

County: Summit

(1)

Zip Code

City

New Contr.

Type

DeedRes

Subdivision

\$

Between

Enter a value

and

Enter a value

Sqft

Between

Enter a value

and

Enter a value

Acres

Between

Enter a value

and

Enter a value

Beds

Full Baths

Jun 2025

Download

of Sales

108

20.0%

Median Sale

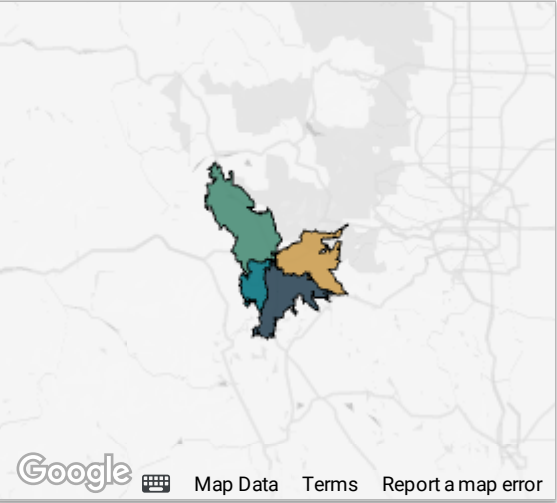
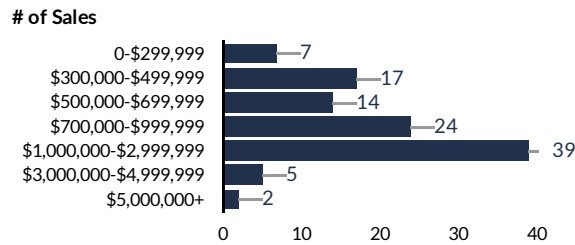
\$890.00K

-9.6%

of New Listings

373

2.5%



	June		Year-to-Date	
Key Metrics	2024	2025	2024	2025
New Listings	364	373 2.5%	1,436	1,545 7.6%
Sold Listings	90	108 20.0%	628	686 9.2%
Median Sales Price	\$985,000	\$890,000 -9.6%	\$985,000	\$920,000 -6.6%
Average Sales Price	\$1,290,367	\$1,215,789 -5.8%	\$1,311,641	\$1,337,940 2.0%
Above or Below Asking	-3.00%	-3.77% -0.77%	-2.69%	-2.72% -0.04%
Days on Market (median)	14	24 71.4%	20	36 80.0%

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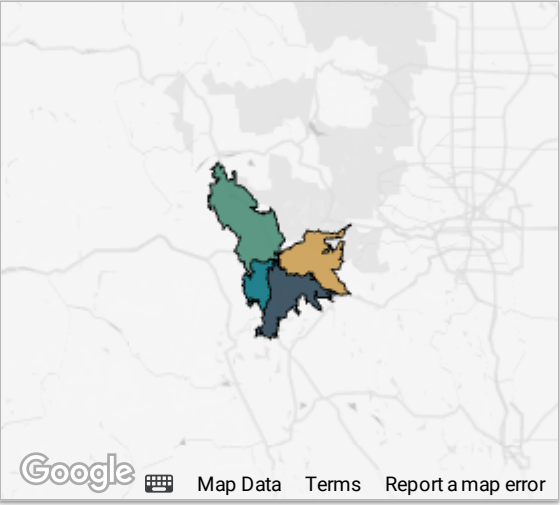
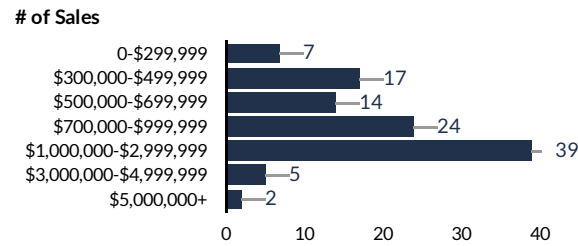
\$890.00K

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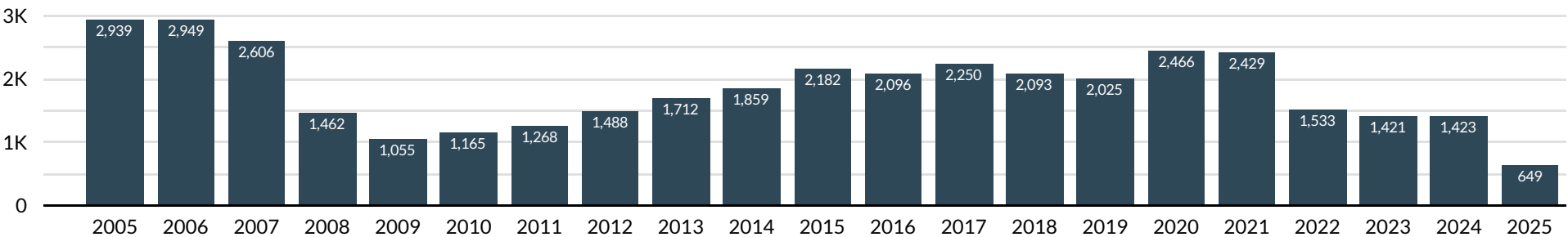
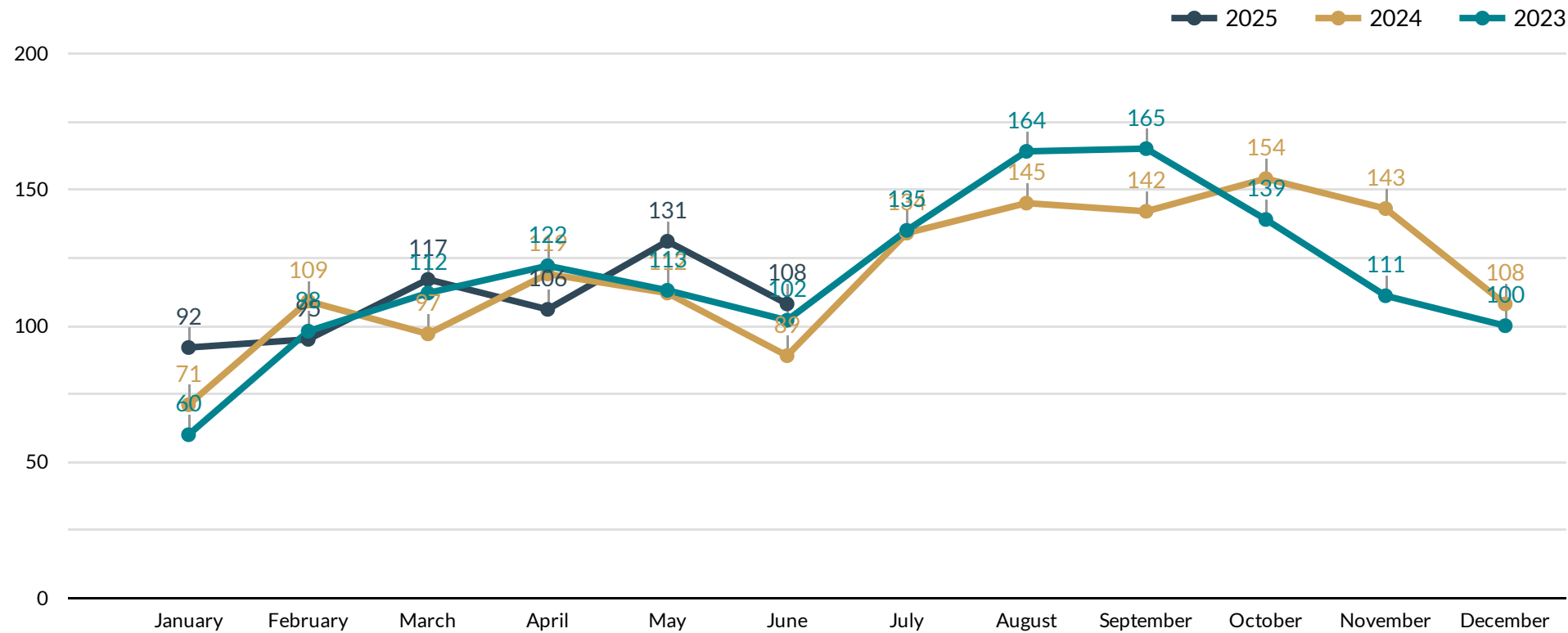
373

2.5%



Sales by Year

How much activity are we seeing now vs. in previous years?



