

Breckenridge Associates January MLS Watch

New Listings as of 2/7/2024: 158

point in time data reference: February 7th 2024 9:05 AM - 9:58 AM



Active: Feb 2024	Active: Feb 2023	Pending: Feb 2024	Jan: Sold 2024	Jan: Sold 2023	Sold YTD 2024	Sold YTD 2023	Full Year 2023	2024/2023: % Chg.
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Breckenridge Residential

Single Family	57	56	28	7	11	7	11	162	-36.36%
Duplex	5	8	12	0	1	0	1	28	-100.00%
Condo	31	23	10	10	7	10	7	177	42.86%
Townhome	5	2	11	3	1	3	1	34	200.00%
Other Residential	3	0	1	0	0	0	0	9	--
TOTAL	101	89	62	20	20	20	20	410	0.00%
BARE Market Participation:	11	16	7	3	3	3	3	101	0.00%
% Overall BARE:	10.89%	17.98%	11.29%	15.00%	15.00%	15.00%	15.00%	24.63%	0.00%

All Areas Residential

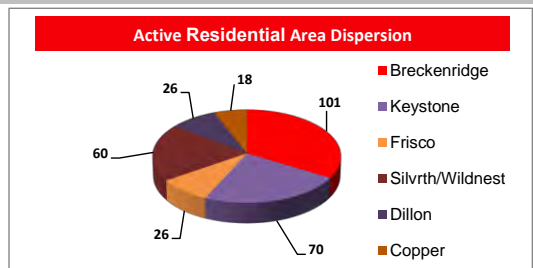
Single Family	148	155	71	44	32	44	32	659	37.50%
Duplex	11	17	15	7	4	7	4	115	75.00%
Condo	180	103	223	32	27	32	27	615	18.52%
Townhome	24	14	48	8	6	8	6	185	33.33%
Other Residential	4	1	1	0	0	0	0	15	--
TOTAL	367	290	358	91	69	91	69	1589	31.88%
BARE Market Participation:	12	20	9	4	4	4	4	144	0.00%
% Overall BARE:	3.27%	6.90%	2.51%	4.40%	5.80%	4.40%	5.80%	9.06%	-24.18%

Summary: All Property Types

SUMMIT - RESIDENTIAL	301	226	331	73	60	73	60	1411	21.67%
SUMMIT - LAND	61	44	9	2	2	2	70	70	-97.14%
SUMMIT - COMMERCIAL	13	10	3	4	0	4	16	16	-75.00%
PARK - RESIDENTIAL	66	64	27	18	9	18	9	178	100.00%
TOTAL	441	344	370	97	71	97	155	1675	-37.42%

ABSTRACT:

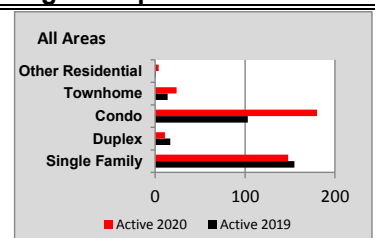
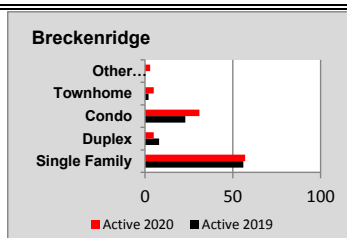
	RES	LAND	COMM	ALL
Breckenridge	101	48	5	154
Keystone	70	1	2	73
Frisco	26	3	2	31
Silvrth/Wildnest	60	5	4	69
Dillon	26	2	0	28
Copper	18	2	0	20
SUMMIT	301	61	13	375
PARK COUNTY	66	241	8	315
TOTAL: SUMMIT & PARK	367	302	21	690



Showing Desk:

	Count	(difference)
January 2024	90	-33.82%
January 2023	136	
YTD: 2024	90	-33.82%
YTD: 2023	136	

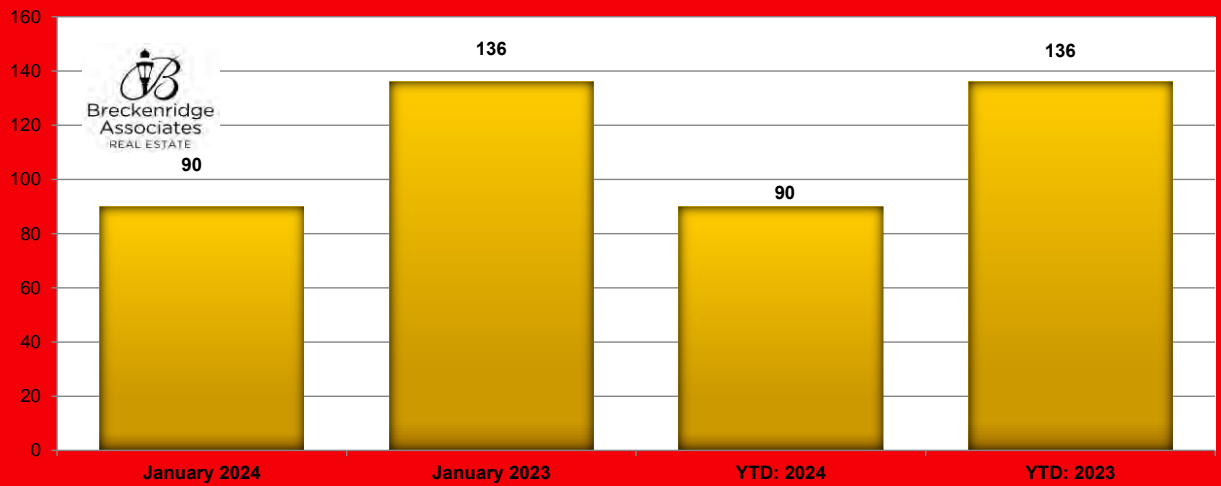
Residential Active Listings Comparison:



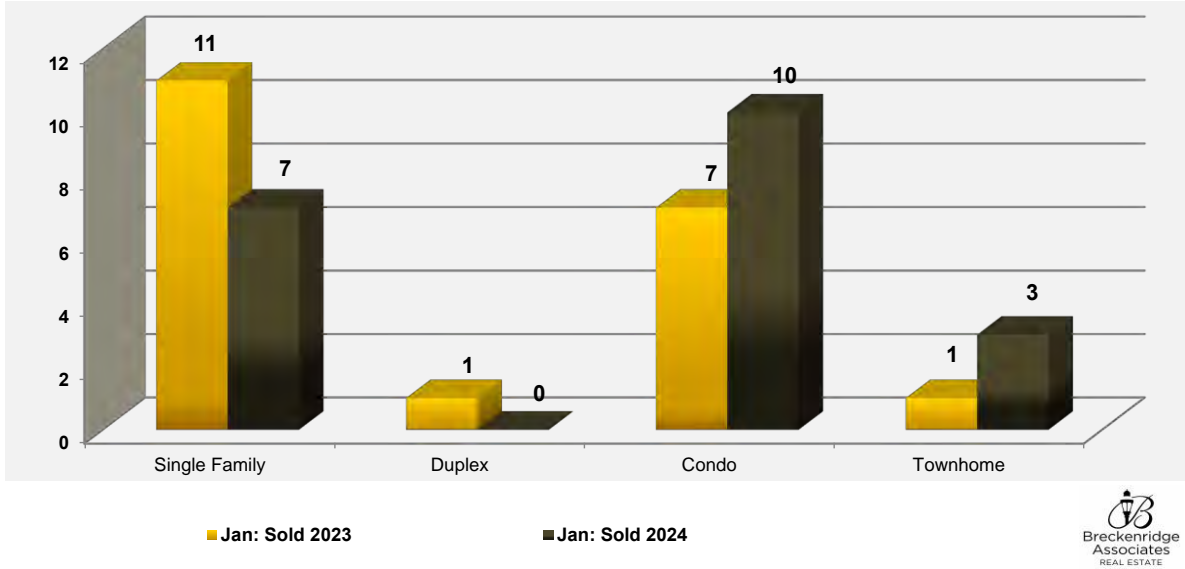
NOTE: All above numbers are for individual property sales - not sides.

