



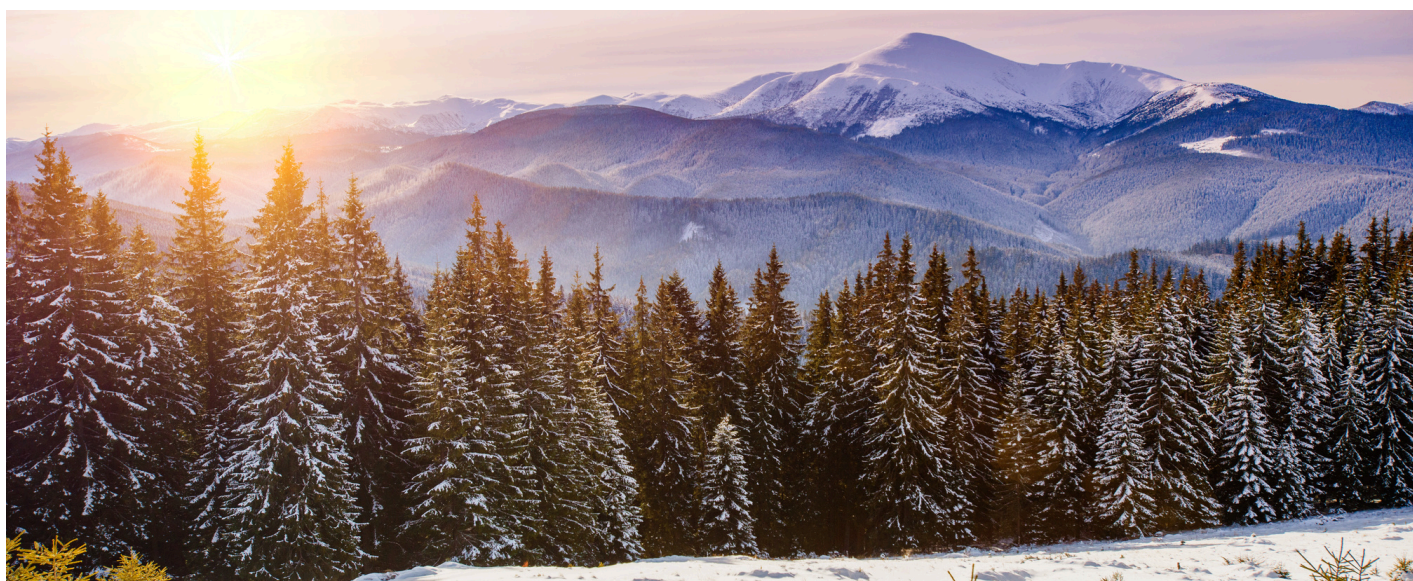
SUMMIT

Scoop

THE LOW DOWN ON THE HIGH COUNTRY

LOCAL HAPPENINGS & HIGHLIGHTS

Of course the big news this week in Summit County is that Arapahoe Basin and Keystone both opened for the season this past weekend. Breckenridge and Copper will both be opening on Nov 8th, and Loveland appears to be TBD. While we had a really long and gorgeous fall, winter has finally shown up this first week in November, just in time.



MARKET

THE LOW DOWN ON THE HIGH COUNTRY

Snapshot

SUMMIT COUNTY RESIDENTIAL PROPERTIES MARKET SNAPSHOT

OCTOBER 2024



AVERAGE SOLD
TO LIST PRICE

96.3%



SOLD
LISTINGS

144



AVERAGE DAYS
ON MARKET

62



AVERAGE SOLD
PRICE

\$1,297,041



CORNERSTONE
REAL ESTATE

ROCKY MOUNTAINS

www.LiveAMountainLife.com

The monthly snapshot for October showed a slight increase in activity over the previous month, with average days on market almost the same. There was a drop in the average price, but that was to be expected since September was unusually high.

Thanks for reading and hope to see you soon, Aimee.

HOW IS *The Summit County Market?*

YOUR MONTHLY ANSWER

We continue to see lower transactions than we were hoping for, with the YTD number even with last year on transactions, and up 16% on volume. The average prices for single family homes and multi-family are still up from last year by 15% and 9%.

However there are areas of Summit County where prices are trending down a bit due to lack of demand. Continued volatility in interest rates and the uncertainty of an election year are two possible reasons for the continued lower number of transactions as compared to the previous few years.

Inventory dropped sharply over the past month, which makes sense as we move towards the ski season and some sellers choose to either keep or rent their home for another winter rather than wait and/or drop their prices. As inventory drops and we move into the holiday season, it is typical that we will see a drop in buyer activity in the last quarter.

