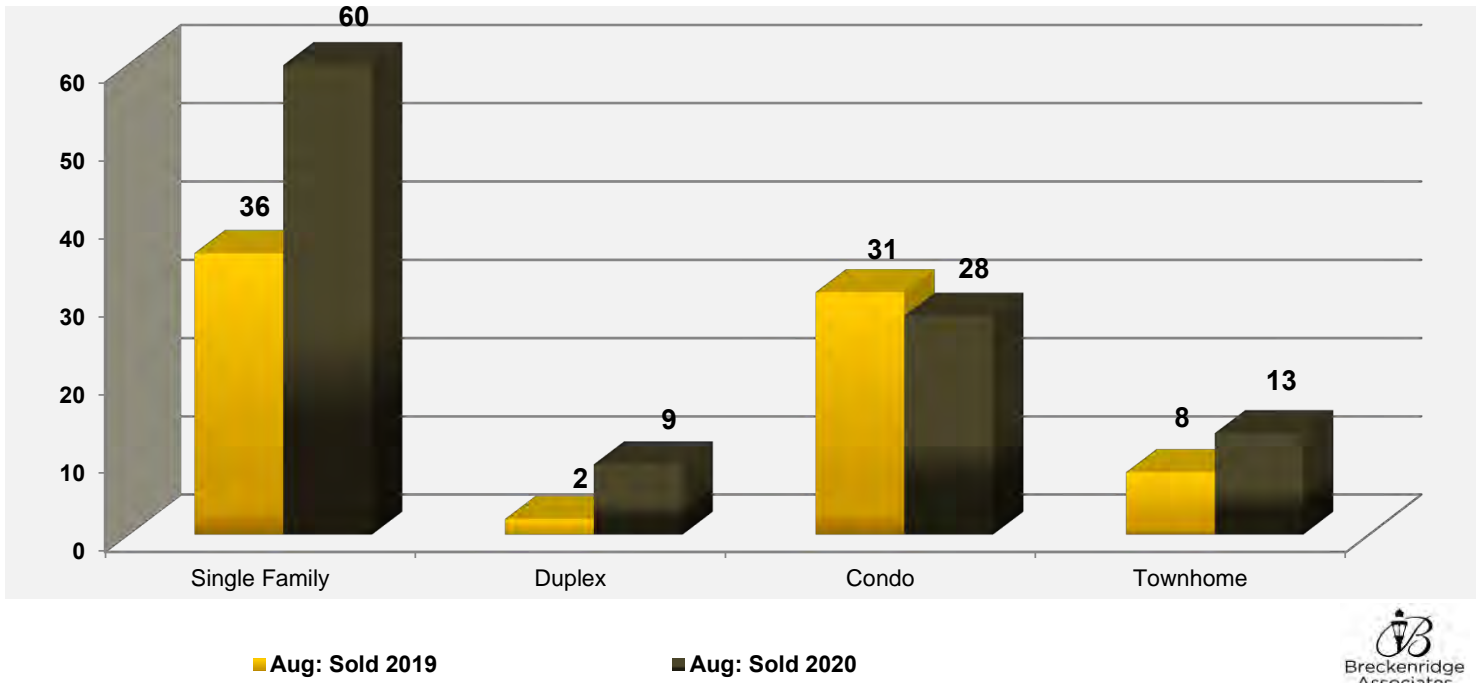
NOTE: All above numbers are for individual property sales - not sides.

