

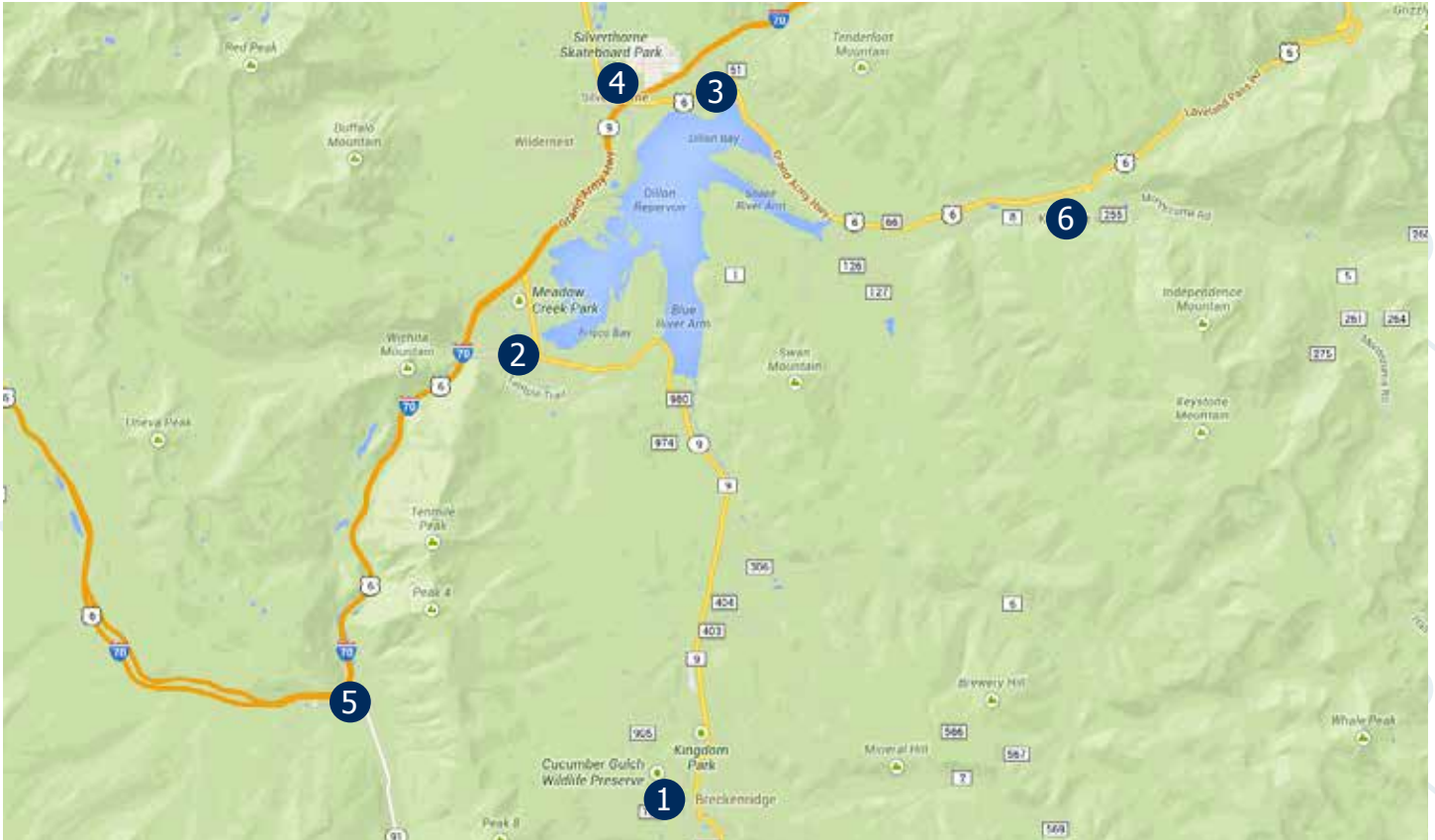
# MICROMARKET REPORT | SUMMIT COUNTY



Fuller

Sotheby's  
INTERNATIONAL REALTY

# SUMMIT COUNTY NEIGHBORHOODS



- 1. Breckenridge
- 2. Frisco
- 3. Dillon

- 4. Silverthorne
- 5. Copper Mountain
- 6. Keystone

## SUMMIT COUNTY

All Properties

### January through September

	2012	2013	% Change
Sold Listings (All Properties) .....	872	1,101	26.3%
Sold Single Family Homes.....	317	336	6.0%
Sold Condo .....	555	765	37.8%
Average Days on Market.....	340	262	-22.9%
Average Price .....	\$535,206	\$498,629	-6.8%
% Sold Price to List Price.....	93.68%	94.70%	1.1%
Quarter End Active Inventory .....		1,148	



## SUMMIT COUNTY MARKET | MARKETS BY AREA

### BRECKENRIDGE/BLUE RIVER

January through September	2012	2013	% Change
Sold Listings (All Properties)	368	463	25.8%
Sold Single Family Homes	172	192	11.6%
Sold Condos, TH, DP	196	271	38.3%
Average Days on Market	368	261	-29.1%
Average Price	\$653,390	\$602,648	-7.8%
% Sold Price to List Price	93.80%	94.26%	0.5%
Quarter End Active Inventory		484	

### BRECKENRIDGE/BLUE RIVER *All*

January through September	2012	2013	% Change
Median Price	\$492,500	\$475,000	-3.6%
Average Price	\$653,390	\$602,648	-7.8%
Average Price per Square Foot	\$333	\$362	8.7%
Average Days on Market	368	261	-29.1%
Highest Price	\$5,570,130	\$3,400,000	-39.0%
Lowest Price	\$73,000	\$112,500	54.1%
