



Mountain Resort MARKET ANALYSIS



County

% Change:
Gross Sales
Volume \$

Total Number
of
Transactions

% Change: Single
Family Average
Price \$

% Change: Multi-
Family Average
Price \$

% Change:
Residential Median
Price \$

Bank Sales %
Gross Trans

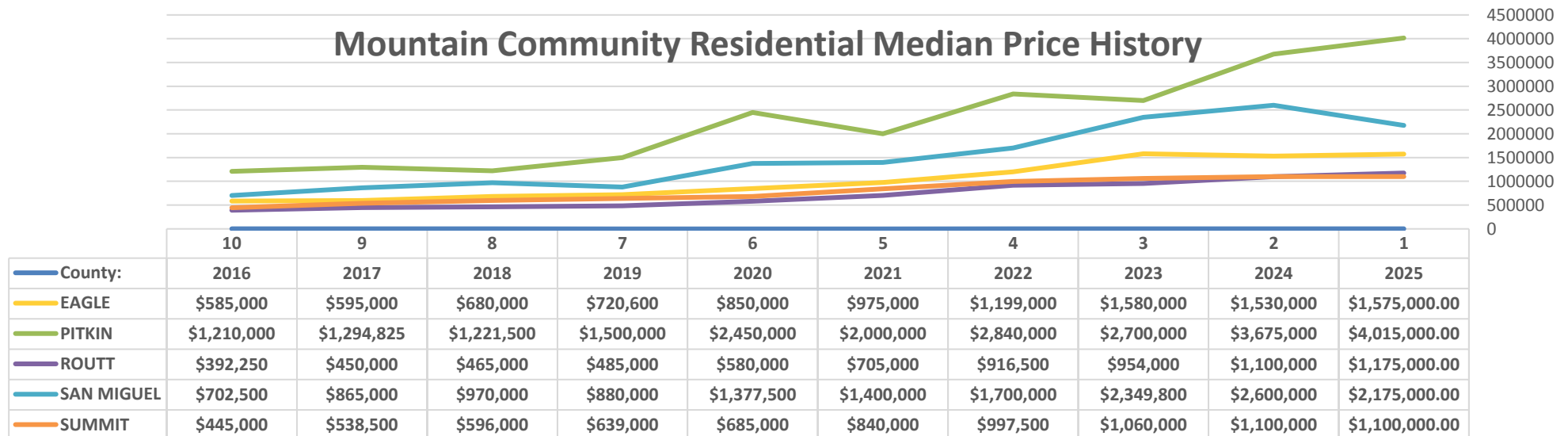
New
Construction
% Gross
Volume

EAGLE	1.32%	1,596	-0.87%	1.26%	2.94%	0.19%	5.07%
PITKIN	0.18%	567	-10.54%	-0.51%	9.25%	0.00%	7.28%
ROUTT	8.94%	1,086	19.81%	-0.09%	6.82%	0.09%	4.64%
SAN MIGUEL	-12.44%	458	-13.78%	-14.82%	-16.35%	0.00%	5.48%
SUMMIT	7.00%	1,753	-0.01%	-5.27%	0.00%	0.00%	12.62%