The good news for buyers is that despite lower inventory, there are actually some good opportunities out there and some good values.

The good news for sellers is that the vast majority of current homeowners have seen great appreciation over the past five years and most sellers have significant equity in their home. If you already own in Summit County, you may be surprised to learn what your home is worth in today's market.

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.

SEPTEMBER

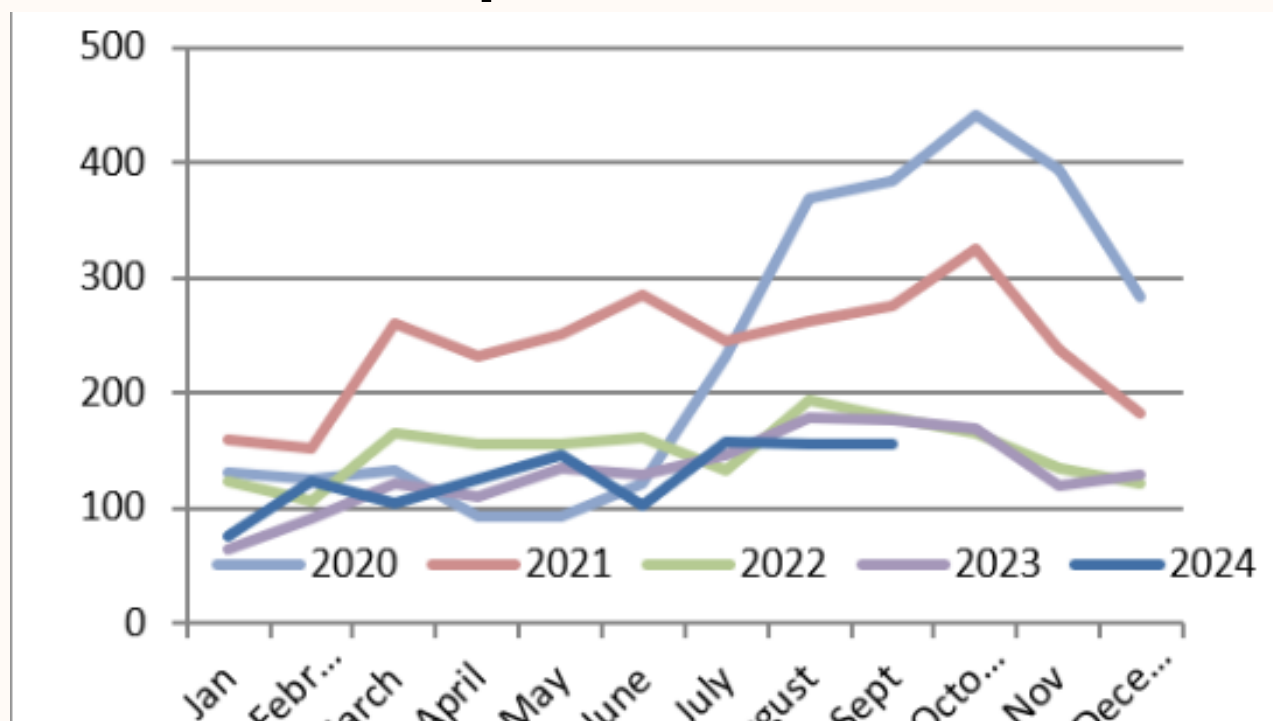
2024

Statistics

There were 156 transactions and \$233,362,066 in monetary volume in September 2024. Monetary volume in September was down 11% from September 2023. Transactions were down 11% from September 2023. YTD 2024, transactions are flat (0%) and monetary volume is up 16% from YTD 2023.



