



SUMMIT SCOOP

THE LOW DOWN ON THE HIGH COUNTRY

LOCAL HAPPENINGS & HIGHLIGHTS

As we move in to the busy holiday season in the mountains, we have been enjoying some of the best early season snow coverage that we have seen in a long time. Some big storms just before Thanksgiving led to a great head start in our snow pack, and this past week we saw some [terrain openings at the resorts that were much sooner than normal!](#)



If you also enjoy skiing or snowboarding the backcountry, be sure to travel safely, carry the correct equipment (and know how to use it!), as well as check the [Colorado Avalanche Information Center](#) for current conditions. The snowpack in Colorado can be dangerous any time of year, so make sure you are aware and make good decisions. Also make sure you know how to reach out for help anytime you are traveling in the backcountry. Did you know that some [cell phones can now use satellite emergency calling and messaging?](#)

HOW IS THE SUMMIT COUNTY MARKET?

YOUR MONTHLY ANSWER

If you are a regular reader of our monthly market analysis, then you know that we use the Land Title statistics to monitor trends on a monthly and annual basis. In looking at the final October stats, this was the first year since 2021 that we saw an uptick in October compared to the previous months, and the first month since July that there were higher transactions than the previous year. While the summer was not nearly as busy as we had hoped, the fall showed some strength in the market, and I expect that this year will close out with decent numbers overall. Certainly the average prices are still encouraging, with both single family homes and multi-family continuing their average increases over last year.

Inventory has continued to drop off as we expected for this time of year, and transactions tend to slow down during the holiday season. That being said, in the last two weeks of November we saw 42% more listings go Pending than in the same time last year. Anecdotally we are seeing an uptick in activity so we are optimistic that January will bring more real estate transactions. With the election over and a lot of pent up demand out there, it will be interesting to see how the first quarter of 2025 turns out.

Whether you are looking to buy or sell a property in Summit County I am here to help you navigate the process and reach your goals. Every buyer, seller and property are unique so let me know how I can help.