Method of Comparison:	2025/2024	2025	2025/2024	2025/2024	2025/2024	2025	2025
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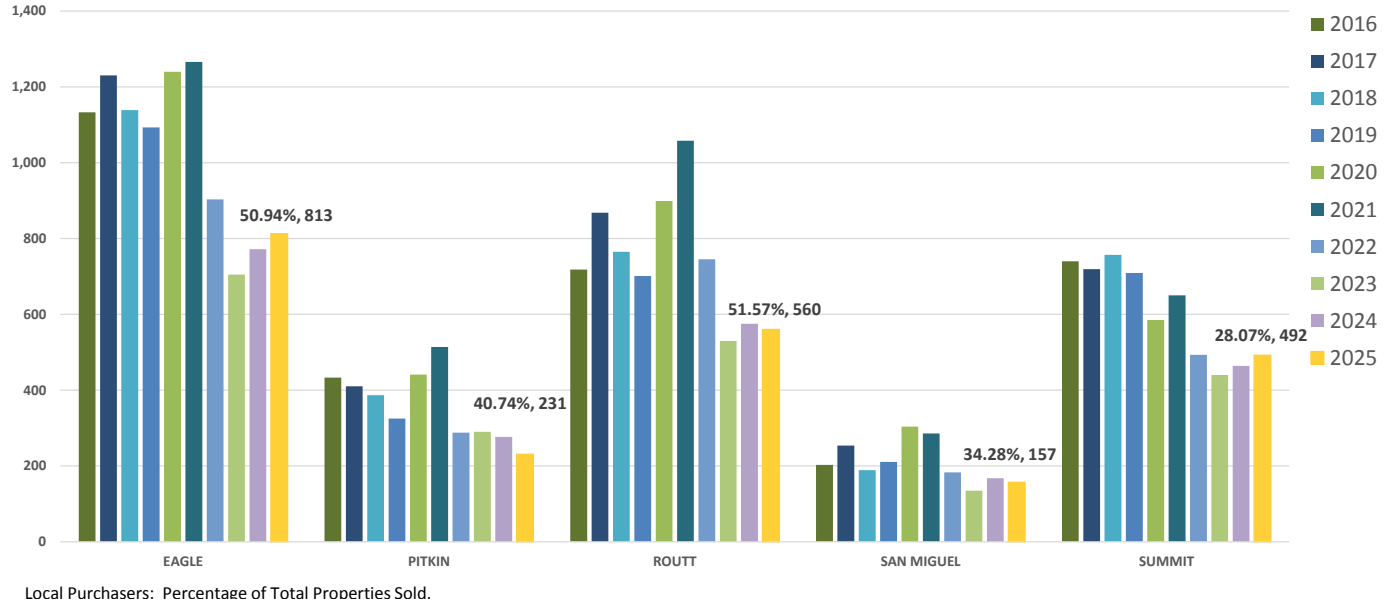
Mountain Community Residential Median Price History



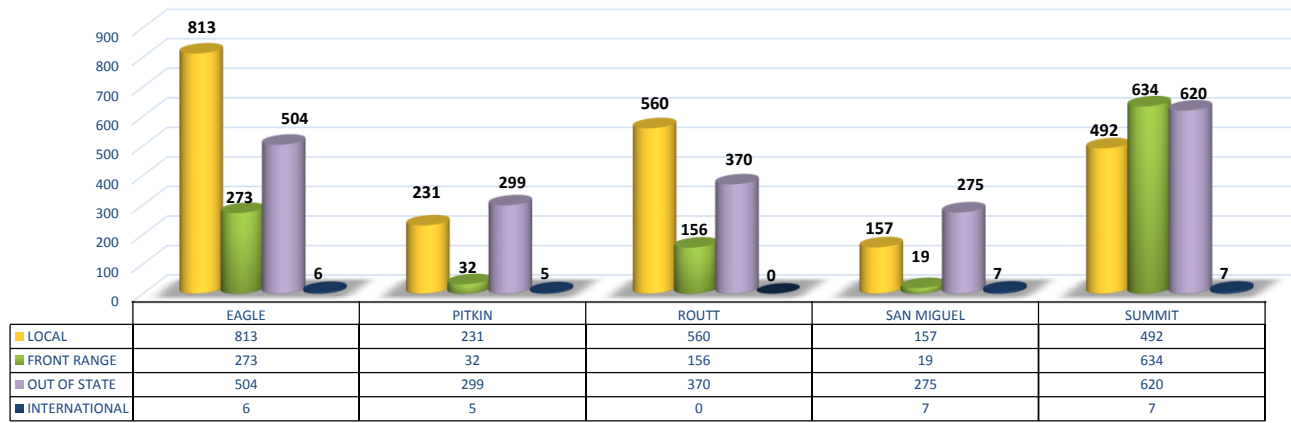
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Historic Purchaser Momentum: Locals, All Transaction Types



Purchaser Abstract 2025, All Transaction Types



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Community Comparison YoY: Q4 2024 - Q4 2025