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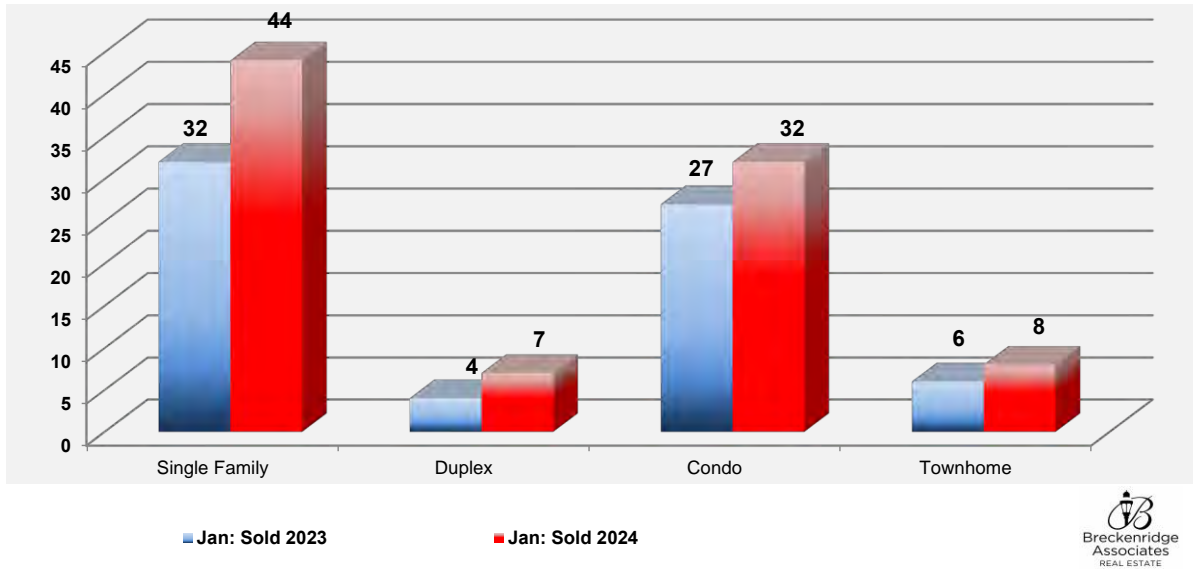
Emerging Buyers Showing Desk Comparison: 2023 versus 2024



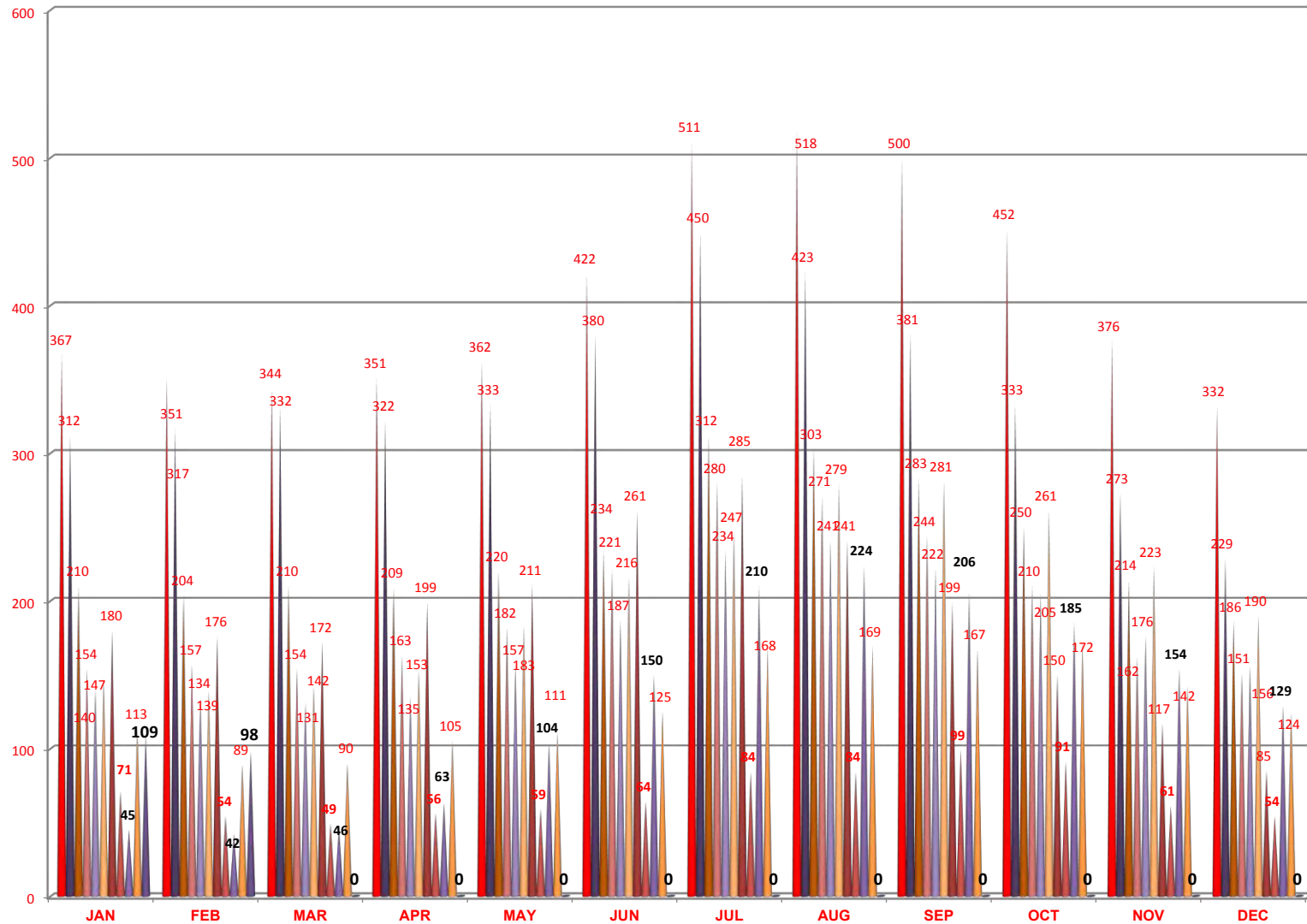
Breckenridge January Residential Sales Activity: 2023 versus 2024