Acres

Between

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DeedRes

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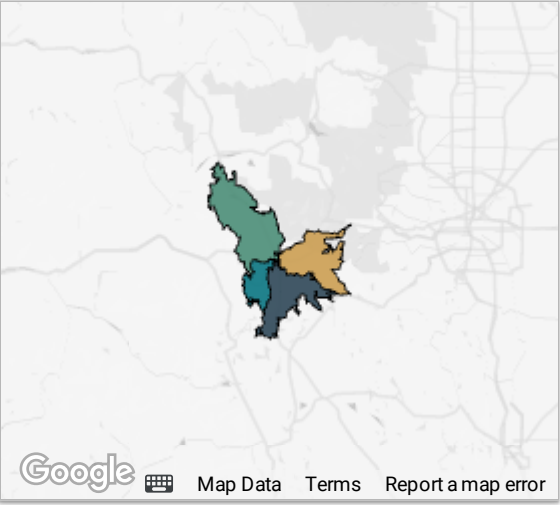
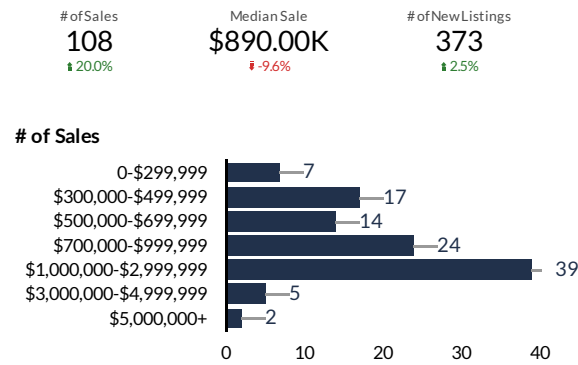
Enter a value

Beds

Full Baths

Jun 2025

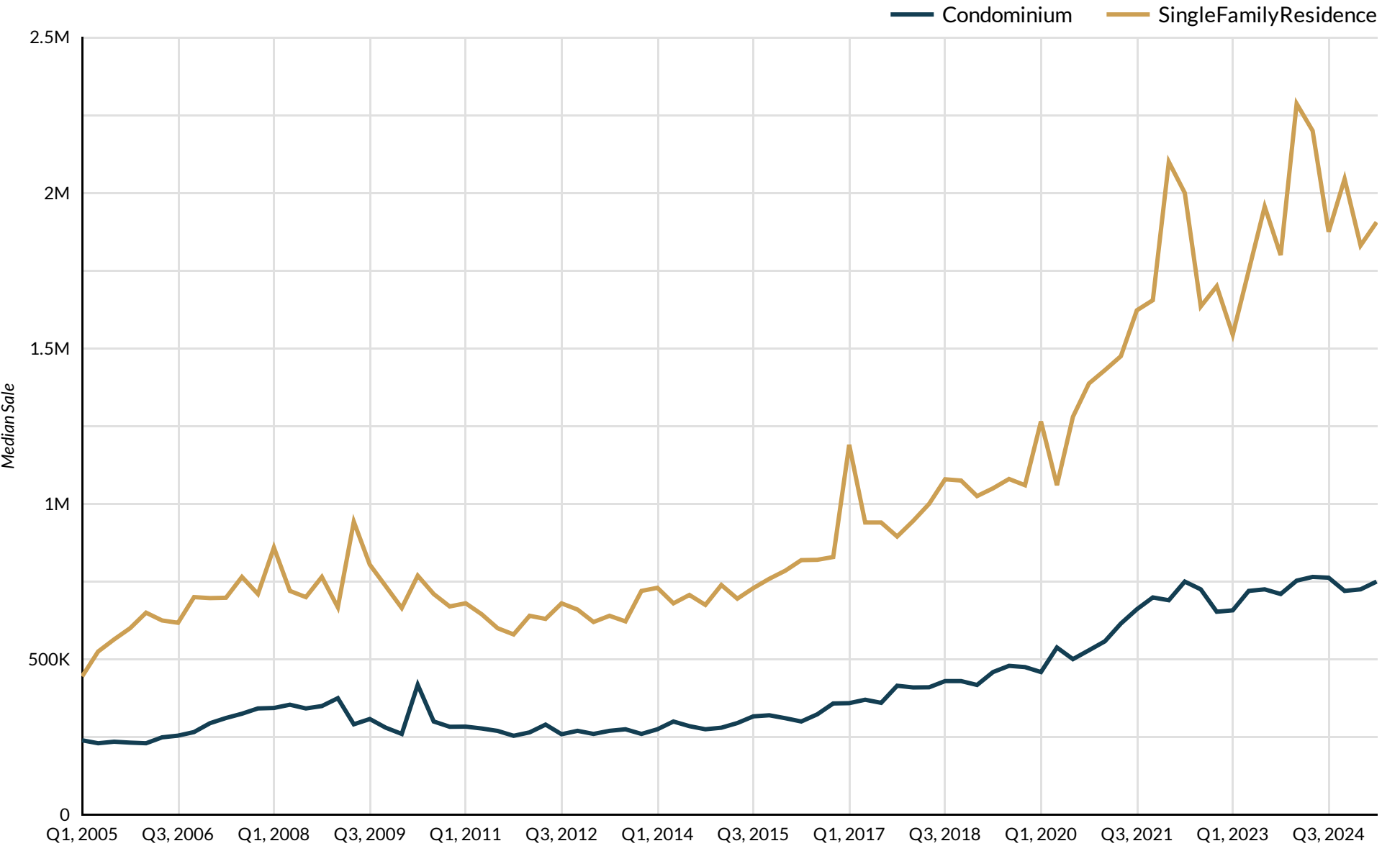
Download



Market Prices

Where are sale prices now vs. previous years?

*adjust metric & adjust time period>



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Median Sale

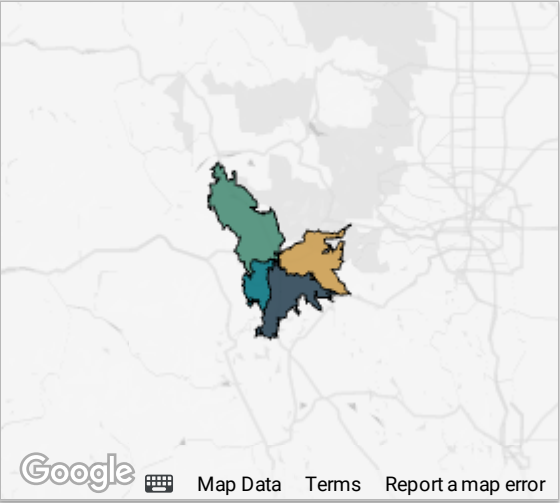
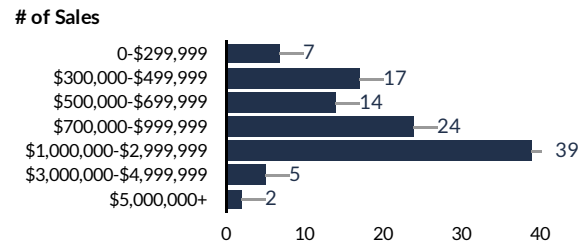
\$890.00K