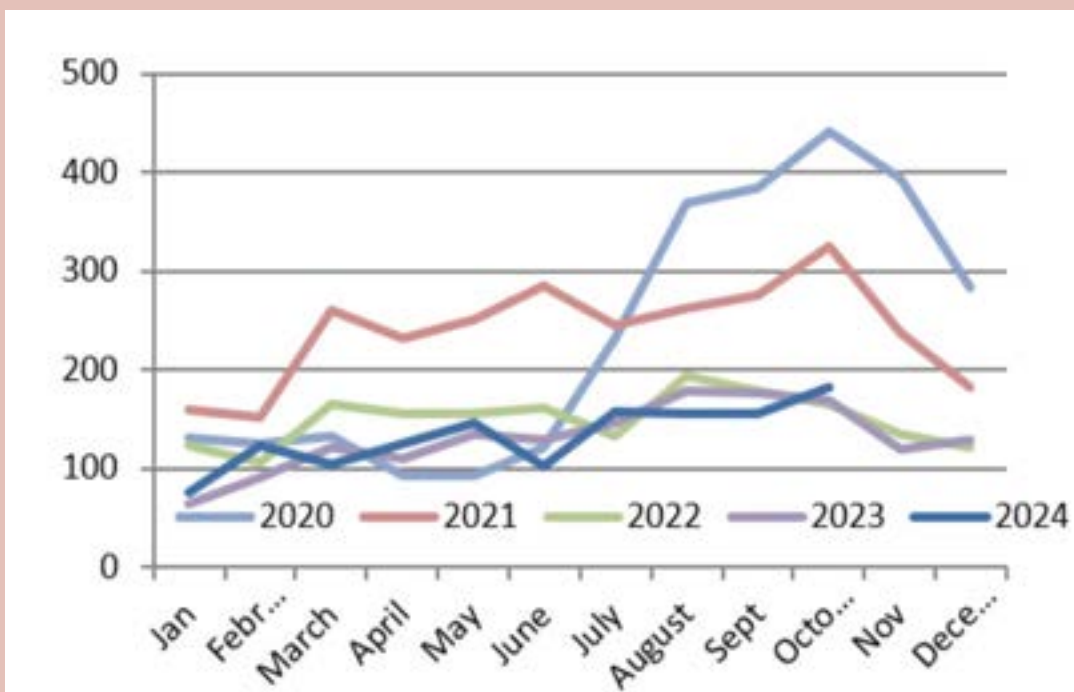
OCTOBER STATISTICS

2024

There were 183 transactions and \$213,666,350 in monetary volume in October 2024. Monetary volume in October was up 11% from October 2023. Transactions were up 9% from October 2023. YTD 2024, transactions are up 1% and monetary volume is up 15% from YTD 2023.



Summit County Real Estate Transactions as of November 29, 2024



AVERAGE SALES PRICE

AS OF AUGUST 31ST 2024

As of September 30, 2024, sales prices are as follows: 15% increase in Single-Family Homes, 9.0% increase in Multi-Family Homes, and 3% decrease in Vacant Land:

Single Family Homes

2006 - \$737,253
2007 - \$798,889
2008 - \$835,803
2009 - \$905,030
2010 - \$770,797
2011 - \$734,262
2012 - \$764,445
2013 - \$751,240
2014 - \$784,779
2015 - \$855,925
2016 - \$934,163
2017 - \$1,087,893
2018 - \$1,142,905
2019 - \$1,262,929
2020 - \$1,386,525
2021 - \$1,717,028
2022 - \$2,060,049
2023 - \$2,086,709
2024 - \$2,338,240

12% Increase

Multi Family Homes

2006 - \$333,501
2007 - \$406,529
2008 - \$463,633
2009 - \$398,051
2010 - \$425,080
2011 - \$367,280
2012 - \$353,339
2013 - \$344,578
2014 - \$357,612
2015 - \$399,232
2016 - \$409,673
2017 - \$473,862
2018 - \$523,519
2019 - \$559,776
2020 - \$606,487
2021 - \$750,022
2022 - \$899,464
2023 - \$953,206
2024 - 1,033,108

8.4% Increase

Vacant Land

2006 - \$311,951
2007 - \$391,587
2008 - \$470,260
2009 - \$399,025
2010 - \$336,625
2011 - \$246,478
2012 - \$309,512
2013 - \$324,137
2014 - \$318,230
2015 - \$372,794
2016 - \$353,500
2017 - \$323,692
2018 - \$366,814
2019 - \$344,945
2020 - \$368,859
2021 - \$504,480
2022 - \$666,095
2023 - \$679,558
2024 - \$644,817