Summit County January Residential Sales Activity: 2023 versus 2024



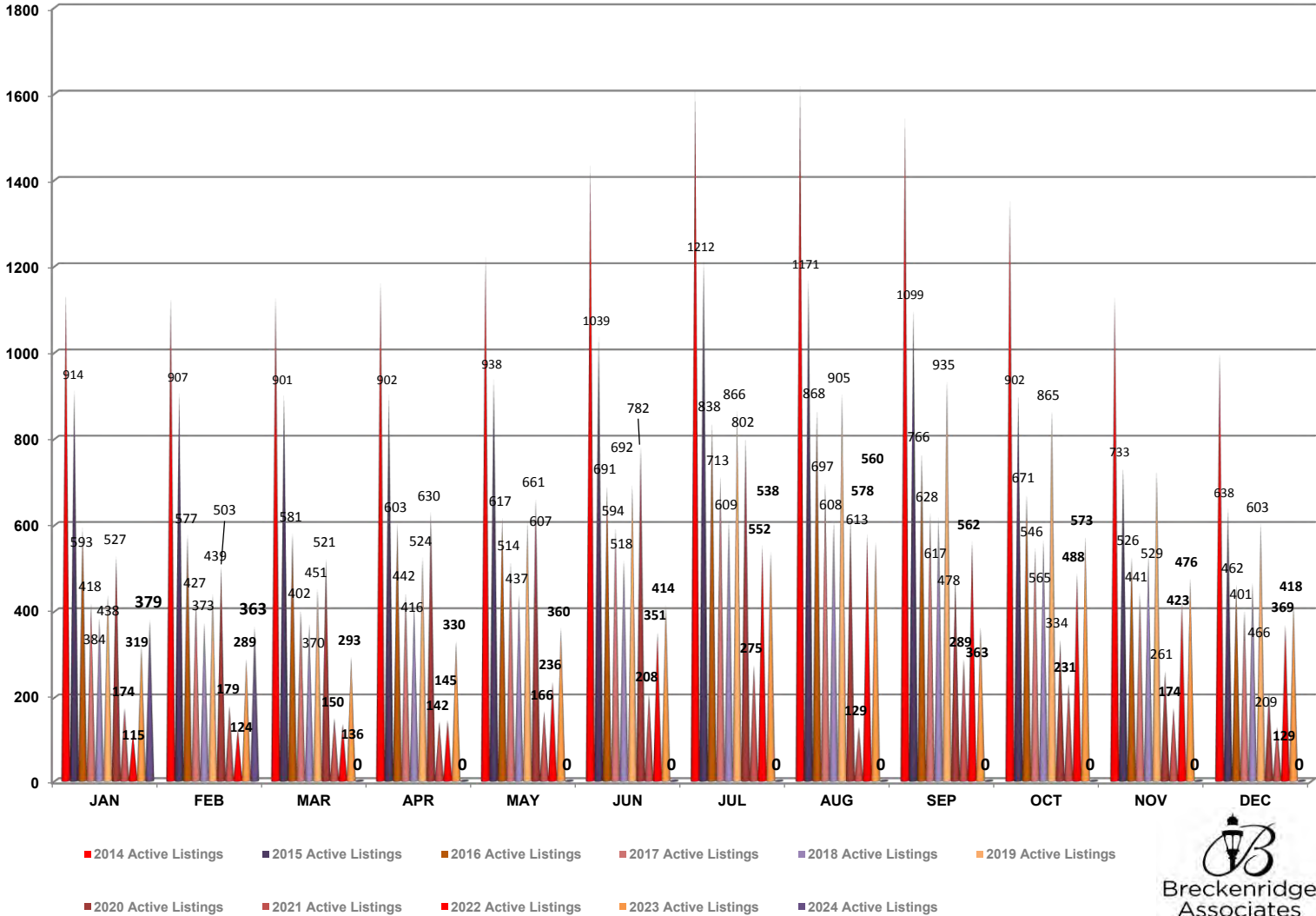
Active Listing History: Breckenridge



■ 2014 Active Listings
 ■ 2015 Active Listings
 ■ 2016 Active Listings
 ■ 2017 Active Listings
 ■ 2018 Active Listings
 ■ 2019 Active Listings
■ 2020 Active Listings
 ■ 2021 Active Listings
 ■ 2022 Active Listings
 ■ 2023 Active Listings
 ■ 2024 Active Listings



Active Listing History: All Areas



Summit County Property Type Market Summary

Year-to-Date Sales through: January 31st, 2024

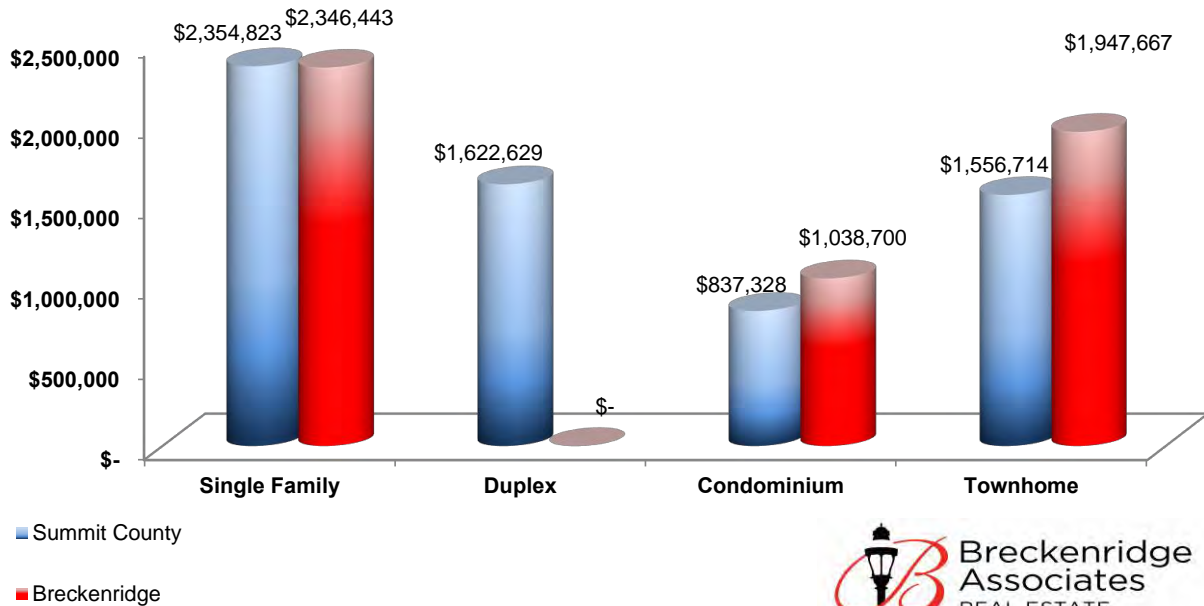
Property Type	Year	Number of Properties Sold	Average Sales Price	Average Sold Price Per Square Foot	Average Consecutive Days on Market	Ratio: Sales Price to List Price
Single Family	YTD: JAN 2024	15	\$ 2,354,823	\$ 703.92	82	96%
Duplex	YTD: JAN 2024	7	\$ 1,622,629	\$ 667.25	90	97%
Condominium	YTD: JAN 2024	32	\$ 837,328	\$ 886.27	47	98%
Townhome	YTD: JAN 2024	7	\$ 1,556,714	\$ 810.58	37	101%
Total Sales YTD. Summit County All Types:			\$ 84,372,250			