-9.6%

of New Listings

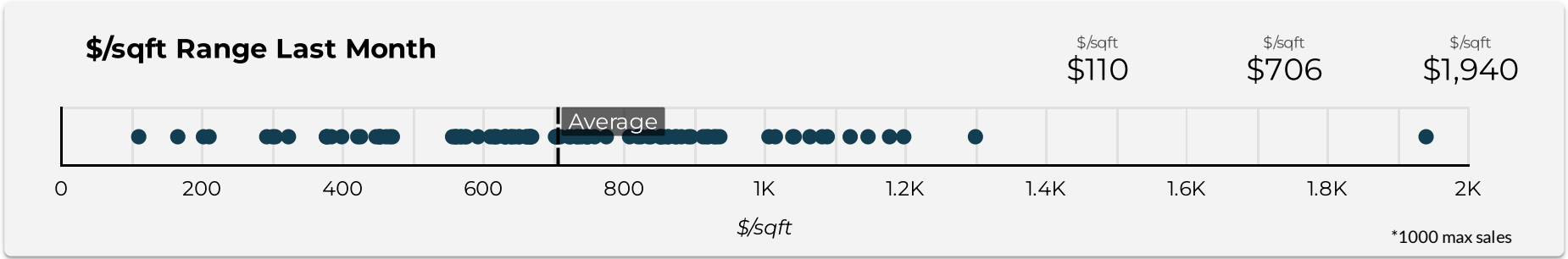
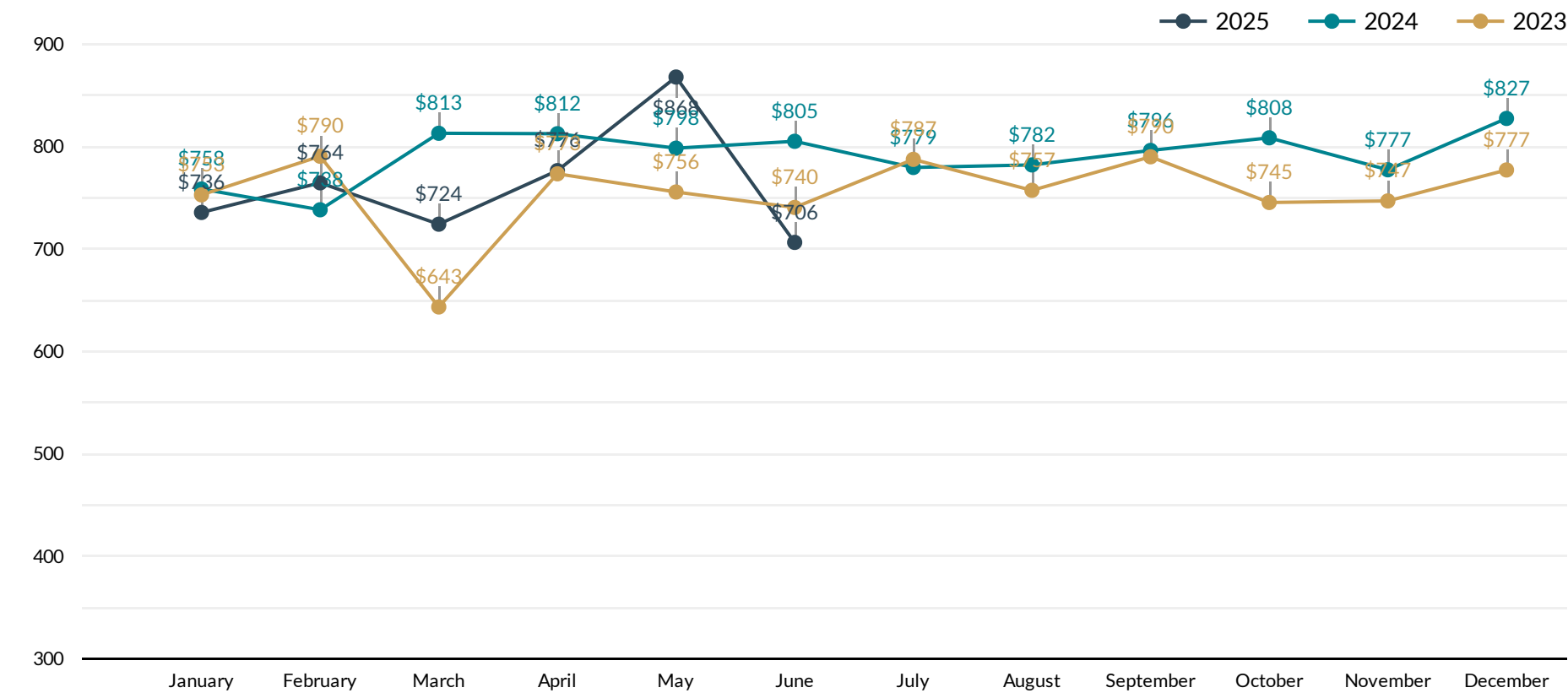
373

2.5%



Price Trend (\$/sqft)

Where is the cost of real estate now vs previous years?
Have market prices risen or dropped in last few months?



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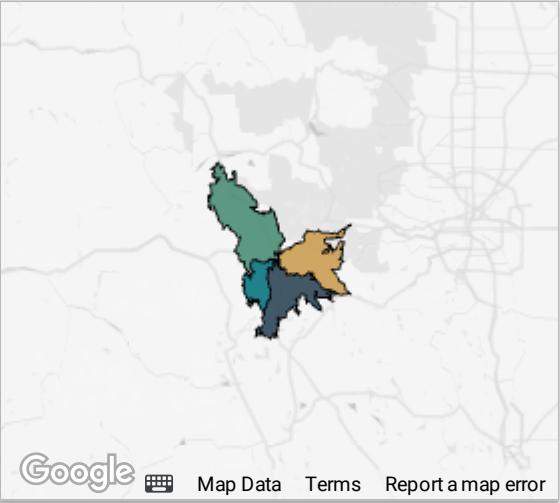
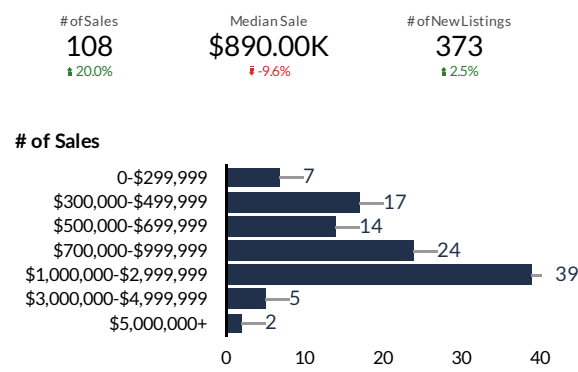
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Full Baths

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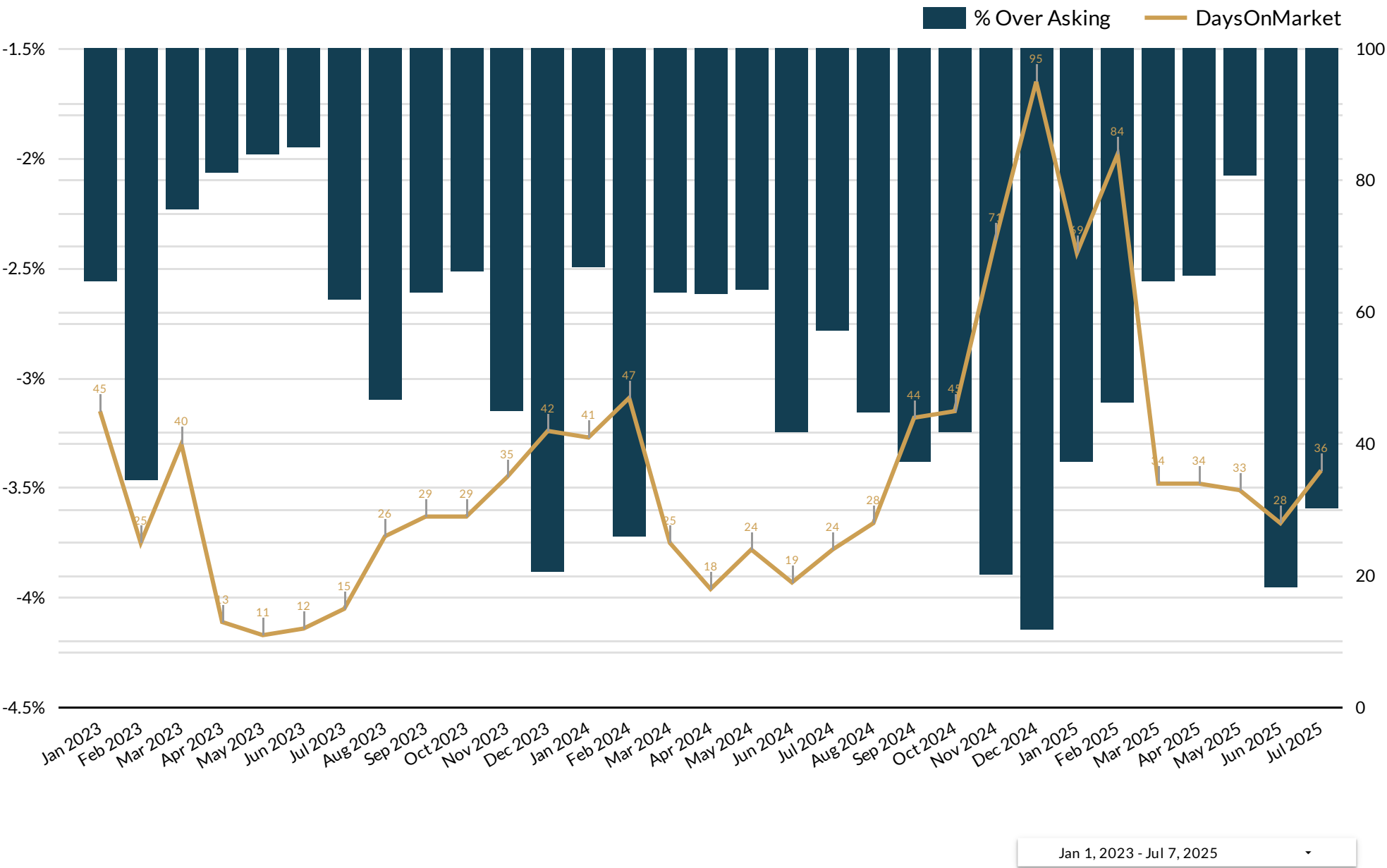
Jun 2025