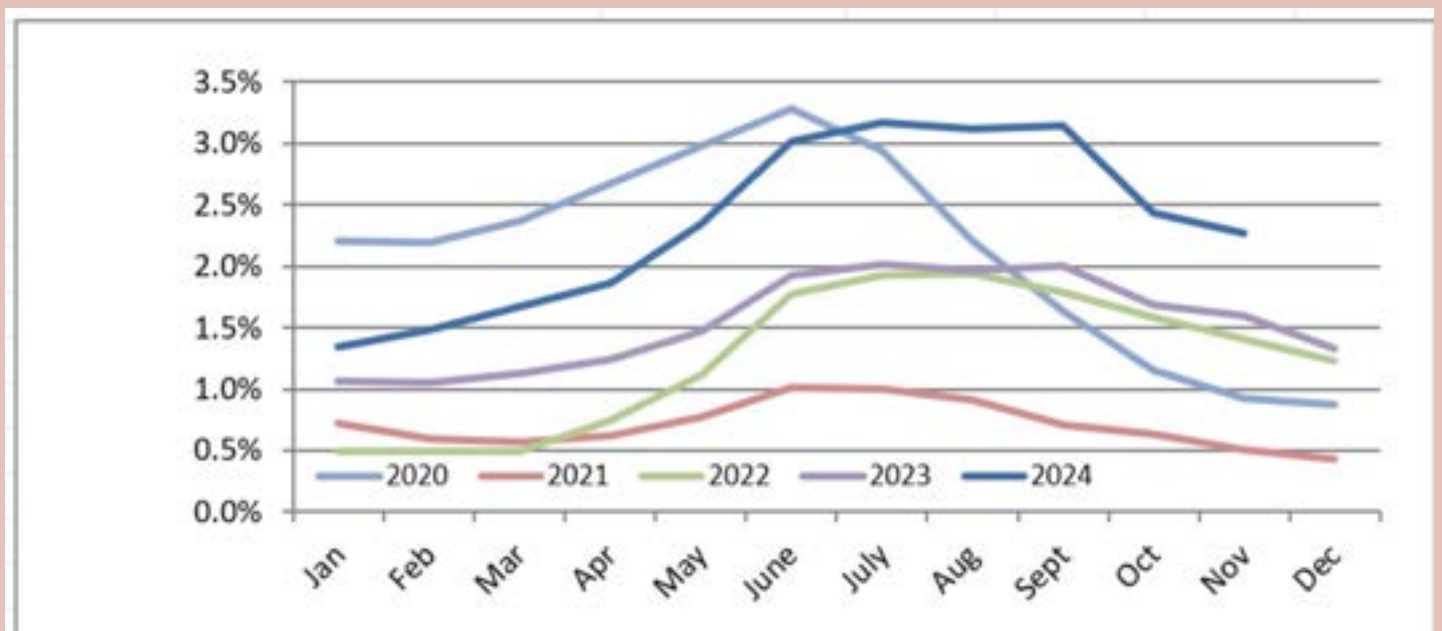
5% Decrease

If you are wondering what prices have done in Summit County over the long term, here is a graph of the average residential price from 1988-2024.

35 Year Residential Average Price Housing Index: Summit County



SUMMIT COUNTY REAL ESTATE INVENTORY AS OF NOVEMBER 1ST 2024



As of December 1, 2024, there were 496 active residential listings in Summit County and 95 active land listings. Inventory is down 6.78% since last month.

As of December 1, 2024, there were 348 pending sales in the County. 40 went pending in the past 2 weeks.

Back to October 2024:

There were 327 loans in October 2024, 124 related to sales, 82 related to REFI's and 121 loans were timeshare-related. The percentage of cash transactions for October 2024 was 32%.

Foreclosures for October 2024: There was 1 Fee Simple Foreclosure. YTD 2024, there have been 20 Fee Simple Foreclosures and 58 Foreclosures relating to Timeshares.

Demographics: YTD - Local Buyers were 29%, Front Range Buyers were 37% and Out-of-State Buyers were 34%. International Buyers were 0%.

Want direct access to the MLS? Get your own personal Portal website!

Whether you are looking to buy or you need help selling your current property, we can give you the local knowledge and expertise you need to make the best decision.

With our MLS I can create a personal website just for you that gives you direct access to the Summit County MLS without having to log in. Searching the MLS allows you to see the most up to date and accurate information possible, since that is the same database that the Summit Realtors use. You will also be able to Save your favorite listings, and I can set it up to send you emails immediately when new listings come on the market that match your criteria.

Email Me Now



CORNERSTONE REAL ESTATE PROPERTY UPDATE

AS OF DECEMBER 1ST 2024

Listings:

Listings:

\$90,000 - 5 Acre Building Site in Indian Mountain in Como
\$435,000 - 3BR/2BA Warm Springs Single-Family Home in Fairplay
\$499,000 - 1BR/1BA Highland Greens Condo in Breckenridge
\$575,000 - 2BR/2BA Timber Ridge Condo in Wildernd
\$650,000 - 3BR/2BA Foxtail Pines Single-Family Home in Fairplay
\$715,000 - 2BR/2BA Woodmoor at Breck Townhome in Breckenridge
\$720,000 - 2BR/2BA Spyglass Townhome in Silverthorne
\$765,000 - 2BR/2BA Longbranch Cndo in Breckenridge
\$935,000 - 3BR/2BA Wildwood Townhome in Frisco
\$1,200,000 - 5BR/3BA Summit Cove Single-Family Home in Dillon
\$2,349,000 - 4BR/5BA Last Chance Sub Single-Family Home in Keystone
\$3,000,000 - 4BR/3BA Corkscrew Flats Single-Family Home in Breckenridge