Breckenridge Property Type Market Summary

Year-to-Date Sales through: January 31st, 2024

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: JAN 2024	7	\$ 2,346,443	\$ 678.09	108	95%
Duplex	YTD: JAN 2024	0	--	--	--	--
Condominium	YTD: JAN 2024	10	\$ 1,038,700	\$ 1,029.63	52	98%
Townhome	YTD: JAN 2024	3	\$ 1,947,667	\$ 983.48	26	105%
Total Sales YTD. Breckenridge All Types:			\$ 32,655,100			

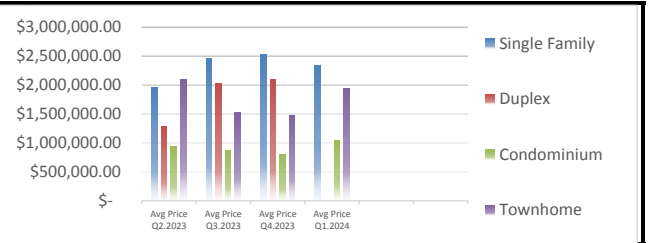
Average Price by Property Type YTD: January 2024



Breckenridge Property Type Quarterly Comparison

Year-to-Date Sales through: January 31st, 2024

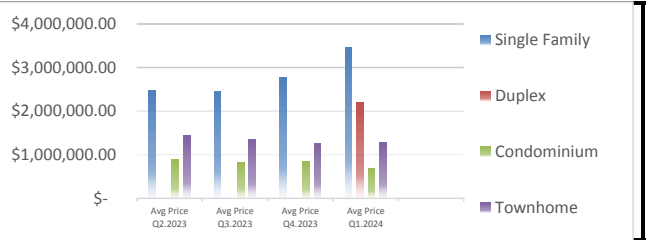
Property Type	Avg Price Q2.2023	Avg Price Q3.2023	Avg Price Q4.2023	Avg Price Q1.2024
Single Family	\$ 1,967,002.22	\$ 2,466,850.26	\$ 2,525,070.98	\$ 2,346,442.86
Duplex	\$ 1,278,870.40	\$ 2,026,672.83	\$ 2,103,741.43	--
Condominium	\$ 940,135.56	\$ 868,253.46	\$ 799,445.22	\$ 1,038,700.00
Townhome	\$ 2,090,000.00	\$ 1,525,488.14	\$ 1,472,181.82	\$ 1,947,666.67



Keystone Property Type Quarterly Comparison

Year-to-Date Sales through: January 31st, 2024

Property Type	Avg Price Q2.2023	Avg Price Q3.2023	Avg Price Q4.2023	Avg Price Q1.2024
Single Family	\$ 2,465,000.00	\$ 2,462,714.29	\$ 2,770,241.57	\$ 3,453,125.00
Duplex	--	--	--	\$ 2,190,000.00
Condominium	\$ 883,240.00	\$ 828,850.00	\$ 835,020.59	\$ 689,666.67
Townhome	\$ 1,432,060.00	\$ 1,343,600.00	\$ 1,253,837.43	\$ 1,275,000.00



Copper Mountain Property Type Quarterly Comparison

Year-to-Date Sales through: January 31st, 2024

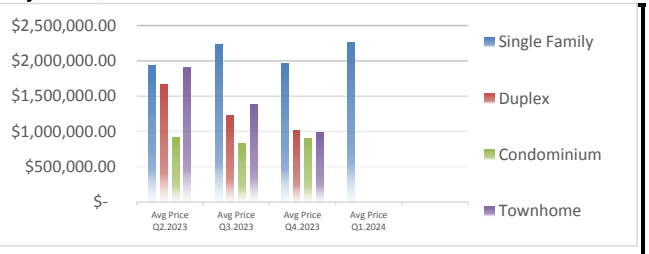
Property Type	Avg Price Q2.2023	Avg Price Q3.2023	Avg Price Q4.2023	Avg Price Q1.2024
Single Family	--	\$ 3,000,000.00	--	--
Duplex	\$ 3,025,000.00	--	--	--
Condominium	\$ 785,230.77	\$ 824,265.38	\$ 990,357.00	\$ 1,020,000.00
Townhome	\$ 709,479.67	--	\$ 1,815,000.00	--



Frisco Property Type Quarterly Comparison

Year-to-Date Sales through: January 31st, 2024

Property Type	Avg Price Q2.2023	Avg Price Q3.2023	Avg Price Q4.2023	Avg Price Q1.2024
Single Family	\$ 1,929,250.00	\$ 2,236,357.14	\$ 1,961,785.71	\$ 2,265,000.00
Duplex	\$ 1,665,000.00	\$ 1,233,492.67	\$ 1,012,045.60	--
Condominium	\$ 919,466.67	\$ 827,058.00	\$ 907,194.88	--
Townhome	\$ 1,900,000.00	\$ 1,384,800.00	\$ 982,587.00	--



Dillon Property Type Quarterly Comparison

Year-to-Date Sales through: January 31st, 2024

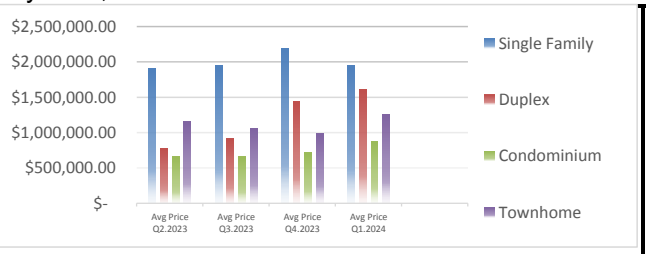
Property Type	Avg Price Q2.2023	Avg Price Q3.2023	Avg Price Q4.2023	Avg Price Q1.2024
Single Family	\$ 1,781,416.67	\$ 1,324,318.18	\$ 1,308,602.94	--
Duplex	\$ 1,206,000.00	--	\$ 1,725,000.00	\$ 1,090,000.00
Condominium	\$ 595,900.00	\$ 713,713.28	\$ 644,609.52	\$ 543,916.67
Townhome	\$ 890,000.00	\$ 639,703.25	\$ 772,500.00	--