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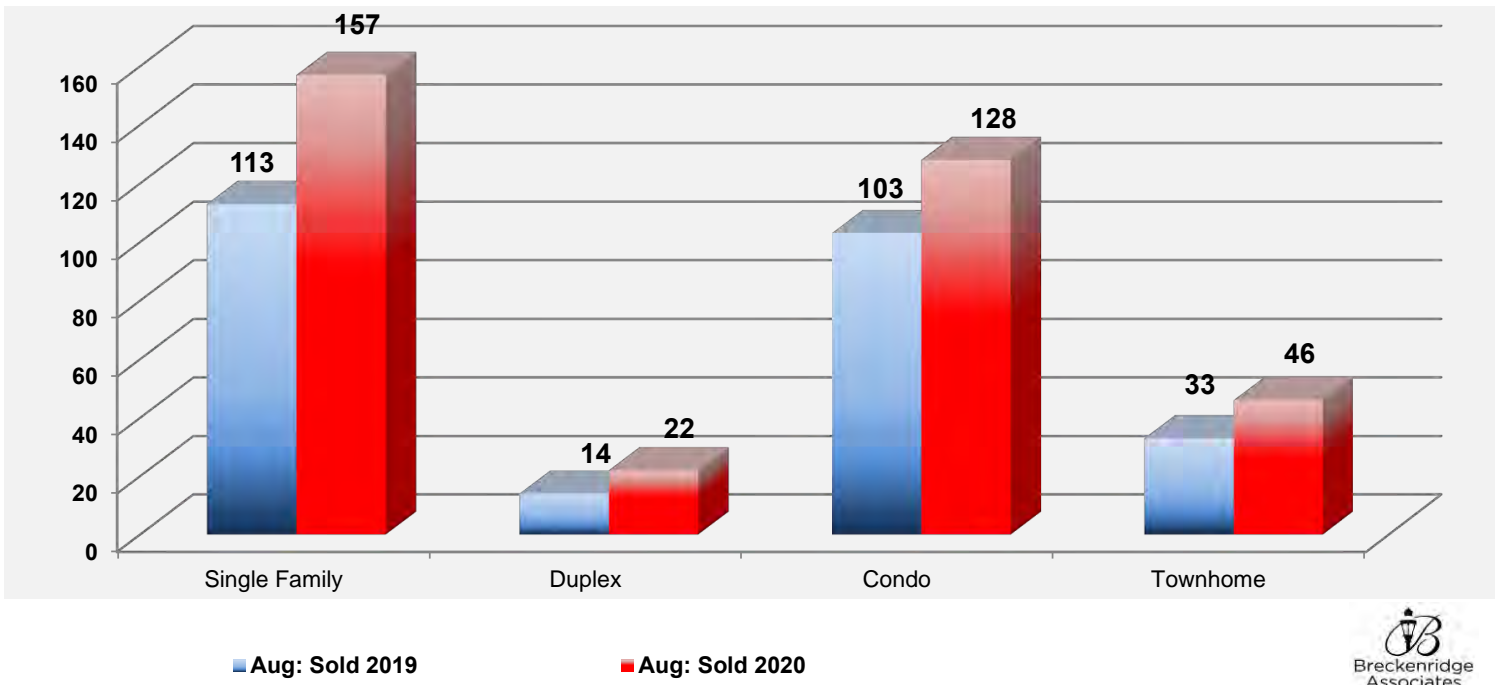
Emerging Buyers Showing Desk Comparison: 2019 versus 2020



