

Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Breckenridge

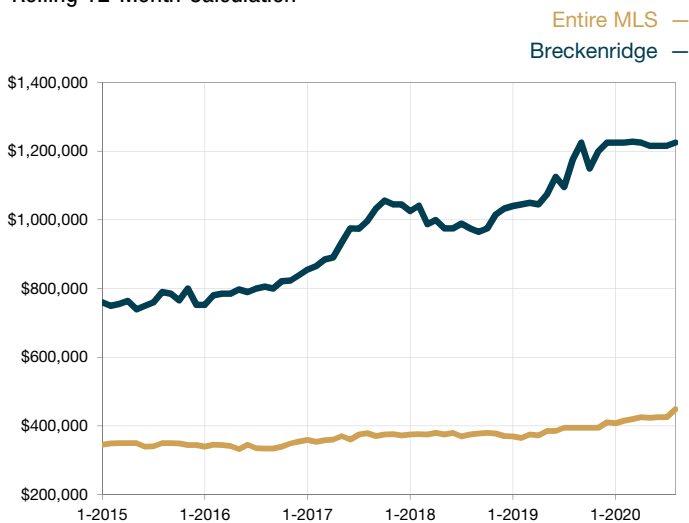
Single Family	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Key Metrics						
New Listings	41	52	+ 26.8%	288	279	- 3.1%
Sold Listings	42	57	+ 35.7%	163	160	- 1.8%
Median Sales Price*	\$1,359,500	\$1,300,000	- 4.4%	\$1,240,000	\$1,239,750	- 0.0%
Average Sales Price*	\$1,669,385	\$1,576,110	- 5.6%	\$1,602,694	\$1,503,316	- 6.2%
Percent of List Price Received*	96.8%	97.2%	+ 0.4%	97.2%	96.9%	- 0.3%
Days on Market Until Sale	78	120	+ 53.8%	88	90	+ 2.3%
Inventory of Homes for Sale	169	88	- 47.9%	--	--	--
Months Supply of Inventory	7.6	4.0	- 47.4%	--	--	--

* 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	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Key Metrics						
New Listings	51	69	+ 35.3%	405	408	+ 0.7%
Sold Listings	41	51	+ 24.4%	229	210	- 8.3%
Median Sales Price*	\$530,000	\$725,000	+ 36.8%	\$575,000	\$660,000	+ 14.8%
Average Sales Price*	\$678,737	\$922,204	+ 35.9%	\$696,775	\$788,560	+ 13.2%
Percent of List Price Received*	98.1%	97.7%	- 0.4%	97.0%	96.9%	- 0.1%
Days on Market Until Sale	61	67	+ 9.8%	60	69	+ 15.0%
Inventory of Homes for Sale	230	198	- 13.9%	--	--	--
Months Supply of Inventory	6.8	6.4	- 5.9%	--	--	--

* 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