County	Residential Median Price			Residential Average Price			Residential Average Price PSF		
	%			%			%		
	Q4 2024	Q4 2025	Change	Q4 2024	Q4 2025	Change	Q4 2024	Q4 2025	Change
EAGLE	\$1,520,000	\$1,585,000	4.28%	\$2,691,187	\$2,499,643	-7.12%	\$1,015.52	\$1,080.20	6.37%
PITKIN	\$3,990,000	\$4,500,000	12.78%	\$5,932,453	\$8,426,831	42.05%	\$2,510.87	\$2,498.24	-0.50%
ROUTT	\$1,031,250	\$1,432,500	38.91%	\$1,553,500	\$2,007,758	29.24%	\$805.13	\$862.32	7.10%
SAN MIGUEL	\$1,962,500	\$2,140,000	9.04%	\$3,222,177	\$3,082,134	-4.35%	\$1,285.80	\$1,469.46	14.28%
SUMMIT	\$1,100,000	\$1,055,000	-4.09%	\$1,513,304	\$1,468,446	-2.96%	\$833.53	\$808.25	-3.03%

County	Gross Number of Transactions			Gross Number of Bank Sales			Residential New Unit Sales		
	%			%			%		
	Q4 2024	Q4 2025	Change	Q4 2024	Q4 2025	Change	Q4 2024	Q4 2025	Change
EAGLE	448	450	0.45%	0	0	--	29	18	-37.93%
PITKIN	202	146	-27.72%	0	0	--	67	5	-92.54%
ROUTT	305	314	2.95%	0	0	--	11	10	-9.09%
SAN MIGUEL	135	121	-10.37%	0	0	--	0	4	400.00%
SUMMIT	483	485	0.41%	0	0	--	33	34	3.03%

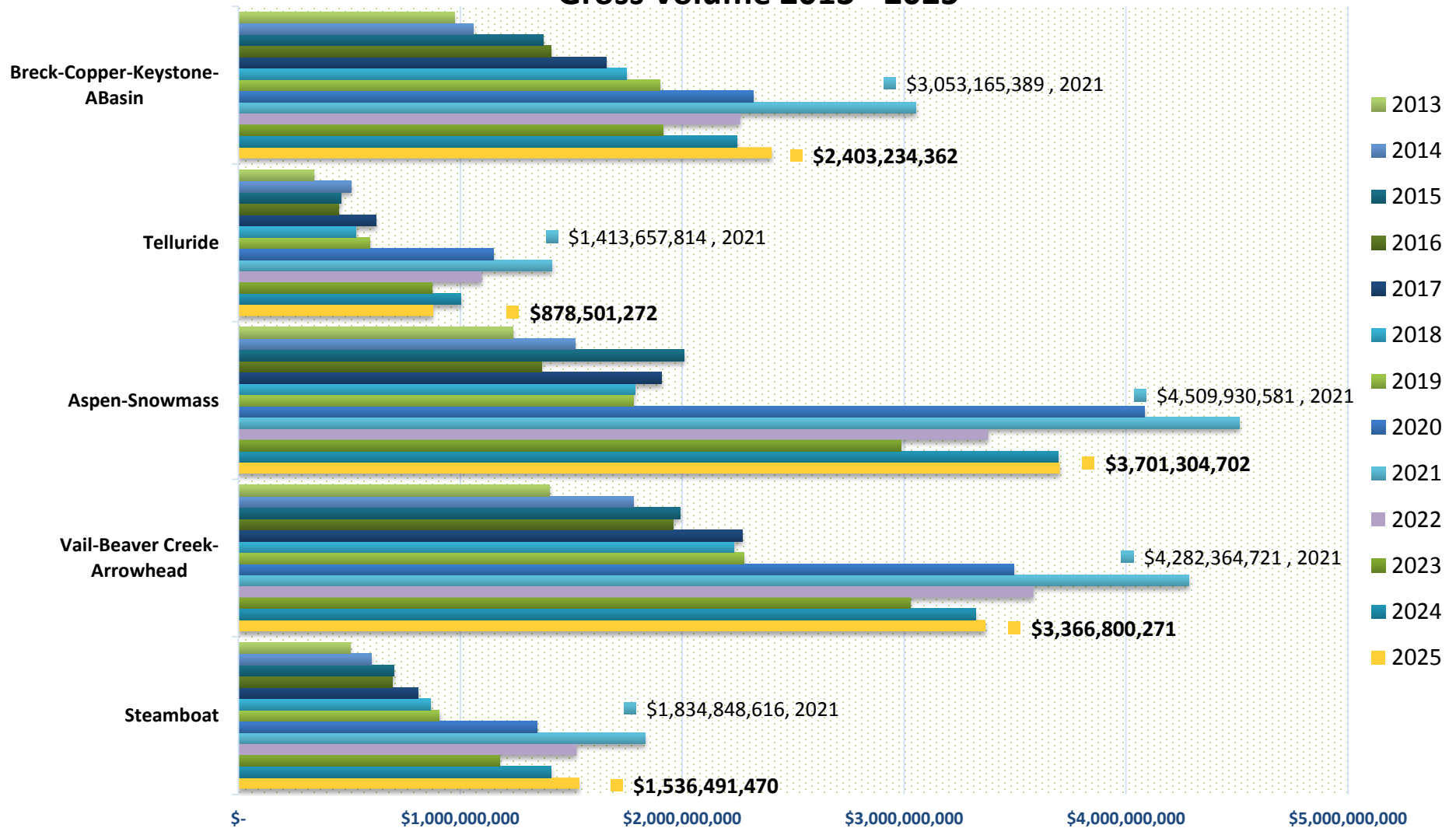
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Colorado Ski Resort Community All Transactions Summary Gross Volume 2013 - 2025