Breckenridge August Residential Sales Activity: 2019 versus 2020



Summit County August Residential Sales Activity: 2019 versus 2020



Active Listing History



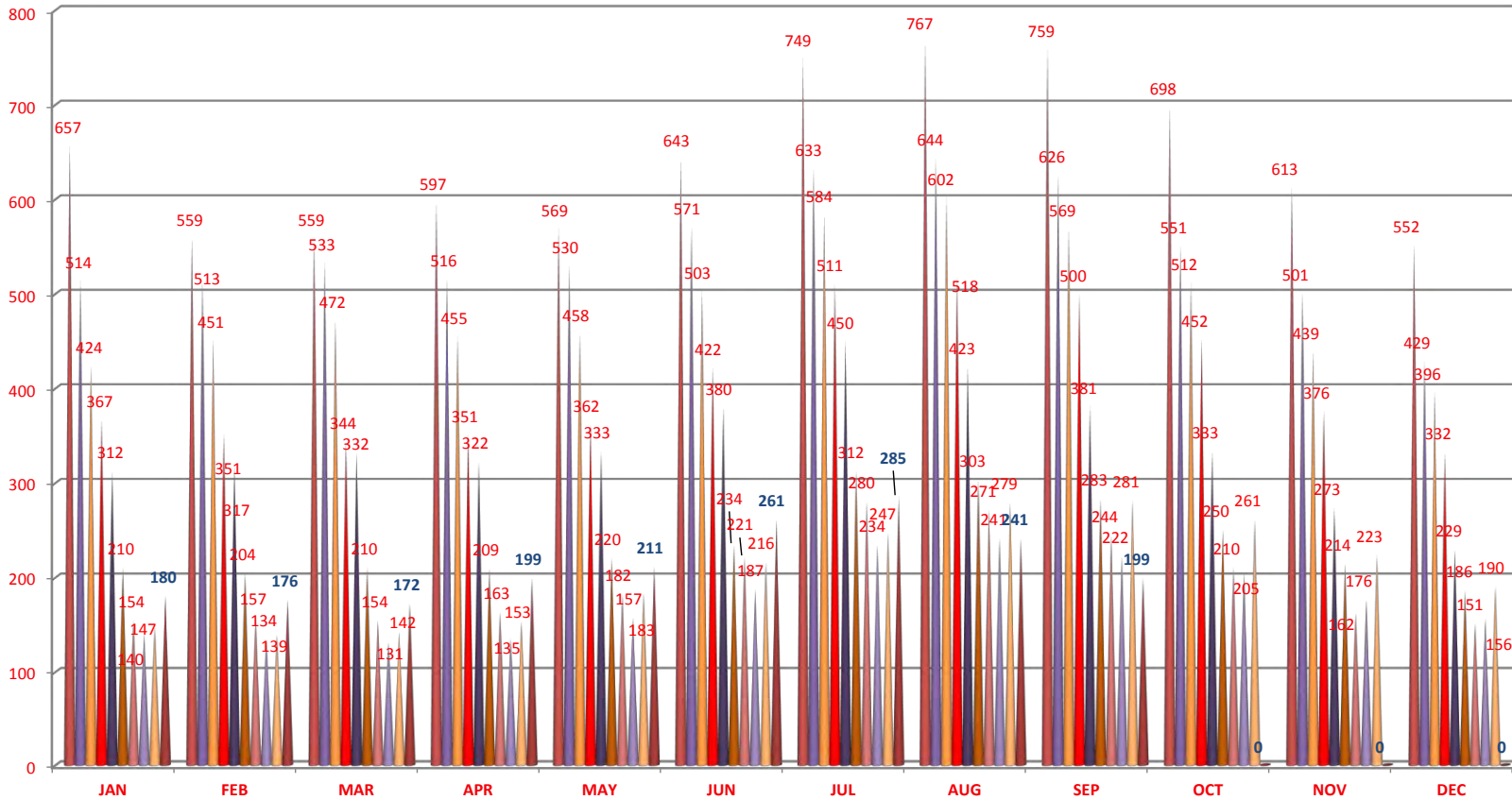
BRECKENRIDGE RESIDENTIAL

| 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 |
| TOTAL: | 657 | 559 | 559 | 597 | 569 | 643 | 749 | 767 | 759 | 698 | 613 | 552 |
| 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 |
| TOTAL: | 514 | 513 | 533 | 516 | 530 | 571 | 633 | 644 | 626 | 551 | 501 | 429 |
| 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 |
| TOTAL: | 424 | 451 | 472 | 455 | 458 | 503 | 584 | 602 | 569 | 512 | 439 | 396 |
| 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 |
| TOTAL: | 367 | 351 | 344 | 351 | 362 | 422 | 511 | 518 | 500 | 452 | 376 | 332 |
| 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 |
| TOTAL: | 312 | 317 | 332 | 322 | 333 | 380 | 450 | 423 | 381 | 333 | 273 | 229 |
| 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 |
| TOTAL: | 210 | 204 | 210 | 209 | 220 | 234 | 312 | 303 | 283 | 250 | 214 | 186 |
| 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 |
| TOTAL: | 154 | 157 | 154 | 163 | 182 | 221 | 280 | 271 | 244 | 210 | 162 | 151 |
| 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 |
| TOTAL: | 140 | 134 | 131 | 135 | 157 | 187 | 234 | 241 | 222 | 205 | 176 | 156 |
| 2019 | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
| Single Family | 84 | 74 | 73 | 81 | 83 | 109 | 136 | 160 | 161 | 148 | 124 | 98 |
| Duplex | 17 | 16 | 15 | 15 | 17 | 18 | 23 | 26 | 25 | 25 | 17 | 16 |
| Condo | 44 | 44 | 47 | 48 | 71 | 75 | 72 | 78 | 84 | 72 | 66 | 60 |
| Townhome | 2 | 5 | 7 | 9 | 12 | 14 | 16 | 15 | 11 | 16 | 16 | 16 |
| TOTAL: | 147 | 139 | 142 | 153 | 183 | 216 | 247 | 279 | 281 | 261 | 223 | 190 |
| 2020 | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
| Single Family | 91 | 83 | 87 | 95 | 98 | 123 | 130 | 97 | 81 | | | |
| Duplex | 16 | 21 | 20 | 17 | 25 | 27 | 22 | 14 | 11 | | | |
| Condo | 55 | 58 | 52 | 76 | 76 | 98 | 114 | 117 | 103 | | | |
| Townhome | 18 | 14 | 13 | 11 | 12 | 13 | 19 | 13 | 4 | | | |
| TOTAL: | 180 | 176 | 172 | 199 | 211 | 261 | 285 | 241 | 199 | 0 | 0 | 0 |