Download



Buyer Competition

How is competition this year vs. previous years?



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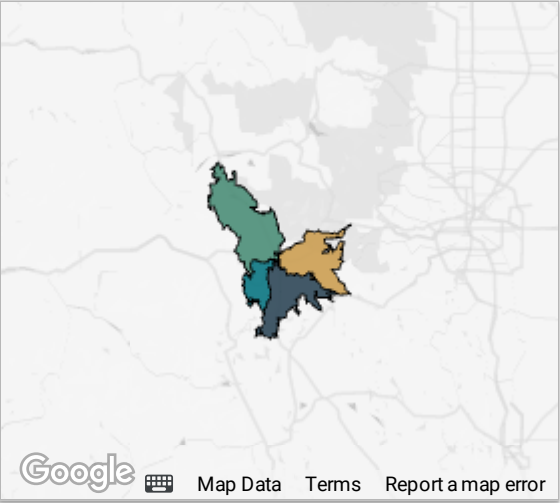
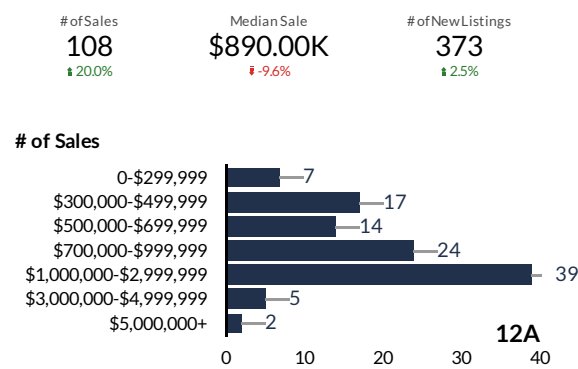
Enter a value

Beds

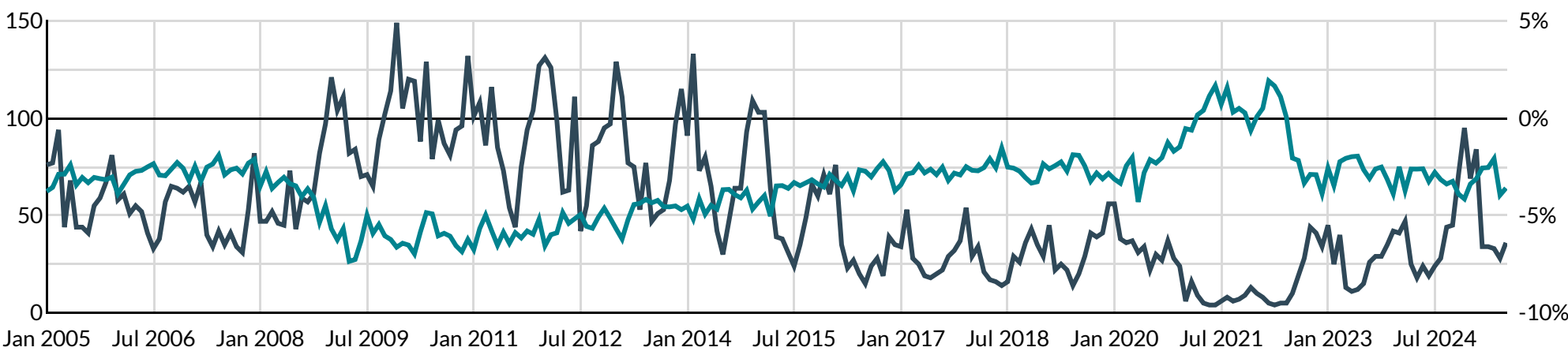
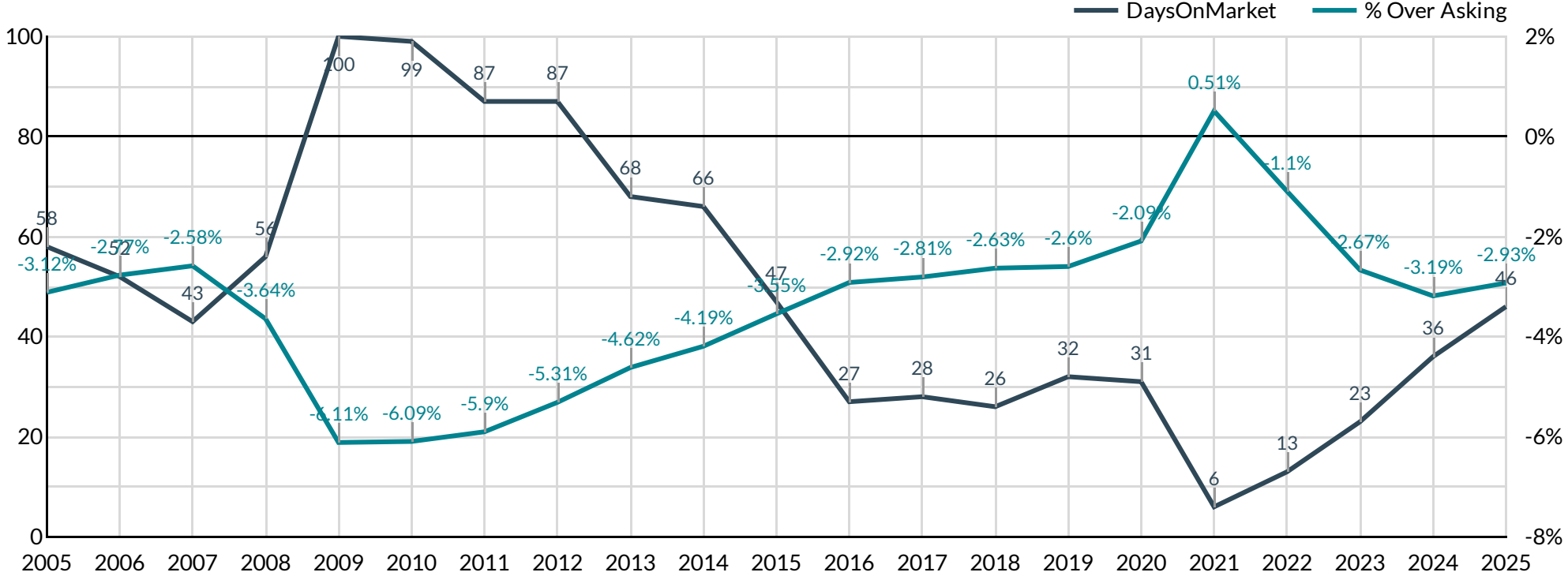
Full Baths

Jun 2025

Download



Buyer Competition



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Zip Code

New Contr.

