



# SUMMIT REALTORS<sup>®</sup>

## AUGUST COMPARISON REPORT

Run date: 09/03/2020

2019

2020

	New	Sales	Sales Volume	Average Sale Price	New	Chg %	Sales	Chg %	Sales Volume	Chg %	Average Sale Price	Chg %
<b>August</b>												
<b>Single Family</b>												
Breckenridge	41	36	68,465,650	1,901,824	53	29.3	60	66.7	95,513,250	39.5	1,591,888	-16.3
Copper Mountain	0	0	0	0	1	0.0	0	0.0	0	0.0	0	0.0
Dillon/Summit Cove	6	6	5,076,000	846,000	9	50.0	11	83.3	8,724,900	71.9	793,173	-6.2
Frisco	3	6	6,885,400	1,147,567	5	66.7	3	-50.0	4,095,535	-40.5	1,365,178	19.0
Grand County	6	5	2,316,455	463,291	10	66.7	9	80.0	3,119,800	34.7	346,644	-25.2
Keystone	4	2	5,041,751	2,520,876	6	50.0	6	200.0	10,020,000	98.7	1,670,000	-33.8
Leadville	3	7	2,605,500	372,214	3	0.0	8	14.3	2,608,695	0.1	326,087	-12.4
Park County	38	26	11,517,400	442,977	29	-23.7	36	38.5	16,714,950	45.1	464,304	4.8
Wilderness/Silverthorne	27	21	20,595,274	980,727	24	-11.1	19	-9.5	23,446,900	13.8	1,234,047	25.8
Other	5	4	3,290,000	822,500	5	0.0	4	0.0	3,355,000	2.0	838,750	2.0
<b>Total</b>	<b>133</b>	<b>113</b>	<b>125,793,430</b>	<b>1,113,216</b>	<b>145</b>	<b>9.0</b>	<b>156</b>	<b>38.1</b>	<b>167,599,030</b>	<b>33.2</b>	<b>1,074,353</b>	<b>-3.5</b>
<b>Townhouse</b>												
Breckenridge	4	8	7,733,600	966,700	10	150.0	13	62.5	13,184,398	70.5	1,014,184	4.9
Copper Mountain	1	0	0	0	2	100.0	3	0.0	2,869,000	0.0	956,333	0.0
Dillon/Summit Cove	3	1	542,500	542,500	1	-66.7	5	400.0	2,467,500	354.8	493,500	-9.0
Frisco	8	6	7,059,000	1,176,500	5	-37.5	6	0.0	5,168,000	-26.8	861,333	-26.8
Grand County	0	0	0	0	0	0.0	0	0.0	0	0.0	0	0.0
Keystone	8	6	4,652,000	775,333	4	-50.0	6	0.0	5,859,000	25.9	976,500	25.9
Park County	0	0	0	0	0	0.0	0	0.0	0	0.0	0	0.0
Wilderness/Silverthorne	8	11	6,668,333	606,212	7	-12.5	13	18.2	8,625,076	29.3	663,467	9.4
Other	0	1	799,000	799,000	0	0.0	0	-100.0	0	-100.0	0	-100.0
<b>Total</b>	<b>32</b>	<b>33</b>	<b>27,454,433</b>	<b>831,953</b>	<b>29</b>	<b>5.5</b>	<b>46</b>	<b>39.4</b>	<b>38,172,974</b>	<b>39.0</b>	<b>829,847</b>	<b>-0.3</b>