Properties Sold	368	463	25.8%
% Sold Price to Original List Price	93.80%	94.26%	0.5%

### BRECKENRIDGE/BLUE RIVER *Single Family Homes*

January through September	2012	2013	% Change
Median Price	\$684,250	\$640,000	-6.5%
Average Price	\$922,571	\$825,439	-10.5%
Average Price per Square Foot	\$285	\$290	2.1%
Average Days on Market	326	287	-12.0%
Highest Price	\$5,570,130	\$3,400,000	-39.0%
Lowest Price	\$150,000	\$210,299	40.2%
Properties Sold	172	192	11.6%
% Sold Price to Original List Price	93.60%	94.70%	1.2%

### BRECKENRIDGE/BLUE RIVER *Condos, TH, DP*

January through September	2012	2013	% Change
Median Price	\$351,500	\$375,000	6.7%
Average Price	\$417,169	\$444,803	6.6%
Average Price per Square Foot	\$376	\$413	9.8%
Average Days on Market	404	242	-40.1%
Highest Price	\$1,367,500	\$1,775,000	29.8%
Lowest Price	\$73,000	\$112,500	54.1%
Properties Sold	196	271	38.3%
% Sold Price to Original List Price	93.90%	93.87%	0.0%

TH = Townhomes, DP = Duplexes





# SUMMIT COUNTY MARKET | MARKETS BY AREA

## FRISCO

January through September	2012	2013	% Change
Sold Listings (All Properties)	98	113	15.3%
Sold Single Family Homes	21	26	23.8%
Sold Condos, TH, DP	77	87	13.0%
Average Days on Market	240	185	-22.9%
Average Price	\$466,736	\$475,452	1.9%
% Sold Price to List Price	94.57%	96.44%	2.0%
Quarter End Active Inventory		63	