Wildernest Property Type Quarterly Comparison

Year-to-Date Sales through: January 31st, 2024

Property Type	Avg Price Q2.2023	Avg Price Q3.2023	Avg Price Q4.2023	Avg Price Q1.2024
Single Family	\$ 1,901,575.58	\$ 1,943,758.68	\$ 2,194,844.73	\$ 1,945,200.00
Duplex	\$ 780,633.78	\$ 910,420.54	\$ 1,445,380.13	\$ 1,615,680.00
Condominium	\$ 656,683.33	\$ 654,693.48	\$ 713,643.72	\$ 870,750.00
Townhome	\$ 1,152,397.50	\$ 1,054,203.86	\$ 986,570.90	\$ 1,259,666.67



Historical Summit County Condo/TH/Duplex/Single Family Market Summary

Year-to-Date Sales through: January 31st, 2024

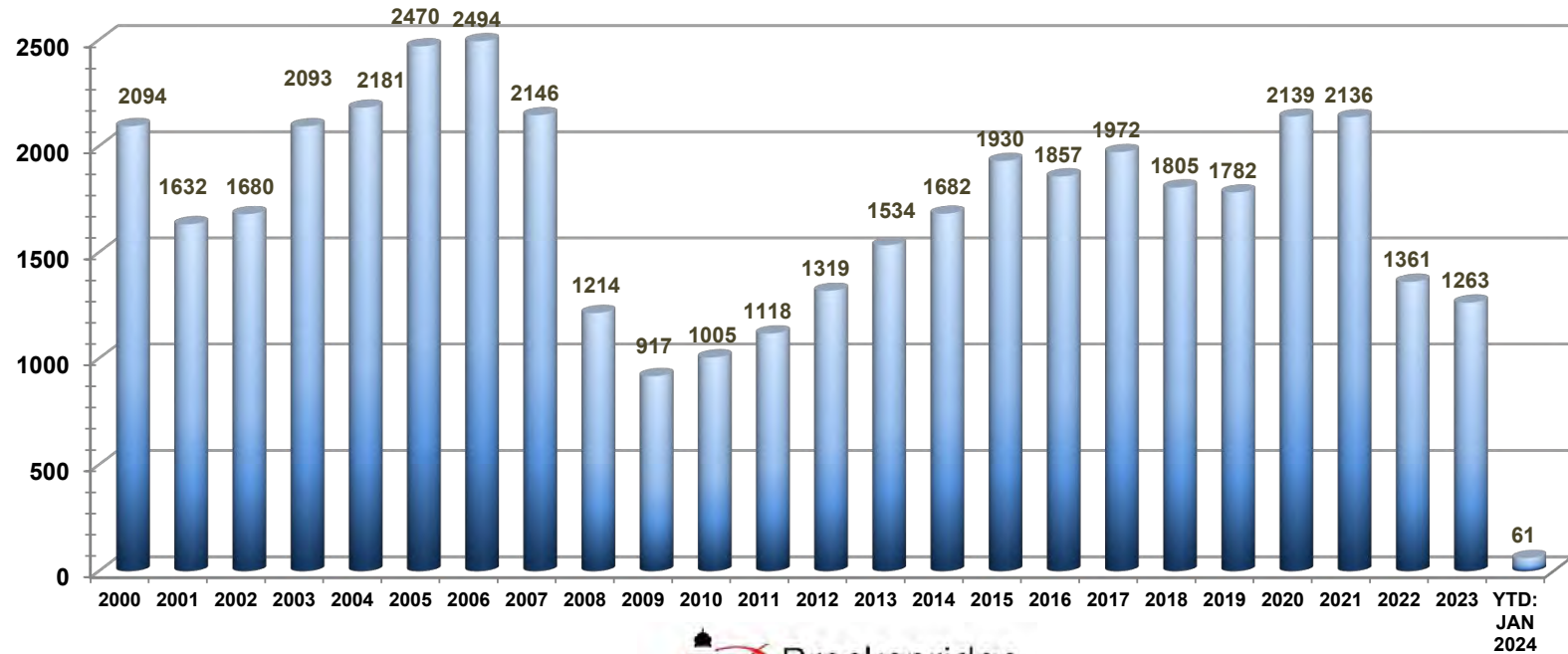
note: 2000 appreciation calculated from average price in 1999 of \$213,824

Year	Number of Properties Sold	Average Sales Price	Percentage of Appreciation or Depreciation by Average Sales Price	Average Sold Price Per Square Foot	Average Consecutive Days on Market	Ratio: Sales Price to List Price
2000	2094	\$ 309,730	n/a	\$ 220.27	150	97%
2001	1632	\$ 343,032	10.75%	\$ 242.13	169	96%
2002	1680	\$ 325,621	-5.08%	\$ 234.39	235	96%
2003	2093	\$ 338,746	4.03%	\$ 238.36	291	96%
2004	2181	\$ 354,853	4.75%	\$ 253.13	246	96%
2005	2470	\$ 397,834	12.11%	\$ 276.99	240	97%
2006	2494	\$ 463,941	16.62%	\$ 326.54	197	97%
2007	2146	\$ 553,472	19.30%	\$ 367.46	152	97%
2008	1214	\$ 615,583	11.22%	\$ 405.23	160	96%
2009	917	\$ 613,346	-0.36%	\$ 337.97	268	93%
2010	1005	\$ 568,531	-7.31%	\$ 344.51	302	93%
2011	1118	\$ 511,157	-10.09%	\$ 297.95	320	93%
2012	1319	\$ 517,205	1.18%	\$ 292.73	327	94%
2013	1534	\$ 496,769	-3.95%	\$ 308.55	247	95%
2014	1682	\$ 518,005	4.27%	\$ 324.11	223	96%
2015	1930	\$ 563,639	8.81%	\$ 350.76	219	96%
2016	1857	\$ 599,319	6.33%	\$ 374.78	80	97%
2017	1972	\$ 700,559	16.89%	\$ 431.11	62	97%
2018	1805	\$ 769,694	9.87%	\$ 471.98	51	97%
2019	1782	\$ 823,968	7.05%	\$ 493.08	58	97%
2020	2139	\$ 907,853	10.18%	\$ 527.71	63	98%
2021	2136	\$ 1,136,150	25.15%	\$ 670.24	28	100%
2022	1361	\$ 1,290,984	13.63%	\$ 767.83	27	98%
2023	1263	\$ 1,291,349	0.03%	\$ 770.81	46	97%
YTD: JAN 2024	61	\$ 1,383,152	7.11%	\$ 807.61	59	97%