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2019

2020

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<b>Condo</b>												
Breckenridge	38	32	18,047,602	563,988	49	28.9	29	-9.4	17,978,000	-0.4	619,931	9.9
Copper Mountain	9	10	3,952,500	395,250	22	144.4	10	0.0	4,055,000	2.6	405,500	2.6
Dillon/Summit Cove	16	14	7,190,953	513,640	12	-25.0	15	7.1	5,771,000	-19.7	384,733	-25.1
Frisco	17	13	7,267,461	559,035	11	-35.3	22	69.2	12,614,600	73.6	573,391	2.6
Grand County	0	1	305,000	305,000	0	0.0	0	-100.0	0	-100.0	0	-100.0
Keystone	35	25	10,311,167	412,447	42	20.0	34	36.0	15,631,408	51.6	459,747	11.5
Leadville	0	0	0	0	0	0.0	1	0.0	240,000	0.0	240,000	0.0
Park County	0	0	0	0	0	0.0	0	0.0	0	0.0	0	0.0
Wilderness/Silverthorne	29	15	6,055,250	403,683	20	-31.0	21	40.0	9,469,100	56.4	450,910	11.7
Other	2	0	0	0	1	-50.0	2	0.0	1,337,000	0.0	668,500	0.0
<b>Total</b>	<b>146</b>	<b>110</b>	<b>53,129,933</b>	<b>482,999</b>	<b>157</b>	<b>6.4</b>	<b>134</b>	<b>21.8</b>	<b>67,096,108</b>	<b>26.3</b>	<b>500,717</b>	<b>3.7</b>
<b>Duplex</b>												
Breckenridge	10	2	2,352,000	1,176,000	10	0.0	9	350.0	15,870,000	574.7	1,763,333	49.9
Copper Mountain	1	0	0	0	1	0.0	0	0.0	0	0.0	0	0.0
Dillon/Summit Cove	2	3	1,645,000	548,333	2	0.0	0	-100.0	0	-100.0	0	-100.0
Frisco	1	2	1,615,000	807,500	0	-100.0	2	0.0	2,245,000	39.0	1,122,500	39.0
Grand County	6	0	0	0	0	-100.0	0	0.0	0	0.0	0	0.0
Keystone	1	1	1,060,000	1,060,000	0	-100.0	0	-100.0	0	-100.0	0	-100.0
Leadville	0	0	0	0	0	0.0	0	0.0	0	0.0	0	0.0
Park County	0	0	0	0	0	0.0	0	0.0	0	0.0	0	0.0
Wilderness/Silverthorne	5	6	5,777,742	962,957	15	200.0	11	83.3	7,639,589	32.2	694,508	-27.9
Other	0	0	0	0	0	0.0	0	0.0	0	0.0	0	0.0
<b>Total</b>	<b>26</b>	<b>14</b>	<b>12,449,742</b>	<b>889,267</b>	<b>28</b>	<b>6.5</b>	<b>22</b>	<b>57.1</b>	<b>25,754,589</b>	<b>106.9</b>	<b>1,170,663</b>	<b>31.6</b>



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	2019				2020							
	New	Sales	Sales Volume	Average Sale Price	New	Chg %	Sales	Chg %	Sales Volume	Chg %	Average Sale Price	Chg %
<b>Sf/Mf/Acreage</b>												
Breckenridge	17	5	2,508,000	501,600	18	5.9	28	460.0	9,222,590	267.7	329,378	-34.3
Copper Mountain	0	0	0	0	1	0.0	0	0.0	0	0.0	0	0.0
Dillon/Summit Cove	0	2	979,000	489,500	1	0.0	3	50.0	770,000	-21.3	256,667	-47.6
Frisco	1	1	699,900	699,900	0	-100.0	0	-100.0	0	-100.0	0	-100.0
Grand County	2	1	33,500	33,500	3	50.0	9	800.0	567,400	1,593.7	63,044	88.2
Keystone	1	1	310,000	310,000	0	-100.0	2	100.0	1,020,000	229.0	510,000	64.5
Leadville	2	7	434,000	62,000	4	100.0	7	0.0	399,400	-8.0	57,057	-8.0
Park County	44	37	1,248,600	33,746	54	22.7	60	62.2	2,891,800	131.6	48,197	42.8
Wilderness/Silverthorne	5	1	238,500	238,500	5	0.0	6	500.0	1,627,800	582.5	271,300	13.8
Other	1	5	751,850	150,370	1	0.0	3	-40.0	137,000	-81.8	45,667	-69.6
<b>Total</b>	<b>73</b>	<b>60</b>	<b>7,203,350</b>	<b>120,056</b>	<b>87</b>	<b>8.8</b>	<b>118</b>	<b>96.7</b>	<b>16,635,990</b>	<b>130.9</b>	<b>140,983</b>	<b>17.4</b>
<b>Farm/Ranch</b>												
Dillon/Summit Cove	0	0	0	0	0	0.0	0	0.0	0	0.0	0	0.0
Grand County	1	0	0	0	0	-100.0	0	0.0	0	0.0	0	0.0
Park County	3	0	0	0	3	0.0	2	0.0	115,000	0.0	57,500	0.0
Wilderness/Silverthorne	0	0	0	0	0	0.0	0	0.0	0	0.0	0	0.0
Other	0	0	0	0	0	0.0	0	0.0	0	0.0	0	0.0
<b>Total</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>8.5</b>	<b>2</b>	<b>0.0</b>	<b>115,000</b>	<b>0.0</b>	<b>57,500</b>	<b>0.0</b>



