

Local Market Update for February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Breckenridge

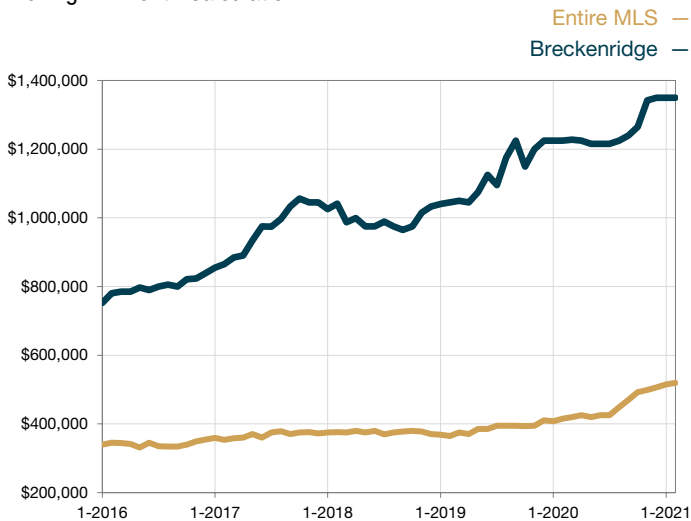
Single Family	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Key Metrics						
New Listings	22	16	- 27.3%	39	33	- 15.4%
Sold Listings	15	19	+ 26.7%	23	32	+ 39.1%
Median Sales Price*	\$1,375,000	\$1,600,000	+ 16.4%	\$1,375,000	\$1,407,250	+ 2.3%
Average Sales Price*	\$1,846,031	\$1,986,026	+ 7.6%	\$1,670,662	\$1,871,078	+ 12.0%
Percent of List Price Received*	93.8%	98.6%	+ 5.1%	94.9%	98.7%	+ 4.0%
Days on Market Until Sale	139	94	- 32.4%	111	75	- 32.4%
Inventory of Homes for Sale	98	27	- 72.4%	--	--	--
Months Supply of Inventory	4.5	1.0	- 77.8%	--	--	--

* 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	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Key Metrics						
New Listings	37	40	+ 8.1%	77	111	+ 44.2%
Sold Listings	32	27	- 15.6%	56	51	- 8.9%
Median Sales Price*	\$598,750	\$589,500	- 1.5%	\$599,000	\$620,000	+ 3.5%
Average Sales Price*	\$648,811	\$693,592	+ 6.9%	\$686,838	\$731,475	+ 6.5%
Percent of List Price Received*	96.1%	95.5%	- 0.6%	96.6%	96.7%	+ 0.1%
Days on Market Until Sale	91	113	+ 24.2%	78	88	+ 12.8%
Inventory of Homes for Sale	199	141	- 29.1%	--	--	--
Months Supply of Inventory	5.8	3.6	- 37.9%	--	--	--

* 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