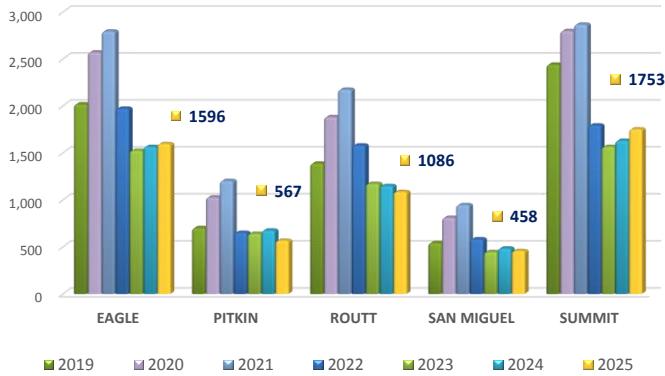
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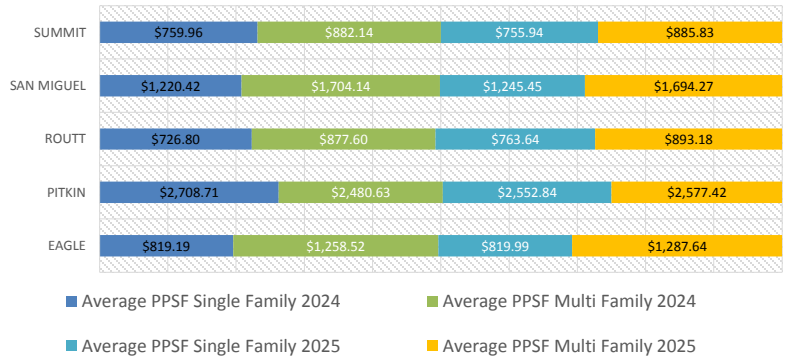
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Resort Property Sales Trends