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	New	Sales	Sales Volume	Average Sale Price	New	Chg %	Sales	Chg %	Sales Volume	Chg %	Average Sale Price	Chg %
<b>Mobile Home</b>												
Breckenridge	5	6	1,648,500	274,750	3	-40.0	3	-50.0	1,213,000	-26.4	404,333	47.2
Grand County	0	0	0	0	1	0.0	1	0.0	170,000	0.0	170,000	0.0
Leadville	0	0	0	0	0	0.0	0	0.0	0	0.0	0	0.0
Park County	1	0	0	0	0	-100.0	0	0.0	0	0.0	0	0.0
Other	0	0	0	0	0	0.0	0	0.0	0	0.0	0	0.0
<b>Total</b>	<b>6</b>	<b>6</b>	<b>1,648,500</b>	<b>274,750</b>	<b>4</b>	<b>7.9</b>	<b>4</b>	<b>-33.3</b>	<b>1,383,000</b>	<b>-16.1</b>	<b>345,750</b>	<b>25.8</b>
<b>Lease</b>												
Breckenridge	3	0	0	0	2	-33.3	0	0.0	0	0.0	0	0.0
Frisco	1	0	0	0	1	0.0	0	0.0	0	0.0	0	0.0
Keystone	0	0	0	0	0	0.0	0	0.0	0	0.0	0	0.0
Wilderness/Silverthorne	0	0	0	0	0	0.0	0	0.0	0	0.0	0	0.0
<b>Total</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>7.5</b>	<b>0</b>	<b>0.0</b>	<b>0</b>	<b>0.0</b>	<b>0</b>	<b>0.0</b>
<b>Sale</b>												
Breckenridge	2	1	2,375,000	2,375,000	1	-50.0	3	200.0	3,090,000	30.1	1,030,000	-56.6
Dillon/Summit Cove	1	0	0	0	0	-100.0	0	0.0	0	0.0	0	0.0
Frisco	0	1	455,000	455,000	2	0.0	1	0.0	540,000	18.7	540,000	18.7
Grand County	0	1	353,000	353,000	1	0.0	0	-100.0	0	-100.0	0	-100.0
Keystone	0	0	0	0	0	0.0	0	0.0	0	0.0	0	0.0
Leadville	0	0	0	0	0	0.0	0	0.0	0	0.0	0	0.0
Park County	1	0	0	0	1	0.0	2	0.0	314,500	0.0	157,250	0.0
Wilderness/Silverthorne	0	0	0	0	1	0.0	1	0.0	425,000	0.0	425,000	0.0
Other	0	0	0	0	1	0.0	0	0.0	0	0.0	0	0.0
<b>Total</b>	<b>4</b>	<b>3</b>	<b>3,183,000</b>	<b>1,061,000</b>	<b>7</b>	<b>8.2</b>	<b>7</b>	<b>133.3</b>	<b>4,369,500</b>	<b>37.3</b>	<b>624,214</b>	<b>-41.2</b>



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2019

2020

	New	Sales	Sales Volume	Average Sale Price	New	Chg %	Sales	Chg %	Sales Volume	Chg %	Average Sale Price	Chg %
Grand Total	428	339	230,862,388	681,010	463	8.2	489	44.2	321,126,191	39.1	656,700	-3.6