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Beds

Full Baths

Jun 2025

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of Sales

108

20.0%

Median Sale

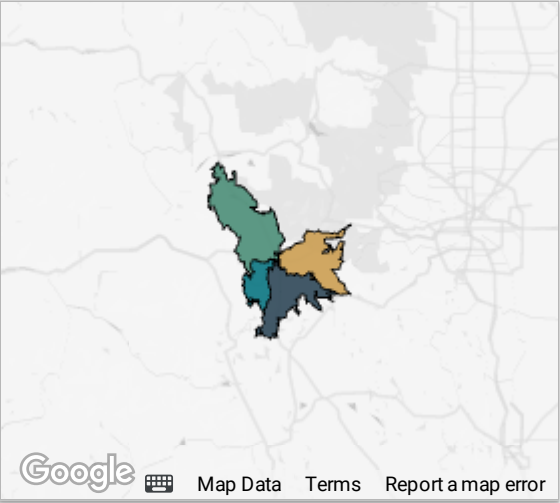
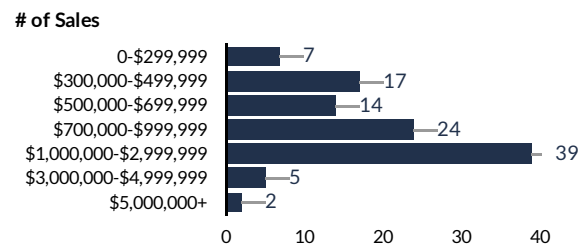
\$890.00K

-9.6%

of New Listings

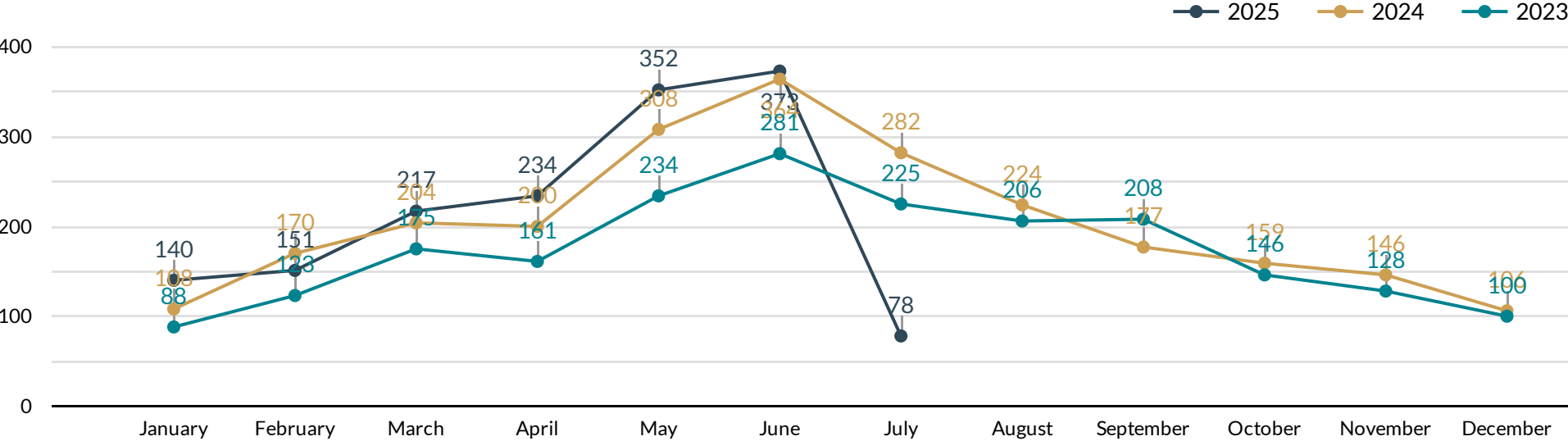
373

2.5%



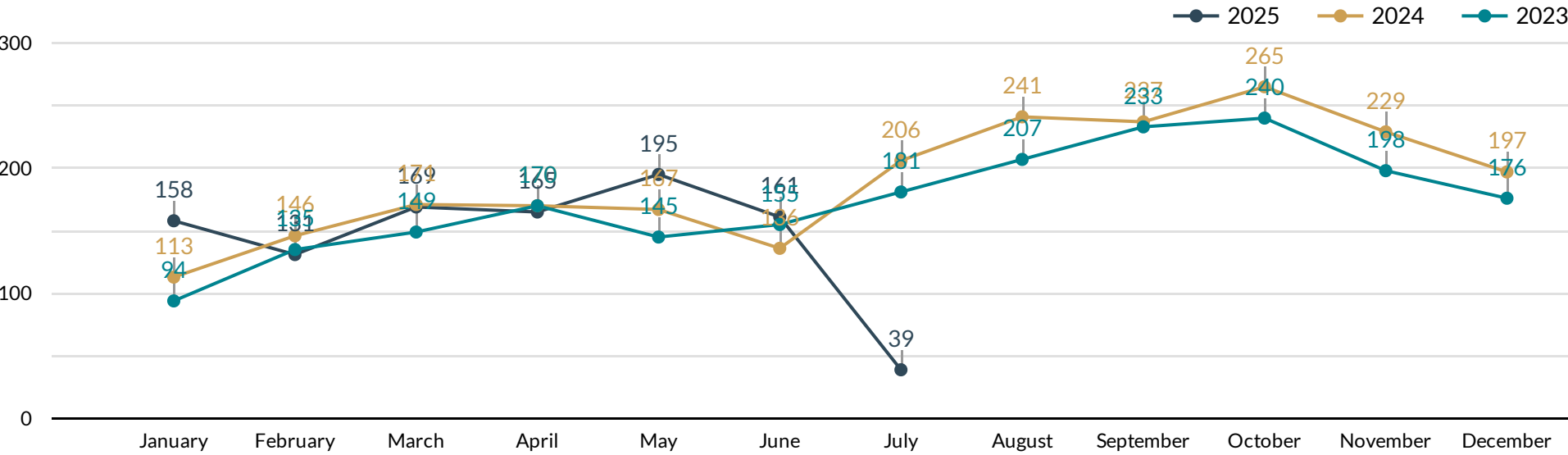
New Listings

Are we seeing more or less inventory now than in previous years?



New Pendings

Are new contracts keeping up with new inventory?



County: Summit(1)

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New Contr.

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Beds

Full Baths

Jun 2025

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20.0%

Median Sale

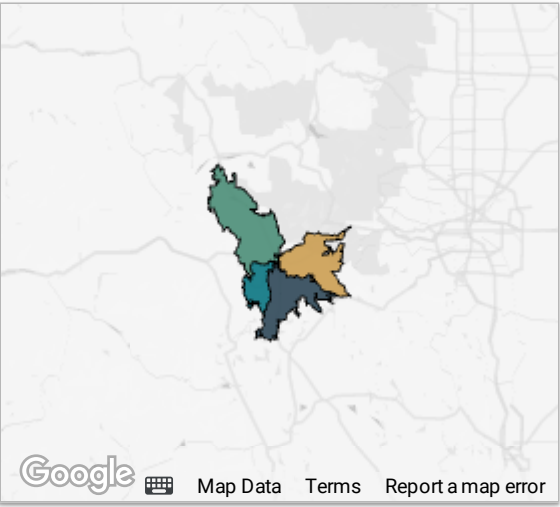
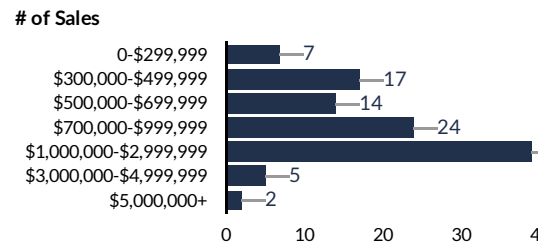
\$890.00K