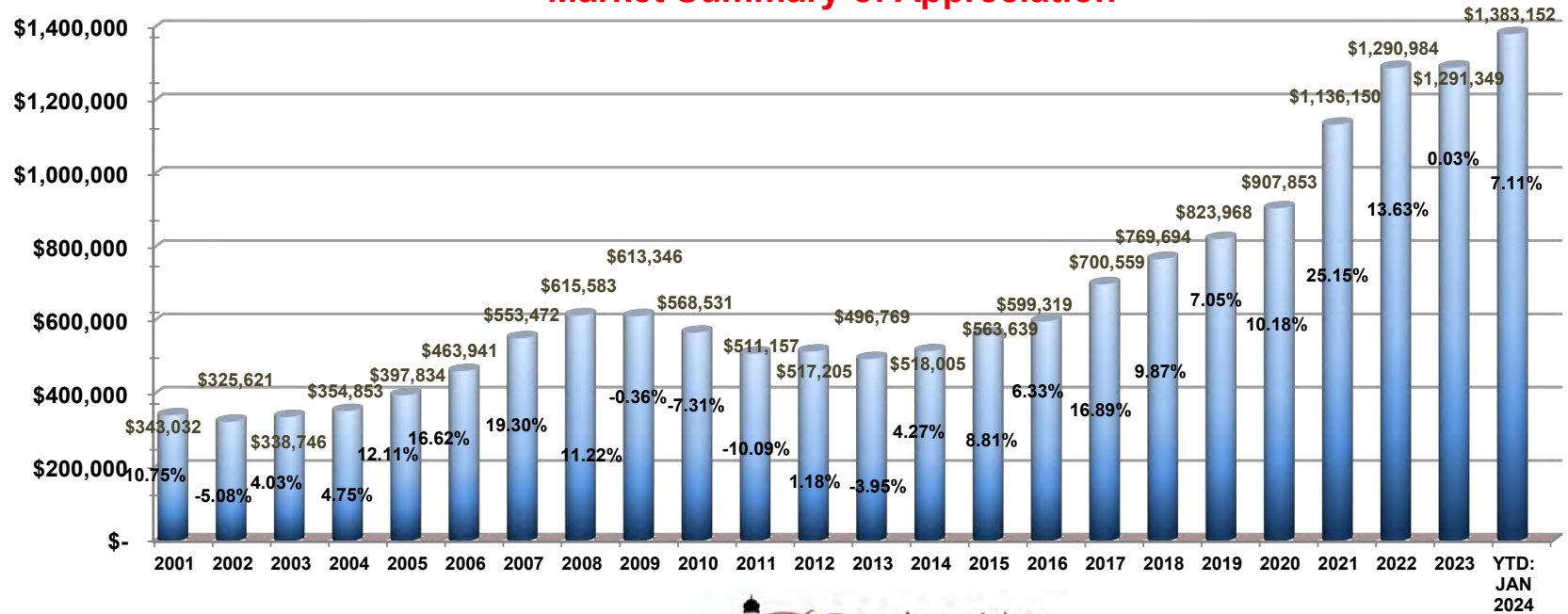
point in time data reference: February 7th 2024 9:05 AM - 9:58 AM



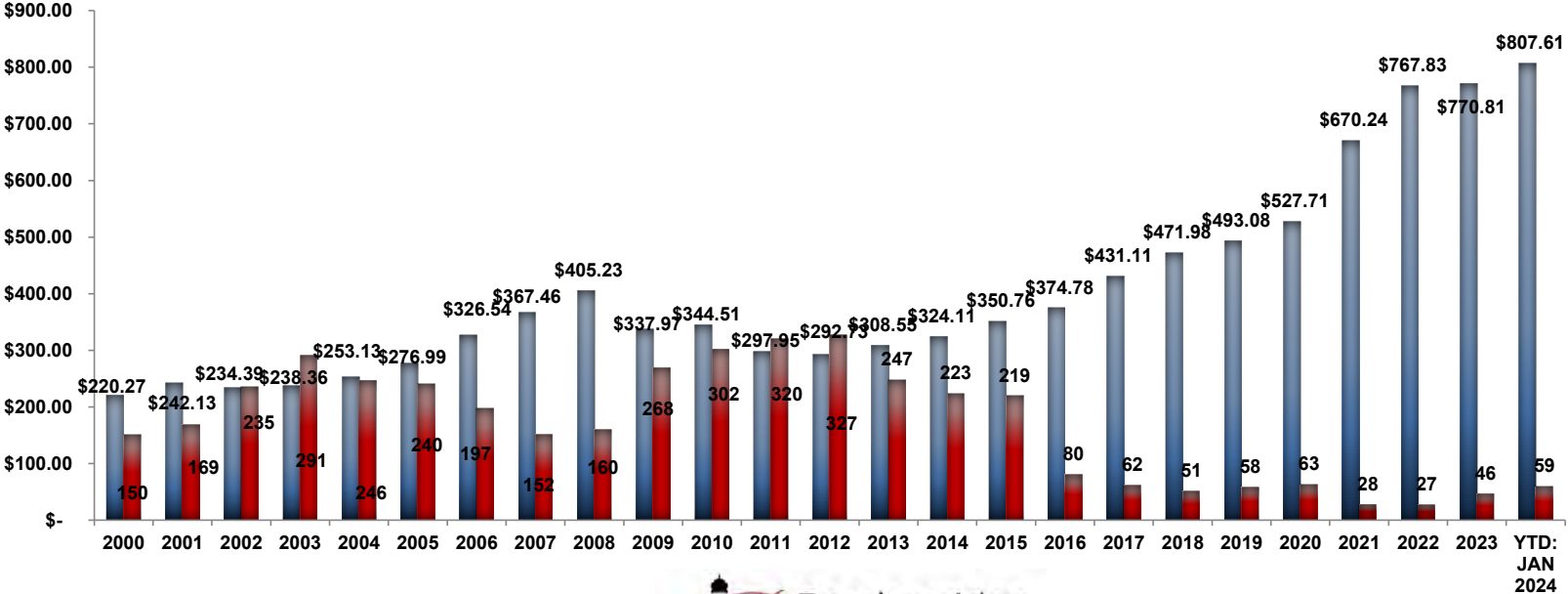
Historical Summit County Residential Number of Properties Sold