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 | 231 | 246 | 302 | 312 | 244 | 190 | | | |
| Duplex | 47 | 47 | 44 | 37 | 48 | 54 | 49 | 36 | 28 | | | |
| Condo | 214 | 220 | 231 | 303 | 309 | 349 | 363 | 285 | 232 | | | |
| Townhome | 41 | 41 | 43 | 59 | 58 | 77 | 78 | 48 | 28 | | | |
| TOTAL: | 527 | 503 | 521 | 630 | 661 | 782 | 802 | 613 | 478 | 0 | 12 | 0 |

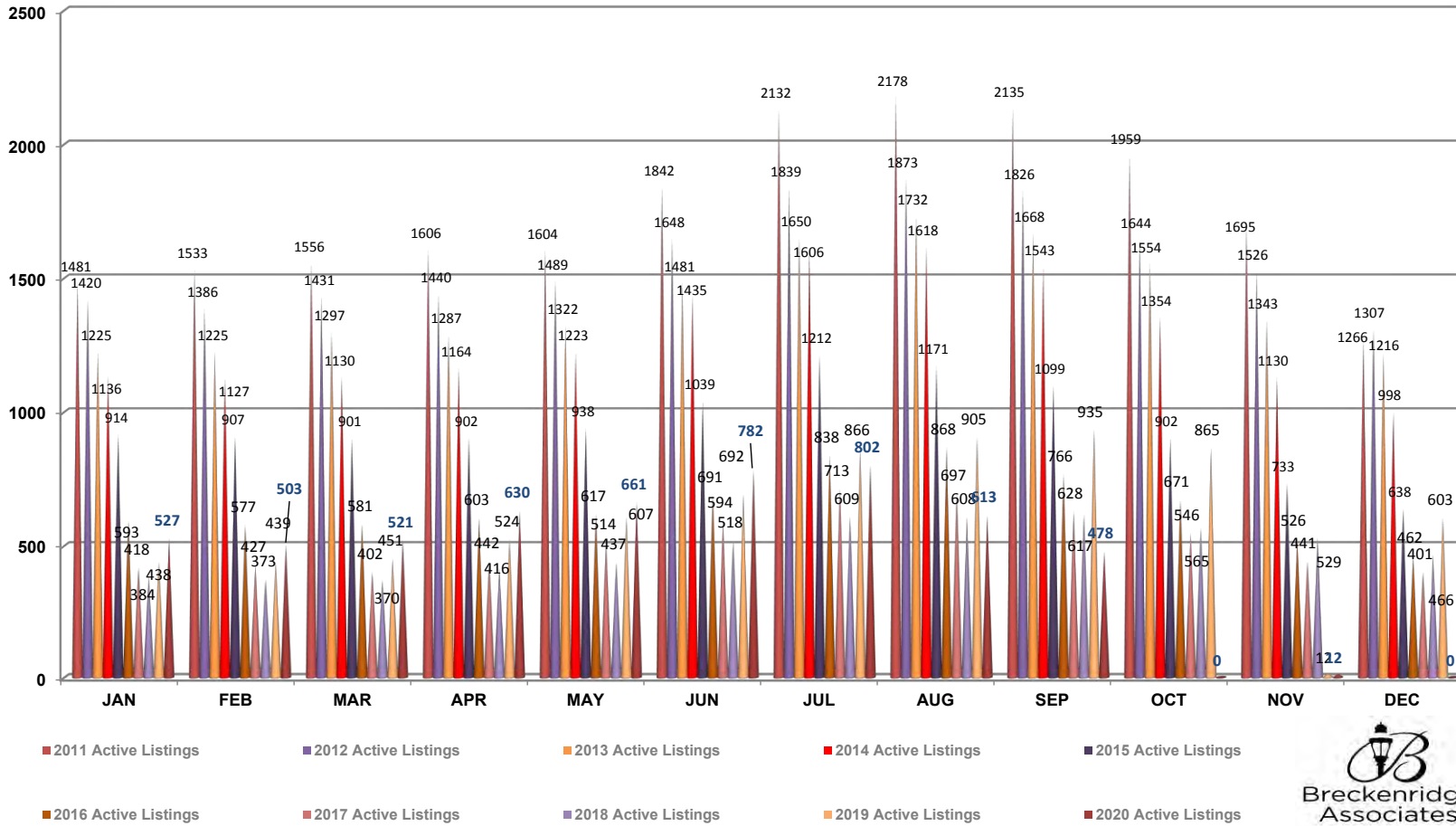
Active Listing History: Breckenridge



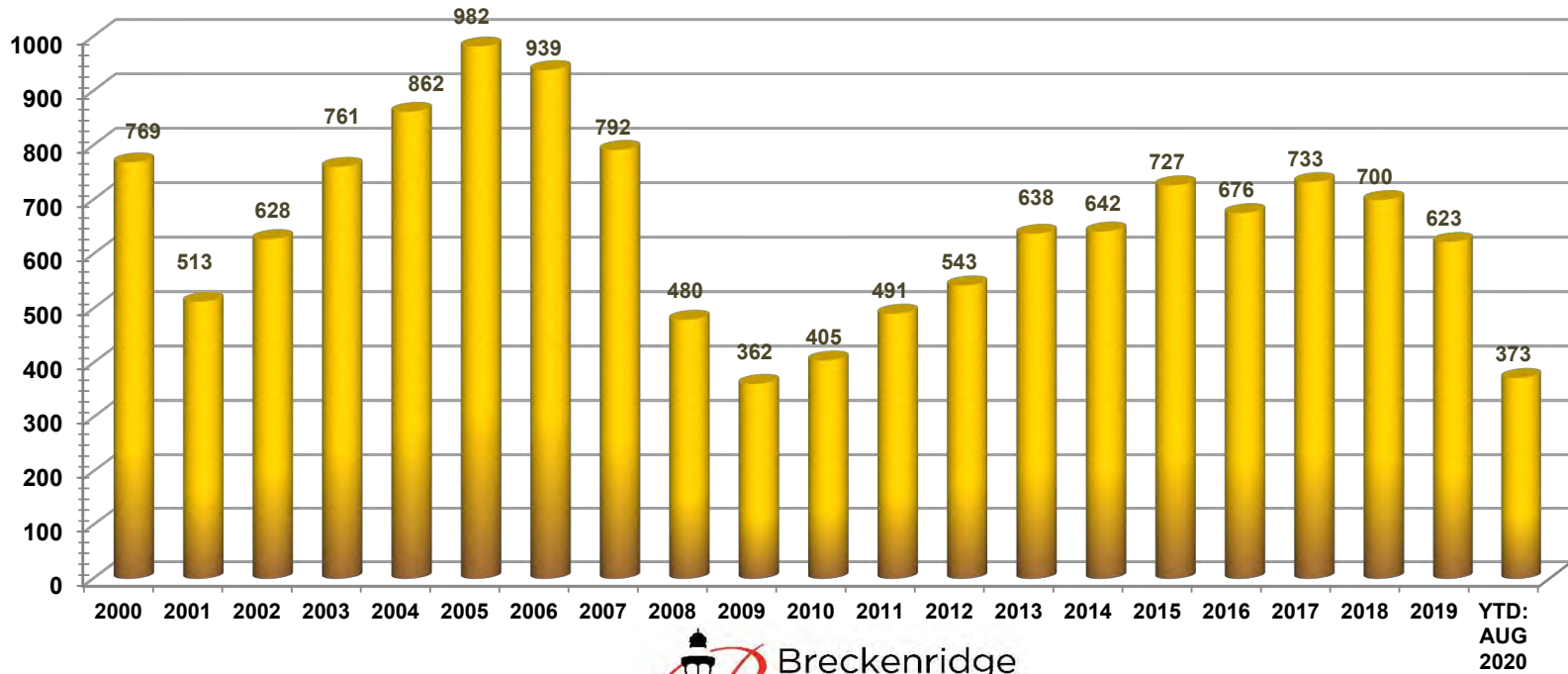
- 2011 Active Listings
- 2012 Active Listings
- 2013 Active Listings
- 2014 Active Listings
- 2015 Active Listings
- 2016 Active Listings
- 2017 Active Listings
- 2018 Active Listings
- 2019 Active Listings
- 2020 Active Listings