-9.6%

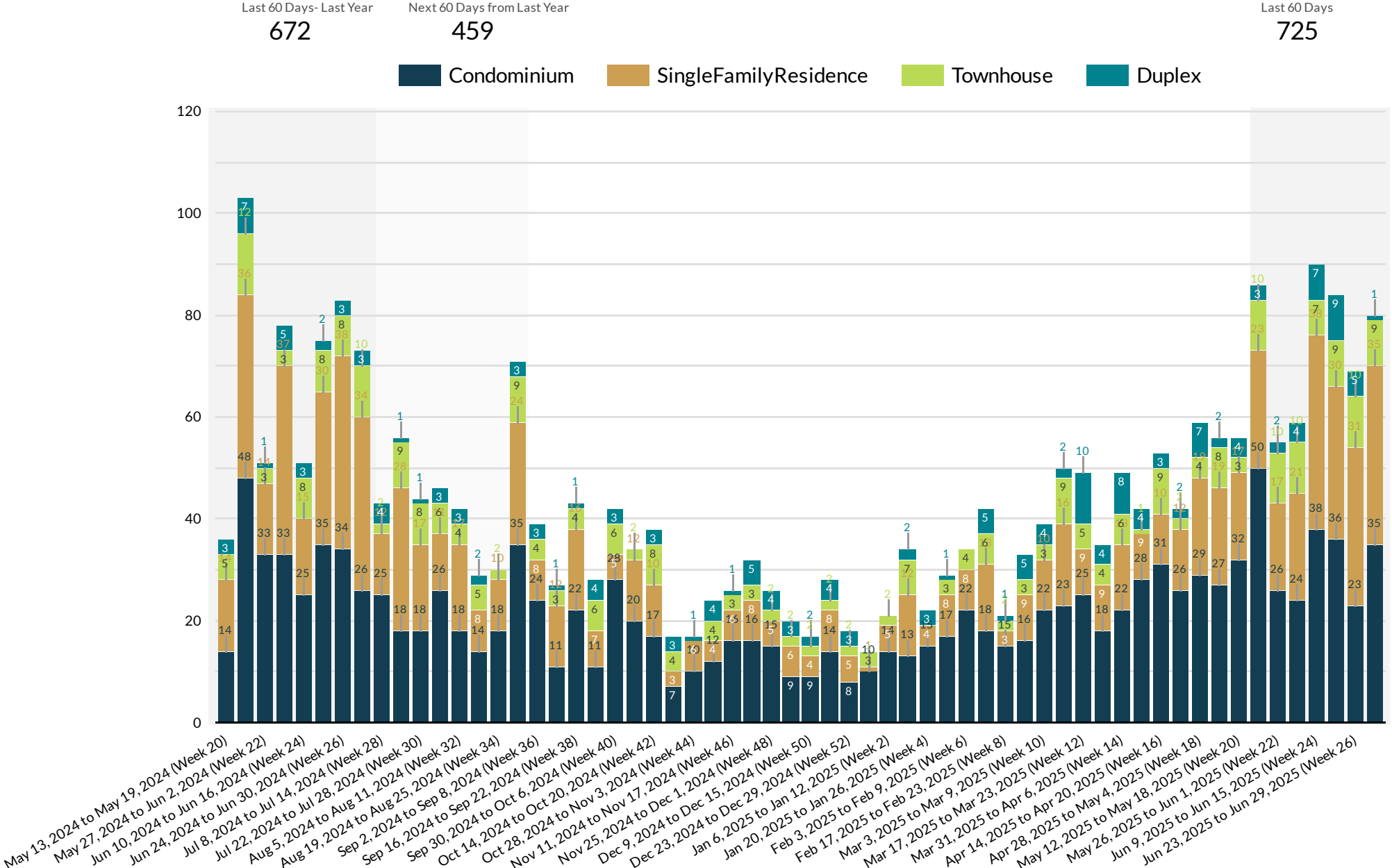
of New Listings

373

2.5%



Weekly New Inventory



County: Summit

(1)

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Type

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Zip Code

New Contr.

DeedRes

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Beds

Full Baths

Jun 2025

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108

20.0%

Median Sale

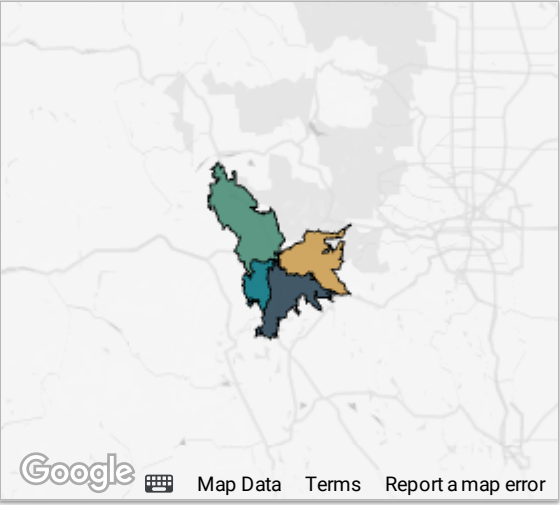
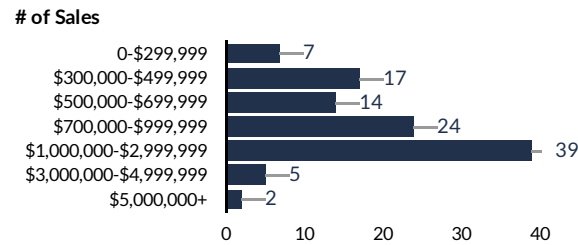
\$890.00K

-9.6%

of New Listings

373

2.5%



Appreciation

How have similar properties appreciated since purchased?

15 Year Change

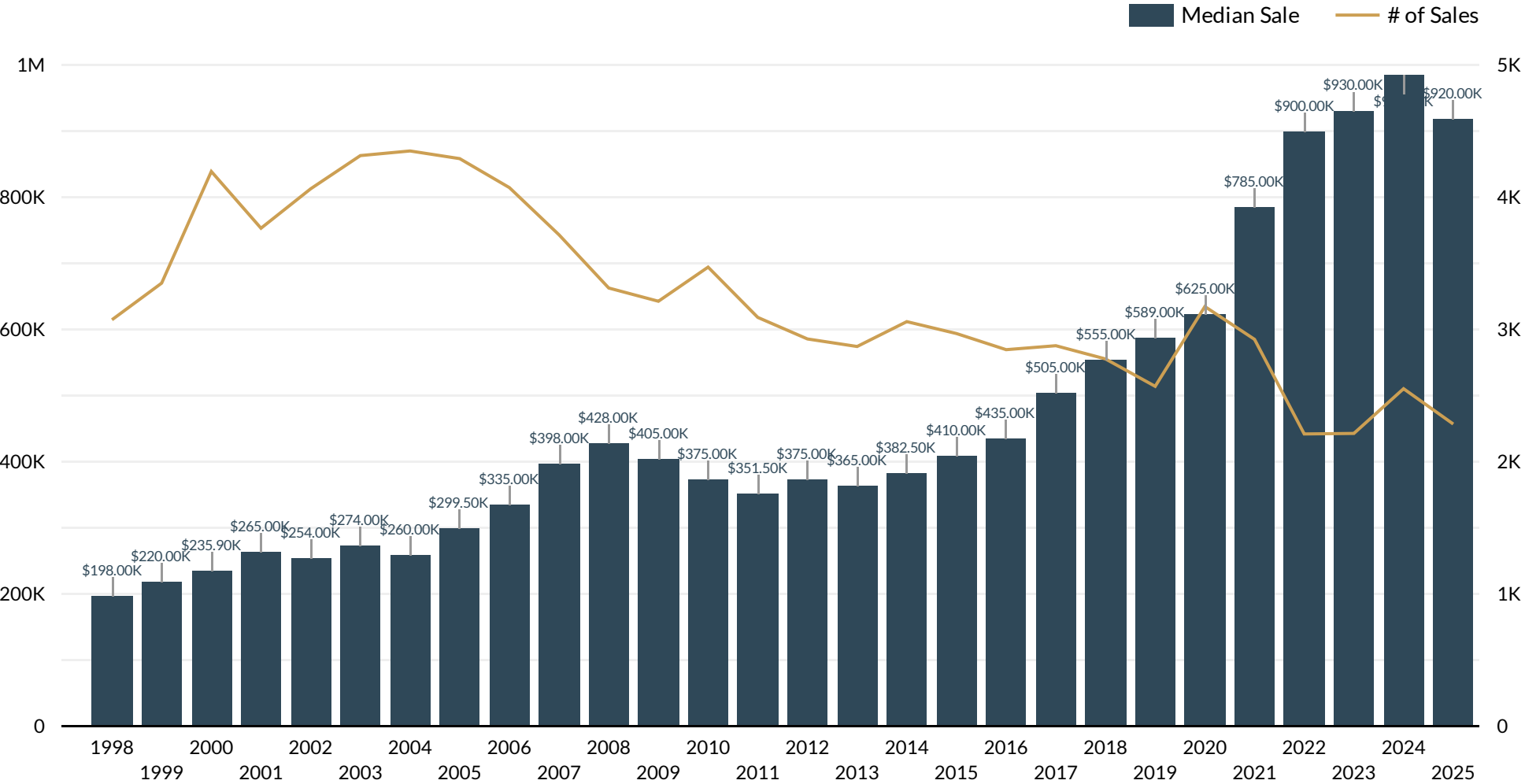
⬆️ \$580,000

10 Year Change

⬆️ \$602,500

5 Year Change

⬆️ \$360,000



County: Summit

(1)

Zip Code

City

New Contr.