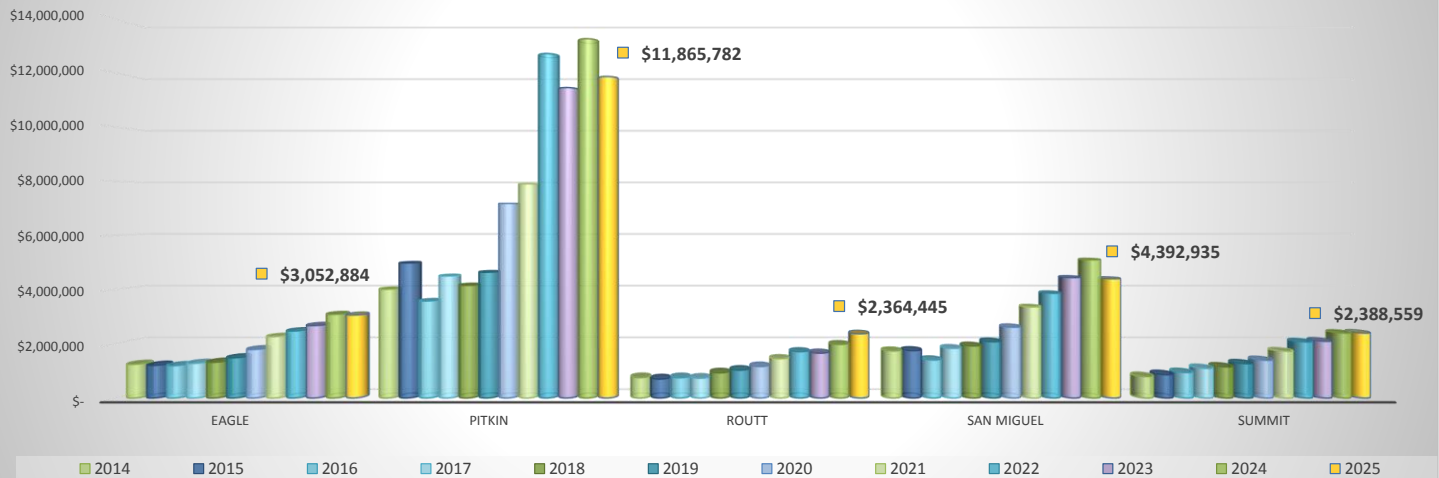
**Number of Recorded Sales Transactions by County:
2019 - 2025**



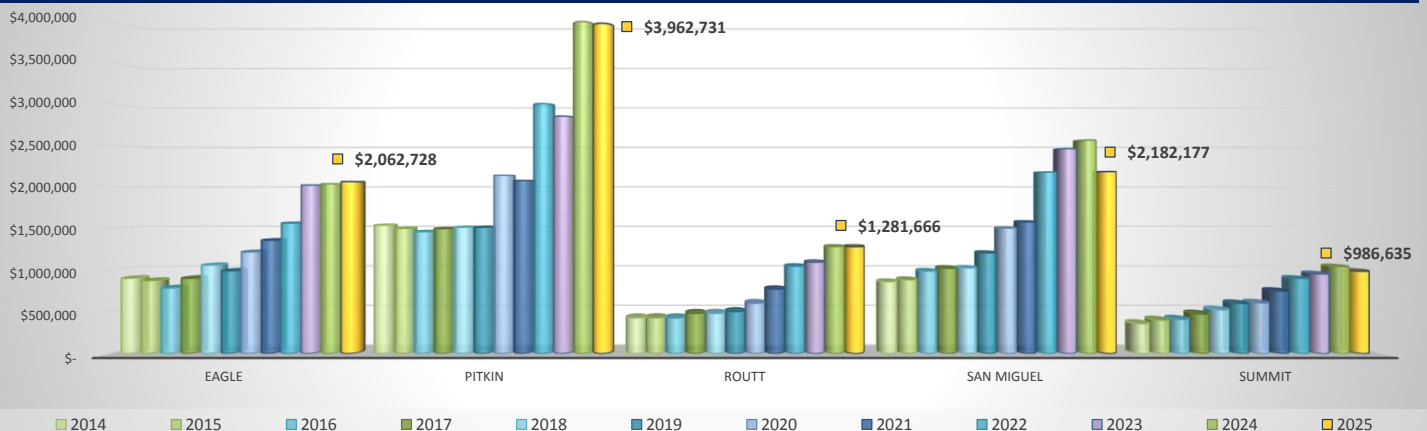
**2025 vs. 2024 Average Price Per Square Foot Sales Summary:
Single Family and Multi-Family Property Types**