Summit County Real Estate Transactions as of September 31, 2024



AVERAGE

AS OF AUGUST 31ST 2024

Sales Price

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 - \$2,400,760 -

15% 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 - 1,038,758

9% Increase

Vacant Land

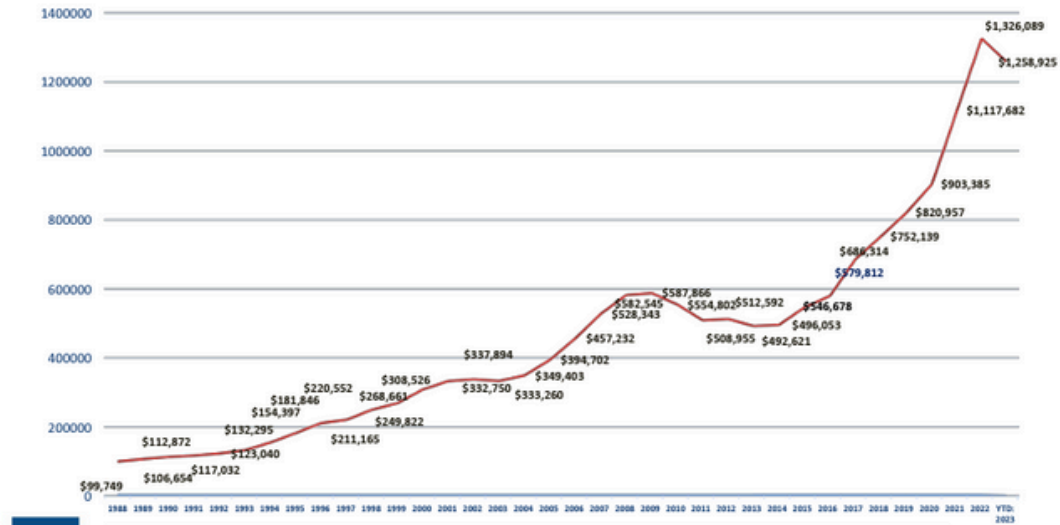
2006 - \$311,951
2007 - \$391,587
2008 - \$470,260
2009 - \$399,025
2010 - \$336,625
2011 - \$246,478
2012 - \$309,512
2013 - \$324,137
2014 - \$318,230
2015 - \$372,794
2016 - \$353,500
2017 - \$323,692
2018 - \$366,814
2019 - \$344,945
2020 - \$368,859
2021 - \$504,480
2022 - \$666,095
2023 - \$679,558
2024 - \$656,691

3% 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 1988-2023.

35 Year Residential Average Price Housing Index: Summit County

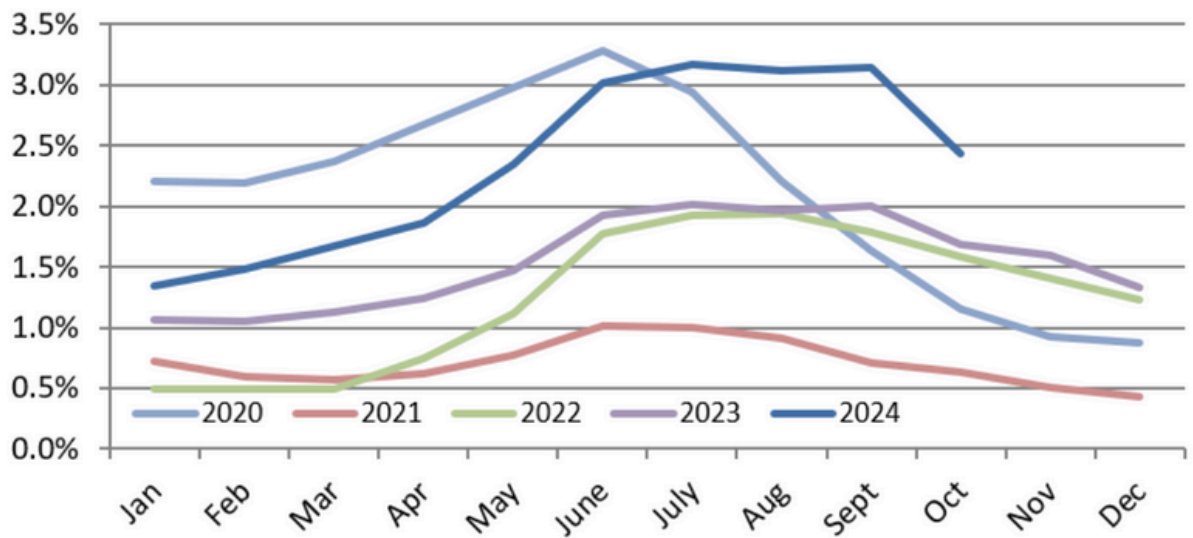
Residential Units include All Improved Residential Property Types: Single Family, Duplex, Triplex, Townhome, & Condominium



This report is provided to you Compliments of Land Title Guarantee Company, proudly serving our Community for over 50 Years. Copyright 2022. All Rights Reserved.
Data are collected from Summit County public offices, thus data are deemed reliable but not guaranteed.

SUMMIT COUNTY REAL ESTATE AS OF NOVEMBER 1ST 2024

Inventory



As of November 1, 2024, there were 535 active residential listings in Summit County and 99 active land listings. Inventory is down 22.68% since last month.

As of November 1, 2024, there were 396 pending sales in the County. 70 went pending in the past 2 weeks.