[Click Here to see the details on all of our active listings.](#)

Solds:

\$359,086 - 2BR/3BA Smith Ranch Townhome in Silverthorne
\$570,000 - 4BR/3BA Warm Springs Single-Family Home in Fairplay
\$575,000 - 1BR/1BA Buffalo Lodge & Dakota Condo in Keystone
\$585,000 - 1BR/1BA Buffalo Lodge & Dakota Condo in Keystone
\$811,000 - 2BR/2BA Villas at Prospect Point Condo in Frisco
\$994,000 - 2BR/3BA Sts. John Condo in Keystone
\$2,200,000 - 4BR/5BA Eagles Nest Golf Course Single-Family Home in Silverthorne

[Click Here to see our Sold Properties.](#)

Price Changes:

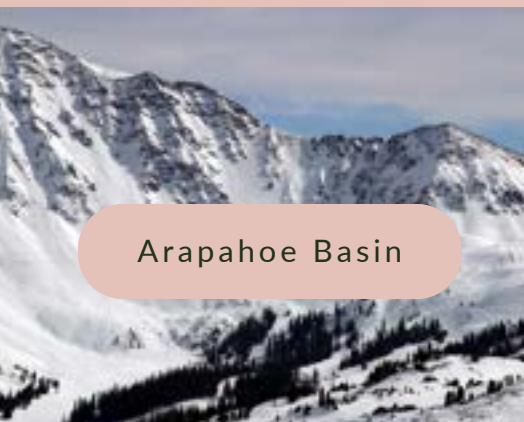
\$715,000 - 2BR/2BA Woodmoor at Breck Townhome in Breckenridge
\$935,000 - 3BR/2BA Wildwood Townhome in Frisco

[Click Here to see Price Changes.](#)