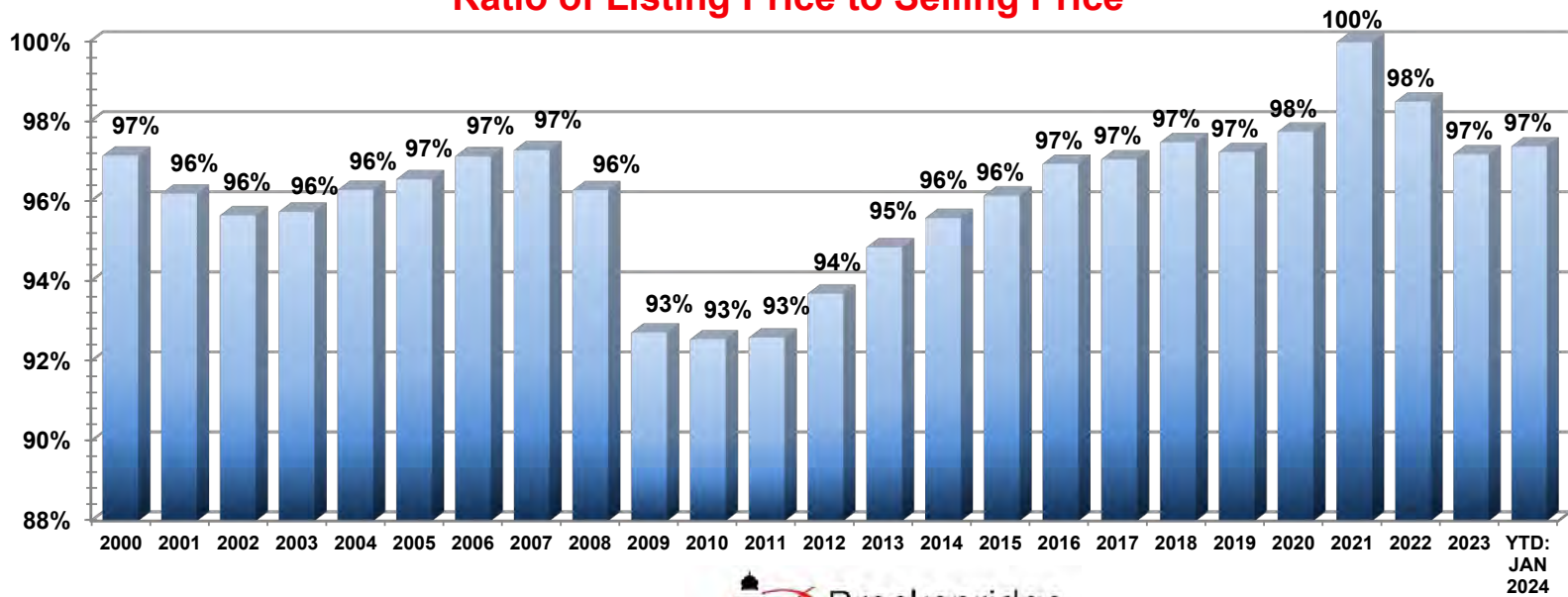
Historical Summit County Residential Market Summary of Appreciation



Historical Summit County Residential Average Price Per Square Foot & Average Continuous Days on Market Comparison



Historical Summit County Residential Ratio of Listing Price to Selling Price



Historical Breckenridge Condo/TH/Duplex/Single Family Market Summary

Year-to-Date Sales through: January 31st, 2024

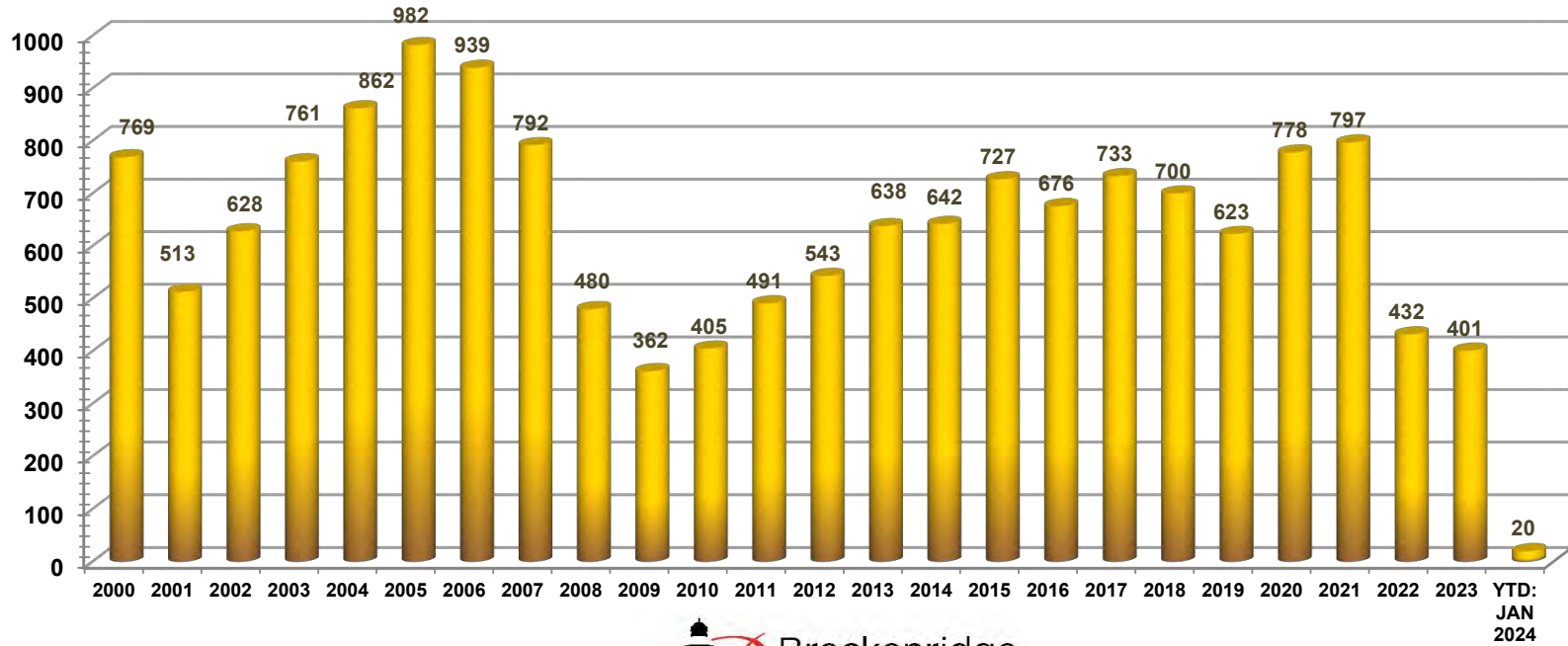
note: 2000 appreciation calculated from average price in 1999 of \$213,824

Year	Number of Properties Sold	Average Sales Price	Percentage of Appreciation or Depreciation by Average Sales Price	Average Sold Price Per Square Foot	Average Consecutive Days on Market	Ratio: Sales Price to List Price
2000	769	\$ 361,780	n/a	\$ 242.16	146	97%
2001	513	\$ 396,689	9.65%	\$ 258.59	188	95%
2002	628	\$ 384,651	-3.03%	\$ 258.67	258	95%
2003	761	\$ 402,130	4.54%	\$ 257.78	349	95%
2004	862	\$ 410,367	2.05%	\$ 281.16	285	96%
2005	982	\$ 491,058	19.66%	\$ 321.97	238	96%
2006	939	\$ 606,054	23.42%	\$ 392.72	204	97%
2007	792	\$ 706,988	16.65%	\$ 429.14	174	97%
2008	480	\$ 826,556	16.91%	\$ 487.18	192	96%
2009	362	\$ 815,030	-1.39%	\$ 378.03	296	92%
2010	405	\$ 741,453	-9.03%	\$ 432.08	349	92%
2011	491	\$ 626,400	-15.52%	\$ 339.41	363	92%
2012	543	\$ 639,615	2.11%	\$ 335.85	355	93%
2013	638	\$ 610,133	-4.61%	\$ 359.55	256	94%
2014	642	\$ 691,608	13.35%	\$ 385.72	238	95%
2015	727	\$ 738,174	6.73%	\$ 420.82	240	96%
2016	676	\$ 799,139	8.26%	\$ 434.96	112	96%
2017	733	\$ 922,812	15.48%	\$ 497.24	76	97%
2018	700	\$ 951,903	3.15%	\$ 523.47	61	97%
2019	623	\$ 1,139,675	19.73%	\$ 568.43	75	97%
2020	778	\$ 1,186,177	4.08%	\$ 598.85	70	97%
2021	797	\$ 1,513,787	27.62%	\$ 768.20	32	99%
2022	432	\$ 1,687,378	11.47%	\$ 872.71	35	97%
2023	401	\$ 1,638,907	-2.87%	\$ 856.40	58	96%
YTD: JAN 2024	20	\$ 1,632,755	-0.38%	\$ 899.67	67	97%