## FRISCO *All*

January through September	2012	2013	% Change
Median Price	\$422,450	\$400,775	-5.1%
Average Price	\$466,736	\$475,452	1.9%
Average Price per Square Foot	\$281	\$305	8.2%
Average Days on Market	240	185	-22.9%
Highest Price	\$1,225,000	\$1,435,069	17.1%
Lowest Price	\$125,000	\$130,000	4.0%
Properties Sold	98	113	15.3%
% Sold Price to Original List Price	94.57%	96.44%	2.0%

## FRISCO *Single Family Homes*

January through September	2012	2013	% Change
Median Price	\$675,000	\$704,500	4.4%
Average Price	\$720,701	\$746,603	3.6%
Average Price per Square Foot	\$256	\$338	32.3%
Average Days on Market	469	151	-67.8%
Highest Price	\$1,225,000	\$1,435,069	17.1%
Lowest Price	\$271,900	\$350,000	28.7%
Properties Sold	21	26	23.8%
% Sold Price to Original List Price	94.10%	96.65%	2.7%

## FRISCO *Condos, TH, DP*

January through September	2012	2013	% Change
Median Price	\$375,000	\$349,000	-6.9%
Average Price	\$397,473	\$394,419	-0.8%
Average Price per Square Foot	\$289	\$295	2.3%
Average Days on Market	180	196	8.9%
Highest Price	\$935,000	\$854,000	-8.7%
Lowest Price	\$125,000	\$130,000	4.0%
Properties Sold	77	87	13.0%
% Sold Price to Original List Price	94.79%	96.28%	1.6%

TH = Townhomes, DP = Duplexes



## SUMMIT COUNTY MARKET | MARKETS BY AREA

### DILLON/SUMMIT COVE

January through September	2012	2013	% Change
Sold Listings (All Properties)	101	132	30.7%
Sold Single Family Homes	42	41	-2.4%
Sold Condos, TH, DP	59	91	54.2%
Average Days on Market	194	207	6.7%
Average Price	\$373,499	\$346,666	-7.2%
% Sold Price to List Price	94.40%	95.88%	1.6%
Quarter End Active Inventory		69	

### DILLON/SUMMIT COVE *All*

January through September	2012	2013	% Change
Median Price	\$325,000	\$328,500	1.1%
Average Price	\$373,499	\$346,666	-7.2%
Average Price per Square Foot	\$216	\$227	4.7%
Average Days on Market	194	207	6.7%
Highest Price	\$1,475,000	\$1,100,000	-25.4%
Lowest Price	\$20,000	\$79,000	295.0%
Properties Sold	101	132	30.7%
% Sold Price to Original List Price	94.40%	95.88%	1.6%

### DILLON/SUMMIT COVE *Single Family Homes*

January through September	2012	2013	% Change
Median Price	\$435,000	\$535,000	23.0%
Average Price	\$549,679	\$544,126	-1.0%
Average Price per Square Foot	\$215	\$222	3.4%
Average Days on Market	173	102	-41.0%
Highest Price	\$1,475,000	\$1,000,000	-32.2%
Lowest Price	\$200,000	\$330,000	65.0%
Properties Sold	42	41	-2.4%
% Sold Price to Original List Price	94.70%	96.27%	1.7%

### DILLON/SUMMIT COVE *Condos, TH, DP*

January through September	2012	2013	% Change
Median Price	\$227,000	\$223,000	-1.8%
Average Price	\$248,084	\$257,701	3.9%
Average Price per Square Foot	\$218	\$229	5.0%
Average Days on Market	209	255	22.0%
Highest Price	\$995,000	\$1,100,000	10.6%
Lowest Price	\$20,000	\$79,000	295.0%
Properties Sold	59	91	54.2%
% Sold Price to Original List Price	94.00%	95.88%	2.0%

TH = Townhomes, DP = Duplexes



## SUMMIT COUNTY MARKET | MARKETS BY AREA

### SILVERTHORNE/WILDERNEST

January through September	2012	2013	% Change
Sold Listings (All Properties)	156	207	32.7%
Sold Single Family Homes	63	60	-4.8%
Sold Condos, TH, DP	93	147	58.1%
Average Days on Market	319	175	-45.0%
Average Price	\$471,091	\$457,198	-2.9%
% Sold Price to List Price	94.11%	94.58%	0.5%
Quarter End Active Inventory		162	