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2019

2020

	New	Sales	Sales Volume	Average Sale Price	New	Chg %	Sales	Chg %	Sales Volume	Chg %	Average Sale Price	Chg %
<b>Year-to-Date</b>												
<b>Single Family</b>												
Breckenridge	282	158	263,986,557	1,670,801	283	0.4	172	8.9	261,124,062	-1.1	1,518,163	-9.1
Copper Mountain	2	2	6,430,000	3,215,000	2	0.0	1	-50.0	3,600,000	-44.0	3,600,000	12.0
Dillon/Summit Cove	60	39	34,550,601	885,913	51	-15.0	25	-35.9	22,707,400	-34.3	908,296	2.5
Frisco	38	24	27,829,800	1,159,575	33	-13.2	12	-50.0	14,237,535	-48.8	1,186,461	2.3
Grand County	63	29	11,305,235	389,836	70	11.1	41	41.4	14,629,550	29.4	356,818	-8.5
Keystone	27	14	23,049,208	1,646,372	33	22.2	17	21.4	23,069,500	0.1	1,357,029	-17.6
Leadville	36	21	6,704,100	319,243	37	2.8	28	33.3	9,648,145	43.9	344,577	7.9
Park County	296	133	50,045,649	376,283	245	-17.2	175	31.6	70,137,853	40.1	400,788	6.5
Wilderness/Silverthorne	179	74	77,231,761	1,043,672	139	-22.3	79	6.8	93,711,610	21.3	1,186,223	13.7
Other	44	30	18,804,510	626,817	41	-6.8	22	-26.7	13,991,500	-25.6	635,977	1.5
<b>Total</b>	<b>1,027</b>	<b>524</b>	<b>519,937,421</b>	<b>992,247</b>	<b>934</b>	<b>-9.1</b>	<b>572</b>	<b>9.2</b>	<b>526,857,155</b>	<b>1.3</b>	<b>921,079</b>	<b>-7.2</b>
<b>Townhouse</b>												
Breckenridge	48	26	22,777,155	876,044	60	25.0	44	69.2	40,909,514	79.6	929,762	6.1
Copper Mountain	9	7	5,871,489	838,784	8	-11.1	5	-28.6	4,389,000	-25.2	877,800	4.7
Dillon/Summit Cove	12	7	3,973,500	567,643	9	-25.0	5	-28.6	2,467,500	-37.9	493,500	-13.1
Frisco	34	22	20,089,117	913,142	34	0.0	23	4.5	19,127,500	-4.8	831,630	-8.9
Grand County	0	1	200,000	200,000	1	0.0	0	-100.0	0	-100.0	0	-100.0
Keystone	28	40	32,330,212	808,255	39	39.3	22	-45.0	18,711,416	-42.1	850,519	5.2
Park County	1	2	554,100	277,050	3	200.0	1	-50.0	258,000	-53.4	258,000	-6.9
Wilderness/Silverthorne	67	37	22,150,833	598,671	80	19.4	57	54.1	32,565,350	47.0	571,322	-4.6
Other	6	4	1,578,400	394,600	1	-83.3	0	-100.0	0	-100.0	0	-100.0
<b>Total</b>	<b>205</b>	<b>146</b>	<b>109,524,806</b>	<b>750,170</b>	<b>235</b>	<b>-5.1</b>	<b>157</b>	<b>7.5</b>	<b>118,428,280</b>	<b>8.1</b>	<b>754,320</b>	<b>0.6</b>