Average Sales Price for Single Family Residences by County: 2014 - 2025



Average Sales Price for Multi-Family Residences by County: 2014 - 2025



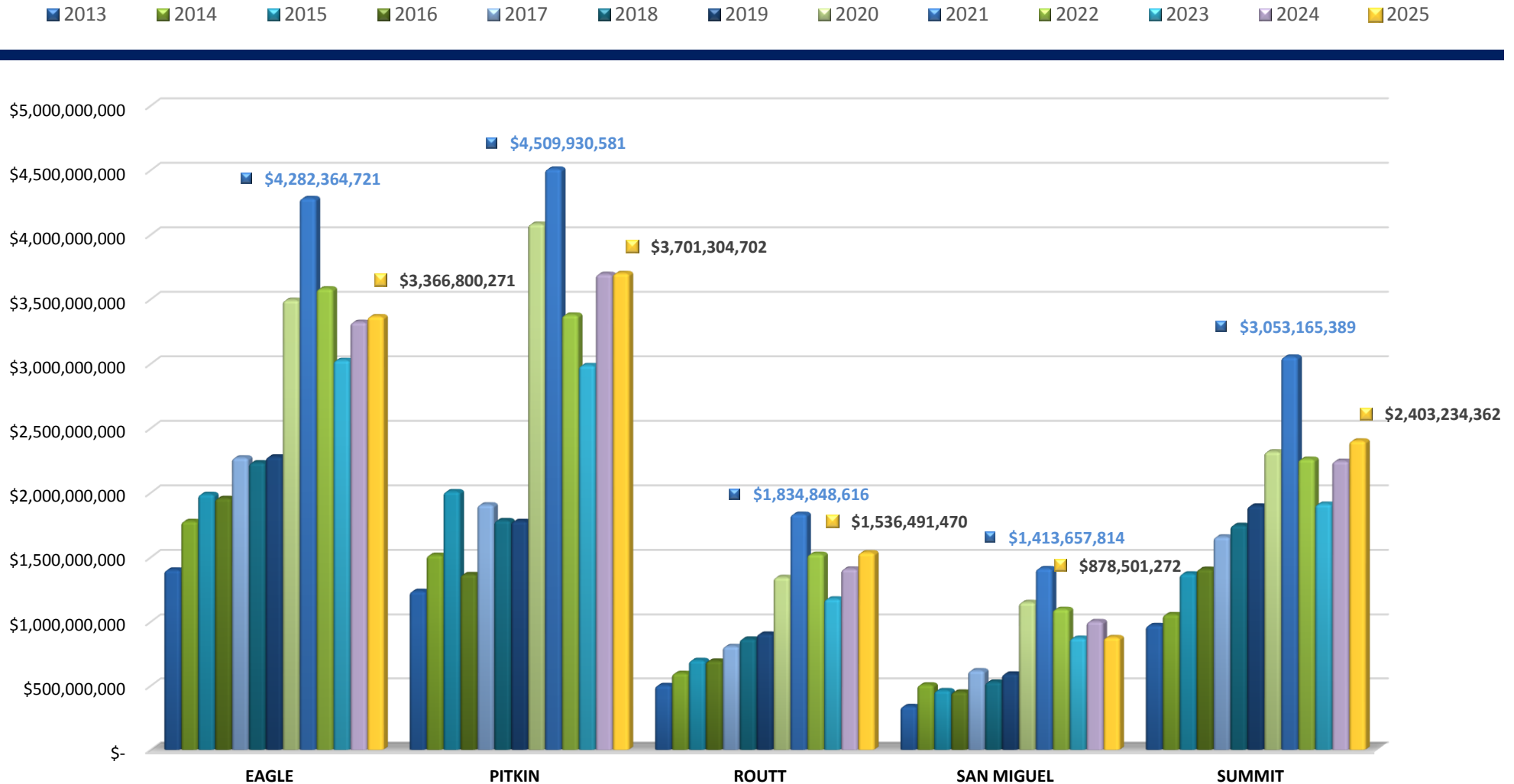
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Gross Sales Summary 2013 - 2025, All Transactions