### SILVERTHORNE/WILDERNEST *All*

January through September	2012	2013	% Change
Median Price	\$381,000	\$355,000	-6.8%
Average Price	\$471,091	\$457,198	-2.9%
Average Price per Square Foot	\$230	\$242	5.2%
Average Days on Market	319	248	-22.3%
Highest Price	\$1,650,000	\$2,650,000	60.6%
Lowest Price	\$102,529	\$90,000	-12.2%
Properties Sold	156	207	32.7%
% Sold Price to Original List Price	94.11%	94.58%	0.5%

### SILVERTHORNE/WILDERNEST *Single Family Homes*

January through September	2012	2013	% Change
Median Price	\$632,500	\$709,750	12.2%
Average Price	\$693,904	\$770,365	11.0%
Average Price per Square Foot	\$236	\$269	14.0%
Average Days on Market	377	301	-20.2%
Highest Price	\$1,650,000	\$2,650,000	60.6%
Lowest Price	\$152,000	\$205,000	34.9%
Properties Sold	63	60	-4.8%
% Sold Price to Original List Price	93.00%	92.60%	-0.4%

### SILVERTHORNE/WILDERNEST *Condos, TH, DP*

January through September	2012	2013	% Change
Median Price	\$295,000	\$300,000	1.7%
Average Price	\$320,153	\$329,374	2.9%
Average Price per Square Foot	\$225	\$231	2.7%
Average Days on Market	279	226	-19.0%
Highest Price	\$629,000	\$715,000	13.7%
Lowest Price	\$102,529	\$90,000	-12.2%
Properties Sold	93	147	58.1%
% Sold Price to Original List Price	95.70%	96.60%	0.9%

TH = Townhomes, DP = Duplexes

\*\* All Silverthorne data excludes the town of Heeney.



## SUMMIT COUNTY MARKET | MARKETS BY AREA

### COPPER MOUNTAIN

January through September	2012	2013	% Change
Sold Listings (All Properties)	24	38	58.3%
Sold Single Family Homes	1	0	-100.0%
Sold Condos, TH, DP	23	38	65.2%
Average Days on Market	474	543	14.6%
Average Price	\$411,333	\$382,200	-7.1%
% Sold Price to List Price	93.21%	92.92%	-0.3%
Quarter End Active Inventory		139	

### COPPER MOUNTAIN *All*

January through September	2012	2013	% Change
Median Price	\$354,500	\$309,250	-12.8%
Average Price	\$411,333	\$382,200	-7.1%
Average Price per Square Foot	\$344	\$365	6.1%
Average Days on Market	474	543	14.6%
Highest Price	\$1,700,000	\$1,750,000	2.9%
Lowest Price	\$166,500	\$140,000	-15.9%
Properties Sold	24	38	58.3%
% Sold Price to Original List Price	93.21%	92.92%	-0.3%

### COPPER MOUNTAIN *Single Family Homes*

January through September	2012	2013	% Change
Median Price	\$1,700,000	N/A	-100.0%
Average Price	\$1,700,000	N/A	-100.0%
Average Price per Square Foot	\$491	N/A	-100.0%
Average Days on Market	496	N/A	-100.0%
Highest Price	\$1,700,000	N/A	-100.0%
Lowest Price	\$1,700,000	N/A	-100.0%
Properties Sold	1	N/A	-100.0%
% Sold Price to Original List Price	86.11%	N/A	-100.0%