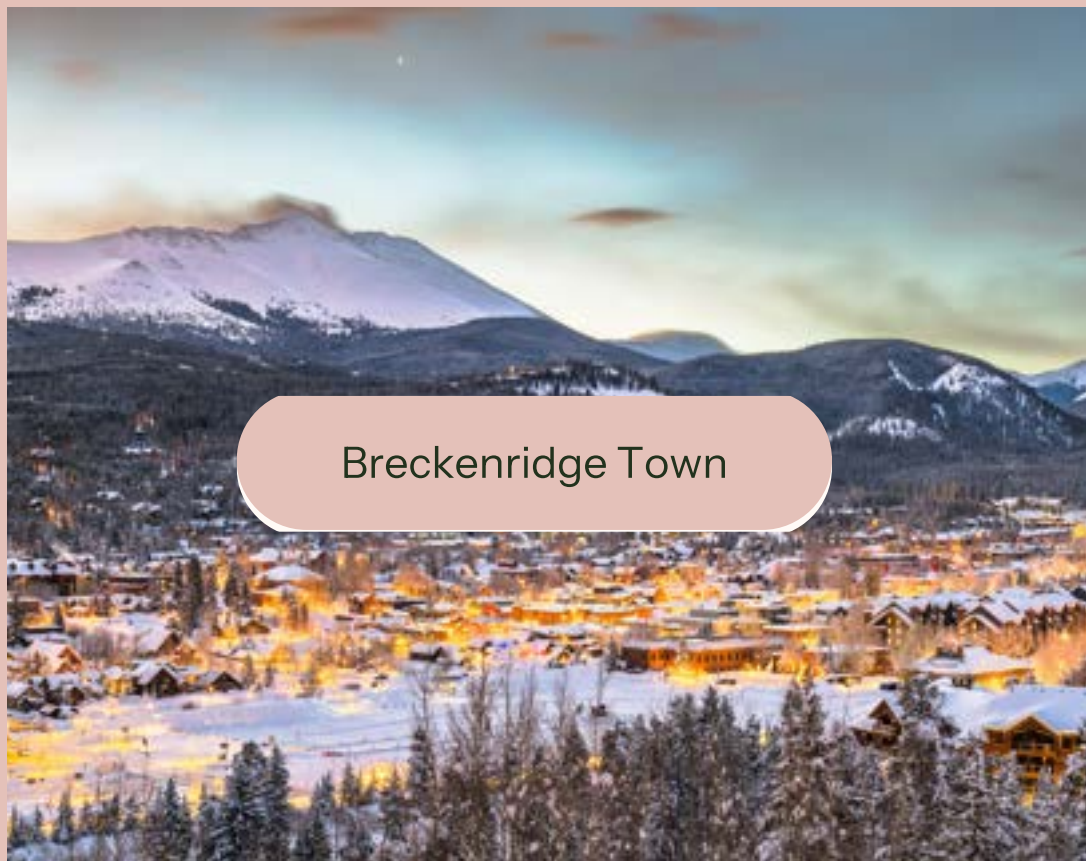
SUMMIT COUNTY EVENTS & NEWS

NOVEMBER 2024

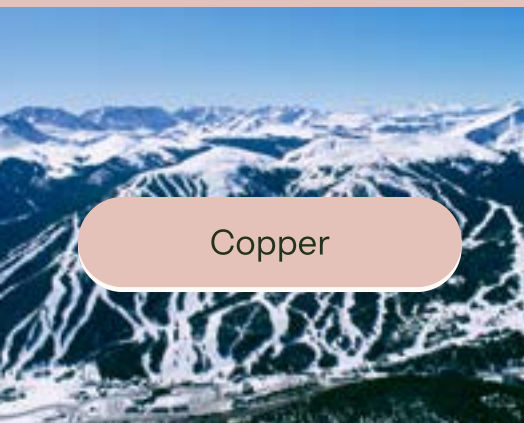
Below are links to event calendars for the local newspaper and all of the towns and resorts
Summit Daily Event Calendar