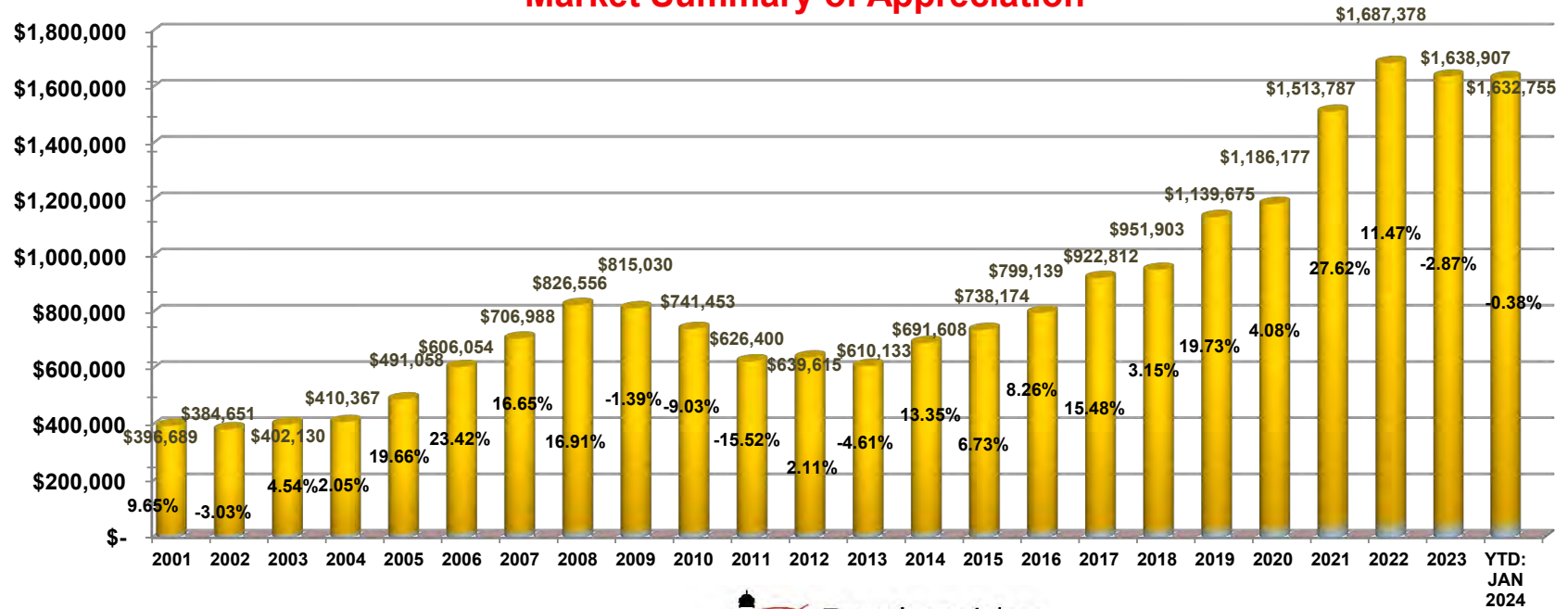
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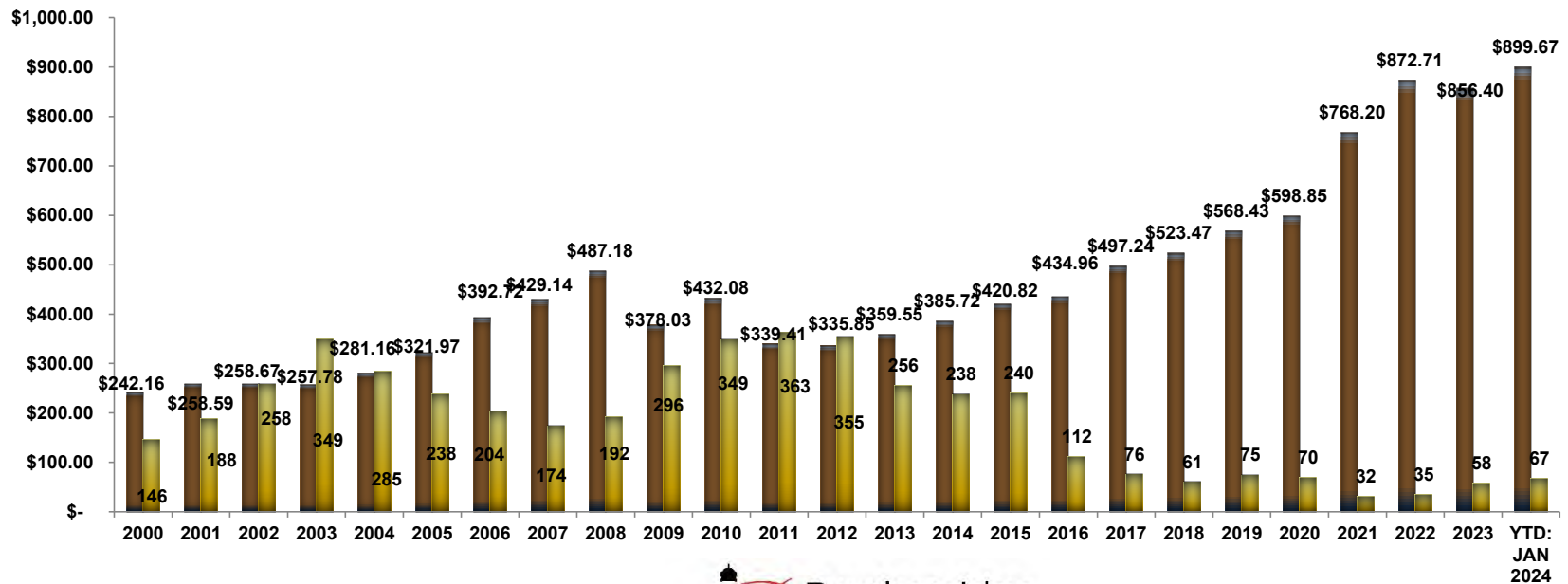
Historical Breckenridge Residential Number of Properties Sold



Historical Breckenridge Residential Market Summary of Appreciation



Historical Breckenridge Residential Average Price Per Square Foot & Average Continuous Days on Market Comparison



Historical Breckenridge Residential Ratio of Listing Price to Selling Price