### COPPER MOUNTAIN *Condos, TH, DP*

January through September	2012	2013	% Change
Median Price	\$350,000	\$309,250	-11.6%
Average Price	\$355,304	\$382,200	7.6%
Average Price per Square Foot	\$338	\$365	8.1%
Average Days on Market	473	543	14.8%
Highest Price	\$832,000	\$1,750,000	110.3%
Lowest Price	\$166,500	\$140,000	-15.9%
Properties Sold	23	38	65.2%
% Sold Price to Original List Price	93.21%	92.92%	-0.3%

TH = Townhomes, DP = Duplexes





## SUMMIT COUNTY MARKET | MARKETS BY AREA

### KEYSTONE

January through September	2012	2013	% Change
Sold Listings (All Properties)	125	148	18.4%
Sold Single Family Homes	18	17	-5.6%
Sold Condos, TH, DP	107	131	22.4%
Average Days on Market	454	318	-30.0%
Average Price	\$475,408	\$414,293	-12.9%
% Sold Price to List Price	92.17%	95.25%	3.3%
Quarter End Active Inventory		231	

### KEYSTONE *All*

January through September	2012	2013	% Change
Median Price	\$379,000	\$318,500.00	-16.0%
Average Price	\$475,408	\$414,293	-12.9%
Average Price per Square Foot	\$305	\$309	1.3%
Average Days on Market	454	318	-30.0%
Highest Price	\$2,600,000	\$1,899,999	-26.9%
Lowest Price	\$102,500	\$95,000	-7.3%
Properties Sold	125	148	18.4%
% Sold Price to Original List Price	92.17%	95.25%	3.3%

### KEYSTONE *Single Family Homes*

January through September	2012	2013	% Change
Median Price	\$492,500	\$995,000	102.0%
Average Price	\$1,029,486	\$937,926	-8.9%
Average Price per Square Foot	\$289	\$284	-1.7%
Average Days on Market	571	409	-28.4%
Highest Price	\$2,600,000	\$1,899,999	-26.9%
Lowest Price	\$348,750	\$315,000	-9.7%
Properties Sold	18	17	-5.6%
% Sold Price to Original List Price	89.01%	94.32%	6.0%

### KEYSTONE *Condos, TH, DP*

January through September	2012	2013	% Change
Median Price	\$330,000	\$305,000	-7.6%
Average Price	\$382,199	\$346,341	-9.4%
Average Price per Square Foot	\$307	\$313	2.0%
Average Days on Market	435	306	-29.7%
Highest Price	\$1,100,000	\$1,049,000	-4.6%
Lowest Price	\$102,500	\$95,000	-7.3%
Properties Sold	107	131	22.4%
% Sold Price to Original List Price	94.26%	95.58%	1.4%

TH = Townhomes, DP = Duplexes

\*\* All Keystone data excludes the town of Montezuma.



# LOCAL COLORADO REAL ESTATE EXPERTS



## BEAVER CREEK

26 Avondale Lane, #119  
Beaver Creek, CO 81620 | 970.748.5100



## BOULDER

1050 Walnut Street  
Boulder, CO 80302 | 303.443.6161



## BRECKENRIDGE

69 Marksberry Way  
Breckenridge, CO, 80424 | 970.453.0550



## CASTLE PINES VILLAGE

858 Happy Canyon Road, Suite 100  
Castle Rock, CO 80108 | 303.660.8800



## CHERRY CREEK

3033 E. 1st Avenue, Suite 500  
Denver, CO 80206 | 303.893.3200



## CHERRY CREEK RETAIL

255 Clayton Street, Unit 100 North  
Denver, CO 80206 | 303.893.3200



## DENVER DOWNTOWN

1512 Larimer Street, #46R  
Denver, CO, 80202 | 303.893.3200



## DENVER TECH CENTER

8000 East Belleview Avenue, Suite 200  
Greenwood Village, CO 80111 | 303.893.3200



## EDWARDS

34253 Highway 6 #2A  
Edwards, CO 81632 | 970.748.5150



## EVERGREEN

31955 Castle Court, #1 South  
Evergreen, CO 80439 | 303.674.3200