Arapahoe Basin



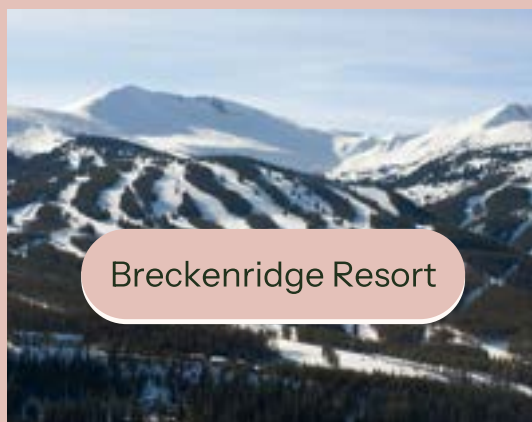
Breckenridge Town



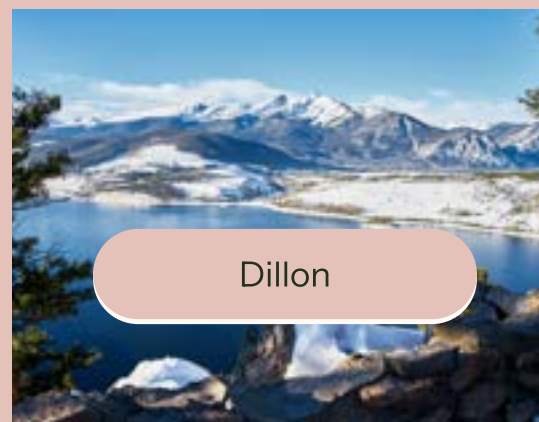
Copper



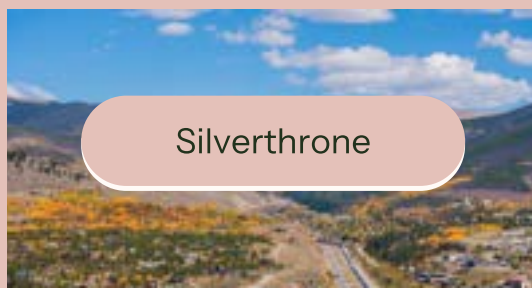
Keystone Resort



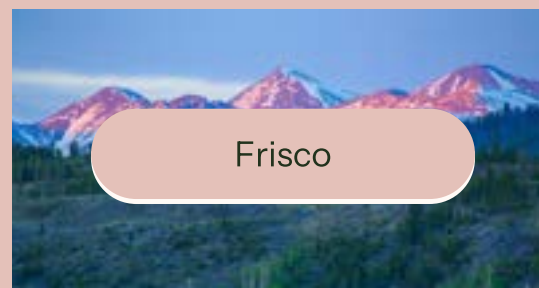
Breckenridge Resort



Dillon



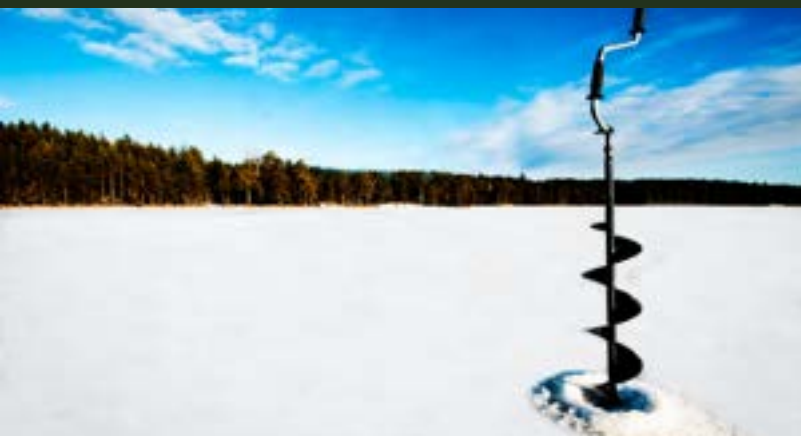
Silverthorne



Frisco

FRESH OFF THE PRESS

DECEMBER 2024



LOCAL HAPPENINGS

Below are links to event calendars for the local newspaper and all of the towns and resorts

[Summit Daily Event Calendar](#)

[Summit County Government Pledges \\$1M Towards Purchase of Open Space Near Silverthorne](#)

[Developer Proposes Structure for Dillon Town Core](#)

[Breckenridge Officials Consider the Future of Free Skier Parking](#)

[Arapahoe Ski Area Sold](#)

[CDOT Plans for Major Roads in Dillon & Silverthorne Plus Connections to I-70](#)

[New Development Plans for Keystone Resort](#)

SKI-TO-TEE

Love to play Golf? Come check out Keystone's newest business, Ski to Tee premium golf simulators. Ski-To-Tee is an innovative indoor golf simulator facility located in the heart of Keystone, Colorado.

Whether you're transitioning from the slopes to the green or simply looking to enjoy a round of golf indoors, our state-of-the-art simulators offer a realistic and immersive golfing experience year-round. Our simulators are designed to accommodate golfers of all skill levels, from beginners to advanced players. We also offer lessons and practice sessions tailored to individual needs.

Our golf simulators use cutting-edge technology to provide a highly realistic experience. They accurately simulate real-world golfing conditions, including ball flight, course terrain, and weather. We offer a wide selection of famous golf courses from around the world. You can experience playing on renowned courses without leaving Keystone.

Ski to Tee is managed by Cornerstone Real Estate Rocky Mountains team member Brendan Koning. Mention that you are an existing Cornerstone client and receive your first half an hour of bay time FREE!

For more information or to book a session, please visit our website at www.skitotee.com or call us at 970-485-6057.

[Follow us on Instagram](#)

