

# Local Market Update for May 2019

A Research Tool Provided by the Colorado Association of REALTORS®



## Breckenridge

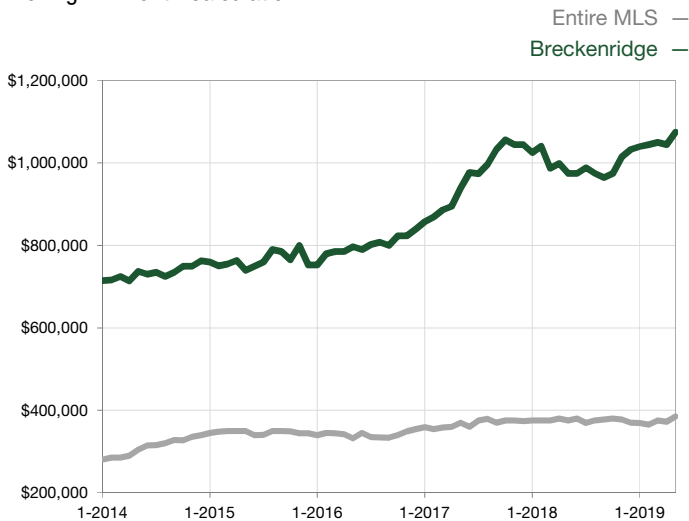
| Single Family                   | May         |                    |                                   | Year to Date |                    |                                   |
|---------------------------------|-------------|--------------------|-----------------------------------|--------------|--------------------|-----------------------------------|
|                                 | 2018        | 2019               | Percent Change from Previous Year | Thru 05-2018 | Thru 05-2019       | Percent Change from Previous Year |
| <b>Key Metrics</b>              |             |                    |                                   |              |                    |                                   |
| New Listings                    | 54          | 42                 | - 22.2%                           | 155          | 117                | - 24.5%                           |
| Sold Listings                   | 27          | 18                 | - 33.3%                           | 80           | 76                 | - 5.0%                            |
| Median Sales Price*             | \$910,000   | <b>\$1,267,500</b> | + 39.3%                           | \$951,000    | <b>\$1,235,000</b> | + 29.9%                           |
| Average Sales Price*            | \$1,238,009 | <b>\$1,894,447</b> | + 53.0%                           | \$1,285,521  | <b>\$1,701,032</b> | + 32.3%                           |
| Percent of List Price Received* | 96.8%       | <b>98.1%</b>       | + 1.3%                            | 96.5%        | <b>97.1%</b>       | + 0.6%                            |
| Days on Market Until Sale       | 153         | 51                 | - 66.7%                           | 126          | 100                | - 20.6%                           |
| Inventory of Homes for Sale     | 154         | 102                | - 33.8%                           | --           | --                 | --                                |
| Months Supply of Inventory      | 6.7         | 4.5                | - 32.8%                           | --           | --                 | --                                |

\* 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                 | May       |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2018      | 2019             | Percent Change from Previous Year | Thru 05-2018 | Thru 05-2019     | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |                  |                                   |              |                  |                                   |
| New Listings                    | 50        | 60               | + 20.0%                           | 207          | 241              | + 16.4%                           |
| Sold Listings                   | 32        | 36               | + 12.5%                           | 146          | 126              | - 13.7%                           |
| Median Sales Price*             | \$538,500 | <b>\$577,000</b> | + 7.1%                            | \$555,000    | <b>\$585,000</b> | + 5.4%                            |
| Average Sales Price*            | \$600,167 | <b>\$665,427</b> | + 10.9%                           | \$619,975    | <b>\$685,065</b> | + 10.5%                           |
| Percent of List Price Received* | 98.9%     | <b>95.4%</b>     | - 3.5%                            | 97.9%        | <b>96.5%</b>     | - 1.4%                            |
| Days on Market Until Sale       | 59        | 81               | + 37.3%                           | 73           | 77               | + 5.5%                            |
| Inventory of Homes for Sale     | 200       | 204              | + 2.0%                            | --           | --               | --                                |
| Months Supply of Inventory      | 5.7       | 5.7              | 0.0%                              | --           | --               | --                                |

\* 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

