

Local Market Update for August 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Breckenridge

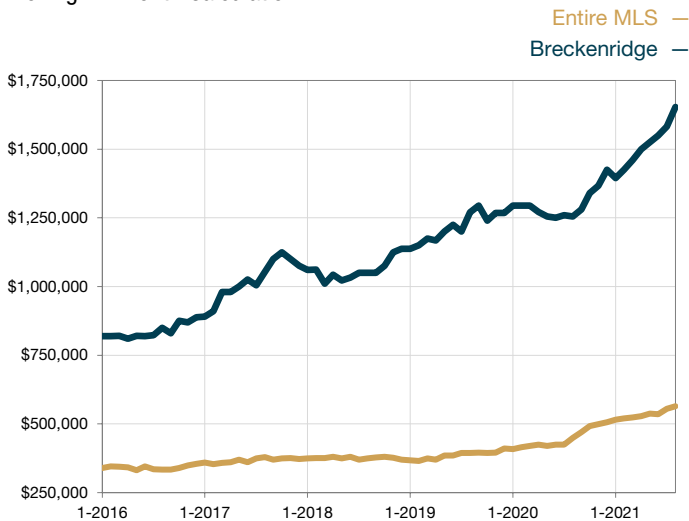
| Single Family | August | | | Year to Date | | |
|---------------------------------|-------------|-------------|-----------------------------------|--------------|--------------|-----------------------------------|
| | 2020 | 2021 | Percent Change from Previous Year | Thru 08-2020 | Thru 08-2021 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 49 | 39 | - 20.4% | 260 | 248 | - 4.6% |
| Sold Listings | 54 | 37 | - 31.5% | 151 | 195 | + 29.1% |
| Median Sales Price* | \$1,335,000 | \$1,750,000 | + 31.1% | \$1,300,000 | \$1,685,000 | + 29.6% |
| Average Sales Price* | \$1,641,208 | \$2,504,780 | + 52.6% | \$1,564,931 | \$2,212,469 | + 41.4% |
| Percent of List Price Received* | 97.2% | 101.3% | + 4.2% | 96.9% | 100.1% | + 3.3% |
| Days on Market Until Sale | 120 | 36 | - 70.0% | 91 | 43 | - 52.7% |
| Inventory of Homes for Sale | 83 | 49 | - 41.0% | -- | -- | -- |
| Months Supply of Inventory | 4.0 | 1.8 | - 55.0% | -- | -- | -- |

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

| Townhouse/Condo | August | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| | 2020 | 2021 | Percent Change from Previous Year | Thru 08-2020 | Thru 08-2021 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 59 | 55 | - 6.8% | 352 | 413 | + 17.3% |
| Sold Listings | 43 | 38 | - 11.6% | 177 | 273 | + 54.2% |
| Median Sales Price* | \$670,000 | \$665,000 | - 0.7% | \$623,500 | \$670,000 | + 7.5% |
| Average Sales Price* | \$750,288 | \$771,508 | + 2.8% | \$662,453 | \$774,890 | + 17.0% |
| Percent of List Price Received* | 98.4% | 100.4% | + 2.0% | 97.0% | 99.4% | + 2.5% |
| Days on Market Until Sale | 54 | 55 | + 1.9% | 65 | 47 | - 27.7% |
| Inventory of Homes for Sale | 188 | 150 | - 20.2% | -- | -- | -- |
| Months Supply of Inventory | 7.4 | 3.6 | - 51.4% | -- | -- | -- |

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