Type

DeedRes

Subdivision

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Beds

Full Baths

Jun 2025

Download

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108

20.0%

Median Sale

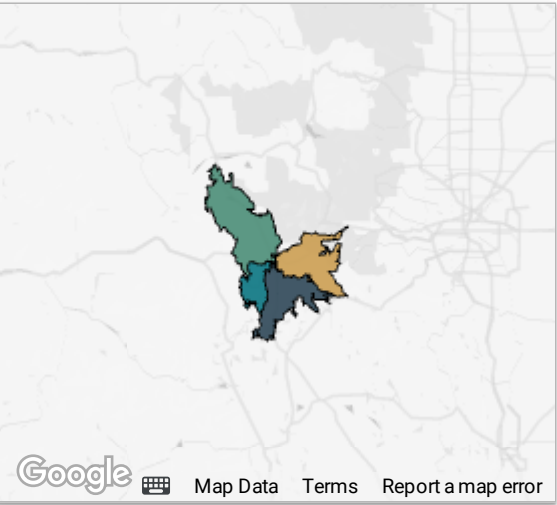
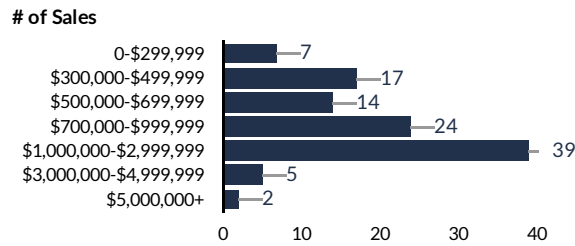
\$890.00K

-9.6%

of New Listings

373

2.5%



Price Drops

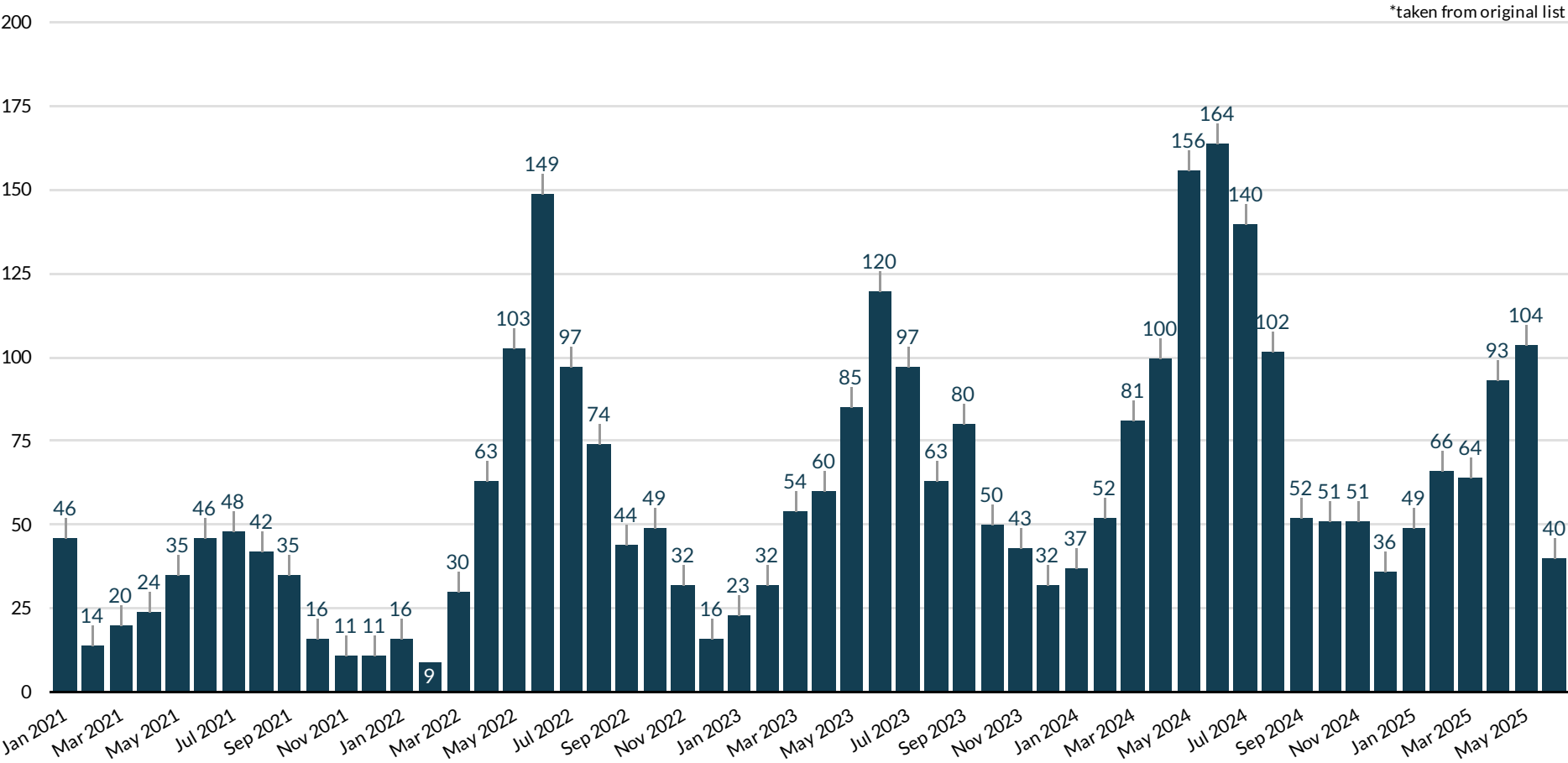
What price drop amount is consistent with this market?
How frequent are price drops now vs. previous years?

Median Price Drop

\$51,000

Median List Price

\$943,532



County: Summit

(1)

City

Type

Subdivision

Zip Code

New Contr.

DeedRes

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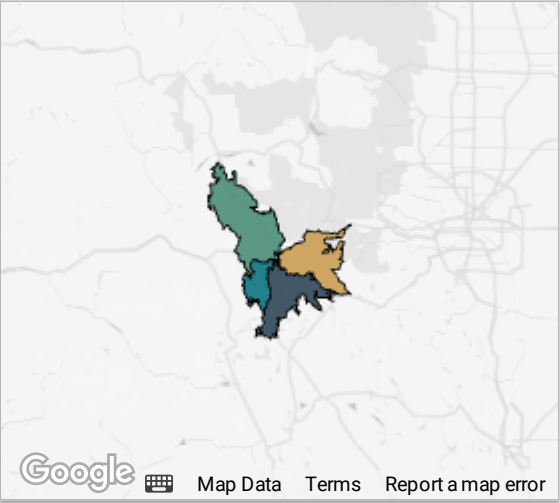
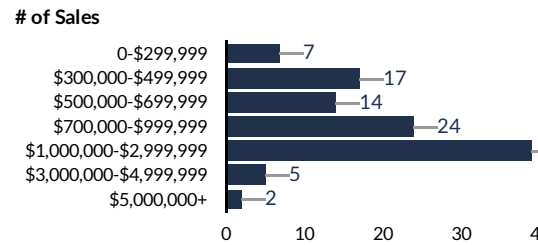
Beds

Full Baths

Jun 2025

Download

# of Sales	Median Sale	# of New Listings
108	\$890.00K	373
20.0%	-9.6%	2.5%



Home Values

Apr 8, 2025 - Jul 7, 2025

Size (sqft)