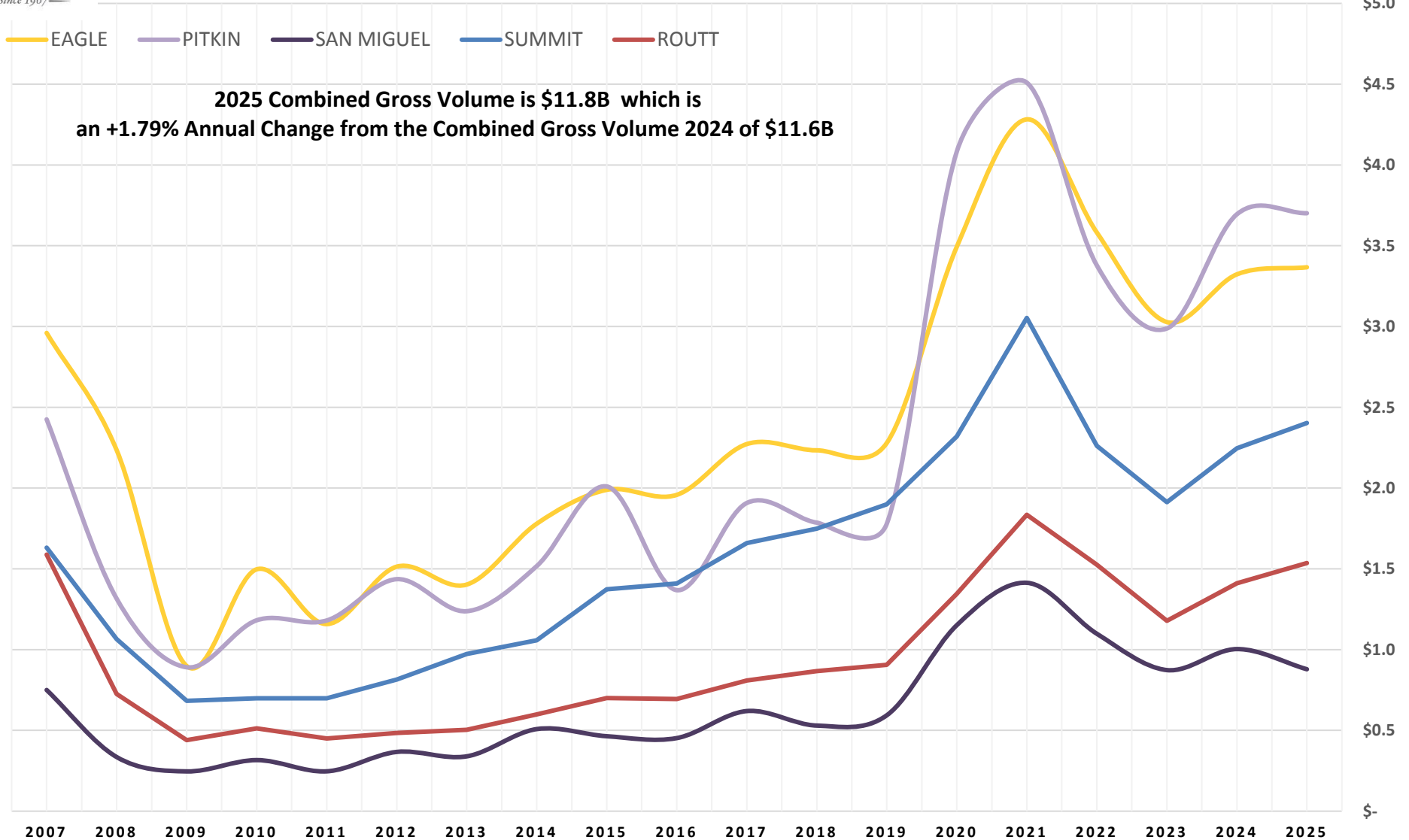
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All Transactions, Gross Volume - Economic Trends: 2007 - 2025



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