Active Listing History: All Areas



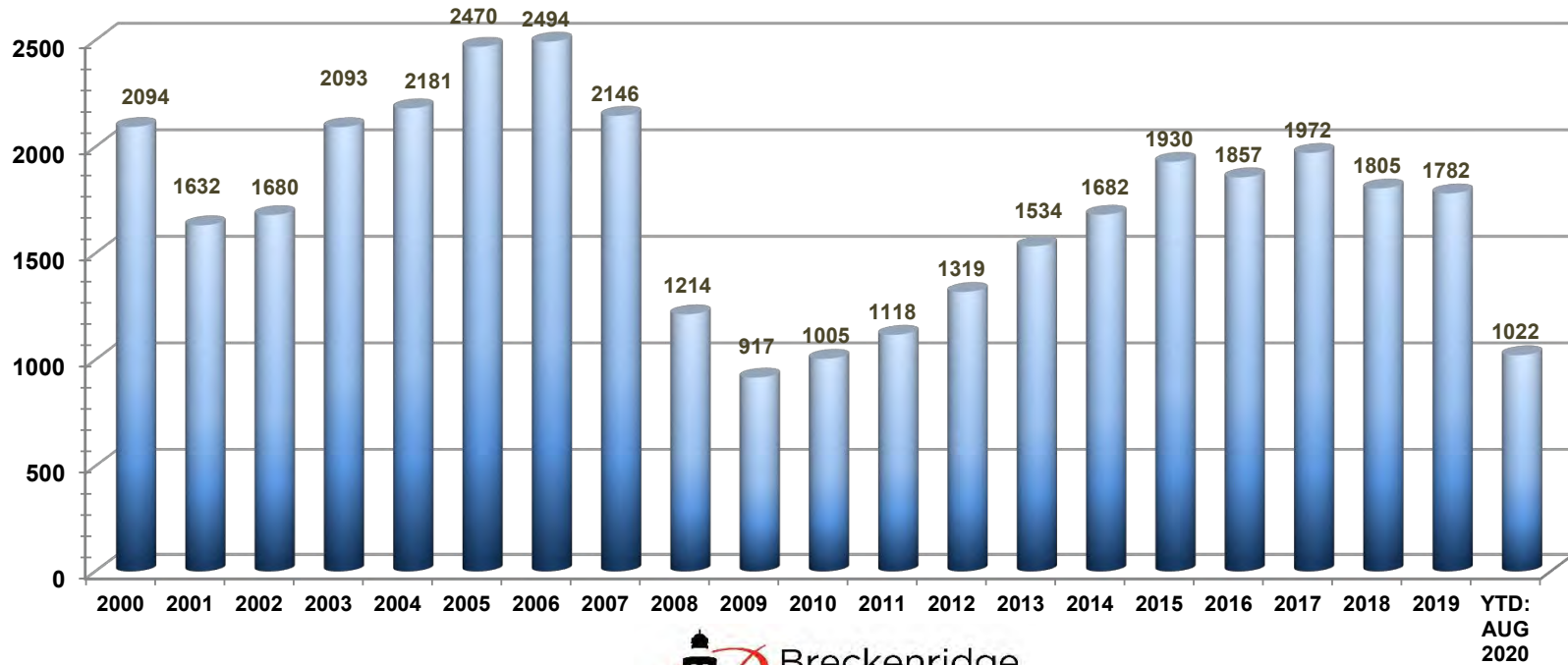
Historical Breckenridge Residential Number of Properties Sold



■ 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: August 31st, 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: AUG 2020 | 306 | \$ 1,367,484 | \$ 448.45 | 75 | 97% |
| Duplex | YTD: AUG 2020 | 105 | \$ 1,078,665 | \$ 474.75 | 78 | 98% |
| Condominium | YTD: AUG 2020 | 455 | \$ 519,809 | \$ 566.72 | 54 | 98% |
| Townhome | YTD: AUG 2020 | 156 | \$ 757,502 | \$ 463.33 | 47 | 98% |
| Total Sales YTD. Summit County All Types: | | | \$ 890,619,461 | | | |

Breckenridge Property Type Market Summary

Year-to-Date Sales through: August 31st, 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: AUG 2020 | 172 | \$ 1,518,163 | \$ 477.27 | 92 | 96% |
| Duplex | YTD: AUG 2020 | 37 | \$ 1,478,238 | \$ 596.63 | 83 | 97% |
| Condominium | YTD: AUG 2020 | 120 | \$ 622,305 | \$ 692.71 | 45 | 98% |
| Townhome | YTD: AUG 2020 | 44 | \$ 929,762 | \$ 570.90 | 52 | 97% |
| Total Sales YTD. Breckenridge All Types: | | | \$ 435,631,009 | | | |

Average Price by Property Type YTD: August 2020