Back to September 2024:

There were 290 loans in September 2024, 80 related to sales, 64 related to REFI's and 146 loans were timeshare-related. The percentage of cash transactions for September 2024 was 49%!

Foreclosures for September 2024: There were 4 Fee Simple Foreclosures. YTD 2024, there have been 19 Fee Simple Foreclosures and 37 Foreclosures relating to Timeshares.

Demographics: YTD - Local Buyers were 29%, Front Range Buyers were 36% 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

CORNERSTONE REAL ESTATE PROPERTY

AS OF OCTOBER 1ST 2024

Update

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
\$645,000 - 2BR/2BA Watch Hill Condo in Silverthorne
\$650,000 - 3BR/2BA Foxtail Pines Single-Family Home in Fairplay
\$679,000 - 2BR/1BA Quicksilver Condo in Keystone
\$730,000 - 2BR/2BA Woodmoor at Breck Townhome in Breckenridge
\$950,000 - 3BR/2BA Wildwood Townhome in Frisco
\$990,000 - 3BR/3BA Blue Valley Acres Single-Family Home in Silverthorne
\$1,450,000 - 3BR/2BA 97 Circle Single-Family Home in Breckenridge
\$1,860,000 - 5BR/3BA Timber Creek Estates Duplex in Blue River
\$2,349,000 - 4BR/5BA Last Chance Sub Single-Family Home in Keystone
\$2,399,000 - 5BR/4BA Eagles Nest Golf Course Single-Family Home in Silverthorne
\$3,000,000 - 4BR/3BA Corkscrew Flats Single-Family Home in Breckenridge

Solds:

\$313,025 - 2BR/3BA Smith Ranch Townhome in Silverthorne
\$375,000 - 1BR/1BA Wildflower Condo in Breckenridge
\$455,000 - Slopeside Studio in Keystone
\$696,308 - 3BR/3BA Stables Village Duplex in Breckenridge
\$765,000 - 1BR/1BA Gov't Tracts Single-Family Home in Silverthorne
\$1,562,000 - 3BR/3BA White Wolf Townhome in Breckenridge
\$1,860,000 - 3BR/4BA Fox Valley Ranch Single-Family Home in Silverthorne
\$1,900,000 - 2.85 Acre Building Site in Gilrose Sub in Breckenridge
\$3,650,000 - 4BR/5BA Eagles Nest Golf Course Single-Family Home in Silverthorne
\$4,250,000 - 5BR/6BA Fairways at Breckenridge Single-Family Home in Breckenridge

Price Changes:

\$575,000 - 2BR/2BA Timber Ridge Condo in Wildernd
\$645,000 - 2BR/2BA Watch Hill Condo in Silverthorne
\$950,000 - 3BR/2BA Wildwood Townhome in Frisco
\$990,000 - 3BR/3BA Blue Valley Acres Single-Family Home in Silverthorne
\$2,399,000 - 5BR/4BA Eagles Nest Golf Course Single-Family Home in Silverthorne

Events Happening in Summit!

As if there was not enough to do in Summit County with all of the outdoor opportunities, there are also daily events, groups, and a thriving community that you can connect into to keep busy and meet people. Be sure to check out the Summit Daily event calendar if you are looking for something new to do!

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](#)

[Breckenridge Resort](#)

[Copper](#)

[Dillon](#)

[Frisco](#)

[Keystone Resort](#)

[Silverthorne](#)

Fresh off the Press - The Latest News in Summit

[Officials Hoping for Late Spring Opening
of Silverthorne Fire Station](#)

[Frisco Nordic Center Announces Opening Date](#)

[Proposed Small Scale Silver Mine Operation Near Breckenridge](#)

[A-Basin Opens Parking Reservations](#)

[Loveland Ski Area Joins Indy Pass](#)

[Wake Up Breck Ushers in Another Ski Season!](#)

LOCAL BUSINESS COMMUNITY

OCTOBER 2024

Spotlight

If you love to ski or snowboard and you don't already have Photochromic goggles, you need to try them out! These goggles automatically adjust to the light so that you don't have to change lenses depending on the conditions.

As we all know well, the light can change many times throughout the day, and these goggles give you the best visibility at all times without you having to think about it.

These goggles are awesome, and as a bonus you would be supporting a Summit County based company!



Aimee Straw



CORNERSTONE
REAL ESTATE

ROCKY MOUNTAINS



Managing Broker | Realtor®

*Certified Negotiation Expert Certified Listing
Professional Certified Expert Buyers Agent*

Cell: (970) 445.8583 | Email Me

*202 S. Ridge Street, Unit #1, Breckenridge,
CO 80424*

www.LiveaMountainLife.com www.AimeeStraw.com