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	2019				2020							
	New	Sales	Sales Volume	Average Sale Price	New	Chg %	Sales	Chg %	Sales Volume	Chg %	Average Sale Price	Chg %
<b>Condo</b>												
Breckenridge	321	184	101,518,667	551,732	293	-8.7	133	-27.7	75,037,033	-26.1	564,188	2.3
Copper Mountain	68	39	12,918,350	331,240	82	20.6	45	15.4	15,554,828	20.4	345,663	4.4
Dillon/Summit Cove	205	87	36,281,158	417,025	91	-55.6	62	-28.7	24,304,836	-33.0	392,013	-6.0
Frisco	82	63	30,158,500	478,706	87	6.1	58	-7.9	33,349,004	10.6	574,983	20.1
Grand County	2	2	615,000	307,500	0	-100.0	0	-100.0	0	-100.0	0	-100.0
Keystone	221	125	61,126,567	489,013	216	-2.3	94	-24.8	45,989,708	-24.8	489,252	0.0
Leadville	2	1	124,600	124,600	3	50.0	2	100.0	315,000	152.8	157,500	26.4
Park County	1	1	135,900	135,900	0	-100.0	0	-100.0	0	-100.0	0	-100.0
Wilderness/Silverthorne	177	90	35,063,595	389,596	151	-14.7	104	15.6	45,520,750	29.8	437,700	12.3
Other	5	3	1,243,000	414,333	4	-20.0	2	-33.3	1,337,000	7.6	668,500	61.3
<b>Total</b>	<b>1,084</b>	<b>595</b>	<b>279,185,337</b>	<b>469,219</b>	<b>927</b>	<b>-9.5</b>	<b>500</b>	<b>-16.0</b>	<b>241,408,159</b>	<b>-13.5</b>	<b>482,816</b>	<b>2.9</b>
<b>Duplex</b>												
Breckenridge	44	24	37,696,931	1,570,705	60	36.4	38	58.3	55,194,800	46.4	1,452,495	-7.5
Copper Mountain	3	0	0	0	1	-66.7	0	0.0	0	0.0	0	0.0
Dillon/Summit Cove	9	6	3,133,000	522,167	8	-11.1	4	-33.3	2,813,725	-10.2	703,431	34.7
Frisco	11	8	6,319,200	789,900	16	45.5	14	75.0	14,513,246	129.7	1,036,660	31.2
Grand County	9	2	541,000	270,500	2	-77.8	1	-50.0	235,000	-56.6	235,000	-13.1
Keystone	2	1	1,060,000	1,060,000	3	50.0	1	0.0	1,275,000	20.3	1,275,000	20.3
Leadville	0	0	0	0	1	0.0	1	0.0	345,300	0.0	345,300	0.0
Park County	0	0	0	0	2	0.0	0	0.0	0	0.0	0	0.0
Wilderness/Silverthorne	81	32	25,064,815	783,275	54	-33.3	49	53.1	39,963,094	59.4	815,573	4.1
Other	1	0	0	0	1	0.0	0	0.0	0	0.0	0	0.0
<b>Total</b>	<b>160</b>	<b>73</b>	<b>73,814,946</b>	<b>1,011,164</b>	<b>148</b>	<b>-9.4</b>	<b>108</b>	<b>47.9</b>	<b>114,340,165</b>	<b>54.9</b>	<b>1,058,705</b>	<b>4.7</b>



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<b>Sf/Mf/Acreage</b>												
Breckenridge	108	43	16,444,228	382,424	110	1.9	61	41.9	22,158,840	34.8	363,260	-5.0
Copper Mountain	2	1	1,075,500	1,075,500	2	0.0	0	-100.0	0	-100.0	0	-100.0
Dillon/Summit Cove	7	6	1,844,000	307,333	14	100.0	10	66.7	2,396,500	30.0	239,650	-22.0
Frisco	7	1	699,900	699,900	4	-42.9	1	0.0	169,500	-75.8	169,500	-75.8
Grand County	34	17	1,376,767	80,986	30	-11.8	16	-5.9	1,086,300	-21.1	67,894	-16.2
Keystone	13	4	2,414,000	603,500	8	-38.5	11	175.0	3,539,000	46.6	321,727	-46.7
Leadville	29	20	1,309,500	65,475	32	10.3	24	20.0	1,007,400	-23.1	41,975	-35.9
Park County	345	185	7,585,534	41,003	279	-19.1	220	18.9	10,201,384	34.5	46,370	13.1
Wilderness/Silverthorne	32	22	5,539,400	251,791	20	-37.5	17	-22.7	4,593,800	-17.1	270,224	7.3
Other	16	18	2,337,750	129,875	15	-6.3	7	-61.1	1,865,500	-20.2	266,500	105.2
<b>Total</b>	<b>593</b>	<b>317</b>	<b>40,626,579</b>	<b>128,160</b>	<b>514</b>	<b>-10.1</b>	<b>367</b>	<b>15.8</b>	<b>47,018,224</b>	<b>15.7</b>	<b>128,115</b>	<b>0.0</b>
<b>Farm/Ranch</b>												
Dillon/Summit Cove	0	0	0	0	1	0.0	0	0.0	0	0.0	0	0.0
Grand County	2	1	325,000	325,000	1	-50.0	2	100.0	3,185,000	880.0	1,592,500	390.0
Park County	6	1	110,000	110,000	9	50.0	5	400.0	3,931,500	3,474.1	786,300	614.8
Wilderness/Silverthorne	2	1	389,000	389,000	0	-100.0	0	-100.0	0	-100.0	0	-100.0
Other	5	2	8,715,000	4,357,500	0	-100.0	2	0.0	25,000	-99.7	12,500	-99.7
<b>Total</b>	<b>15</b>	<b>5</b>	<b>9,539,000</b>	<b>1,907,800</b>	<b>11</b>	<b>-10.2</b>	<b>9</b>	<b>80.0</b>	<b>7,141,500</b>	<b>-25.1</b>	<b>793,500</b>	<b>-58.4</b>





# SUMMIT REALTORS®

## AUGUST COMPARISON REPORT

Run date: 09/03/2020

	2019				2020							
	New	Sales	Sales Volume	Average Sale Price	New	Chg %	Sales	Chg %	Sales Volume	Chg %	Average Sale Price	Chg %
<b>Mobile Home</b>												
Breckenridge	25	11	3,025,000	275,000	19	-24.0	9	-18.2	4,226,000	39.7	469,556	70.7
Grand County	1	1	70,600	70,600	3	200.0	1	0.0	170,000	140.8	170,000	140.8
Leadville	1	0	0	0	0	-100.0	0	0.0	0	0.0	0	0.0
Park County	6	1	88,286	88,286	14	133.3	2	100.0	151,149	71.2	75,575	-14.4
Other	0	0	0	0	0	0.0	0	0.0	0	0.0	0	0.0
<b>Total</b>	<b>33</b>	<b>13</b>	<b>3,183,886</b>	<b>244,914</b>	<b>36</b>	<b>-10.0</b>	<b>12</b>	<b>-7.7</b>	<b>4,547,149</b>	<b>42.8</b>	<b>378,929</b>	<b>54.7</b>
<b>Lease</b>												
Breckenridge	7	0	0	0	18	157.1	0	0.0	0	0.0	0	0.0
Frisco	5	0	0	0	7	40.0	0	0.0	0	0.0	0	0.0
Keystone	1	0	0	0	0	-100.0	0	0.0	0	0.0	0	0.0
Wilderness/Silverthorne	1	0	0	0	0	-100.0	0	0.0	0	0.0	0	0.0
<b>Total</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>-9.6</b>	<b>0</b>	<b>0.0</b>	<b>0</b>	<b>0.0</b>	<b>0</b>	<b>0.0</b>
<b>Sale</b>												
Breckenridge	14	7	13,244,000	1,892,000	13	-7.1	8	14.3	7,993,900	-39.6	999,238	-47.2
Dillon/Summit Cove	3	0	0	0	0	-100.0	1	0.0	242,600	0.0	242,600	0.0
Frisco	5	5	2,240,000	448,000	7	40.0	3	-40.0	726,000	-67.6	242,000	-46.0
Grand County	6	2	704,650	352,325	3	-50.0	2	0.0	585,000	-17.0	292,500	-17.0
Keystone	1	0	0	0	0	-100.0	0	0.0	0	0.0	0	0.0
Leadville	2	1	184,750	184,750	1	-50.0	0	-100.0	0	-100.0	0	-100.0
Park County	9	5	2,102,500	420,500	4	-55.6	3	-40.0	694,500	-67.0	231,500	-44.9
Wilderness/Silverthorne	5	5	2,055,000	411,000	3	-40.0	3	-40.0	1,135,000	-44.8	378,333	-7.9
Other	3	0	0	0	2	-33.3	0	0.0	0	0.0	0	0.0
<b>Total</b>	<b>48</b>	<b>25</b>	<b>20,530,900</b>	<b>821,236</b>	<b>33</b>	<b>-9.9</b>	<b>20</b>	<b>-20.0</b>	<b>11,377,000</b>	<b>-44.6</b>	<b>568,850</b>	<b>-30.7</b>



# SUMMIT REALTORS<sup>®</sup>

## AUGUST COMPARISON REPORT

Run date: 09/03/2020

2019

2020

	2019				2020							
	New	Sales	Sales Volume	Average Sale Price	New	Chg %	Sales	Chg %	Sales Volume	Chg %	Average Sale Price	Chg %
Grand Total	3,179	1,698	1,056,342,875	622,110	2,863	-9.9	1,745	2.8	1,071,117,632	1.4	613,821	-1.3