Between

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and

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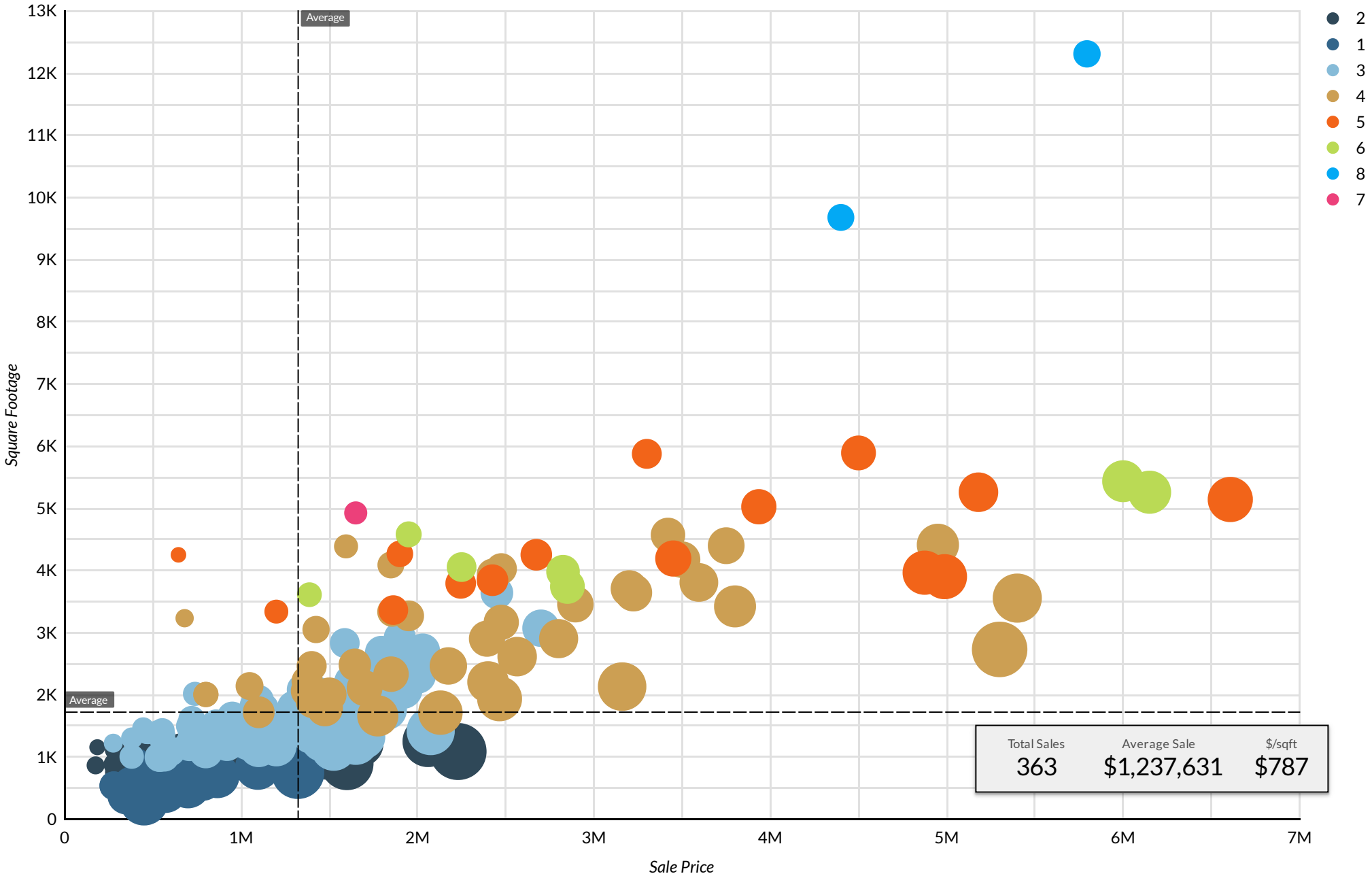
\$/sqft

Between

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County:Summit(1)

City

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New Contr.

DeedRes

\$BetweenEnter a valueandEnter a value

SqftBetweenEnter a valueandEnter a value

AcresBetweenEnter a valueandEnter a value

Beds

Full Baths

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108

20.0%

Median Sale

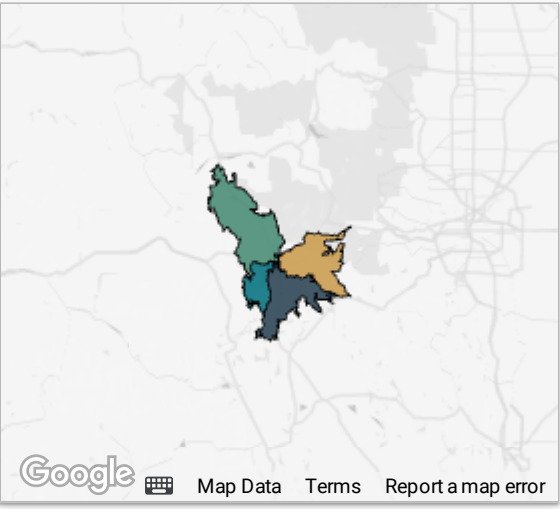
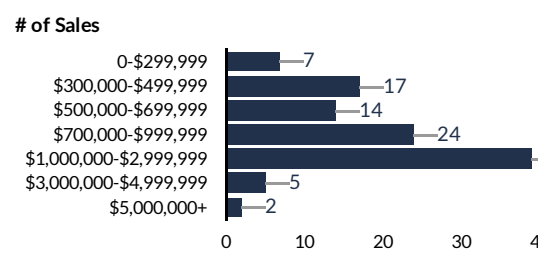
\$890.00K

-9.6%

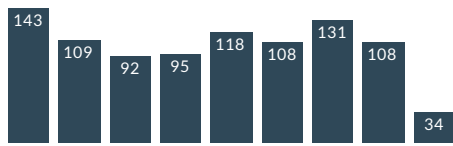
of New Listings

373

2.5%



Comparables



*click and drag to select

Average Sale

\$1,360,005

Average Size

1,809

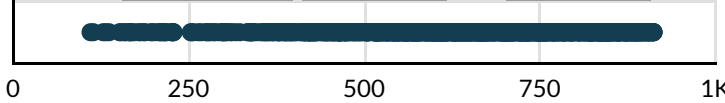
\$/sqft

\$774

Over Ask

\$-51,766

\$/sqftBetweenEnter a valueandEnter a value



SqftBetweenEnter a valueandEnter a value

YearBuiltBetweenEnter a valueandEnter a value

Subdivision

Garage

Baths

	Sale	MLS #	Date	Price	Sqft	Beds	Baths	\$/sqft	DOM	% Over	Over
1.	416 Bayview DRIVE A	S1055231	Dec 31	\$600,000	1,383	3	2	\$434	32	0.0%	\$0
2.	500 Bills Ranch ROAD C 111	S1055210	Dec 31	\$288,000	603	1	1	\$478	22	0.0%	\$0
3.	22 Ermine ROAD .	S1055061	Dec 30	\$517,579	1,809	4	3	\$286	29	0.0%	\$0
4.	18 Mayfly DRIVE	S1045017	Dec 30	\$425,000					392	-10.8%	\$-70K
5.	22974 Us Highway 6 A103	S1048219	Dec 30	\$515,000	611	1	1	\$843	196	-1.7%	\$-10K
6.	150 Miners Creek ROAD	S1050660	Dec 27	\$307,500	548	1	1	\$561	94	0.0%	\$0
7.	107 N Harris STREET 113	S1055510	Dec 27	\$790,000	1,029	2	2	\$768	8	-2.5%	\$-20K
8.	30 Tip Top TRAIL	S1052913	Dec 27	\$2,910,000	3,371	4	2	\$863	95	-16.9%	\$-590K
9.	353 ENSIGN DRIVE B	S1051607	Dec 27	\$2,350,000	4,527	4	3	\$519	95	-1.4%	\$-40K
10.	324 Rena ROAD	S1051700	Dec 27	\$1,900,000	4,330	4	3	\$439	108	-5.0%	\$-99K
11.	840 Four Oclock ROAD A2E	S1050587	Dec 27	\$925,000	1,124	2	2	\$823	159	-2.4%	\$-25K
12.	620 S 7th AVENUE 367	S1055360	Dec 26	\$843,500	998	3	1	\$845	2	-0.8%	\$-7K
13.	611 Village ROAD 28300	S1054857	Dec 26	\$1,600,000	1,853	4	2	\$863	50	-14.7%	\$-275K
14.	40 Erickson LOOP 14b	S1055298	Dec 26	\$1,945,000	1,877	3	1	\$1,036	9	-2.5%	\$-50K

*hold command to select multiple



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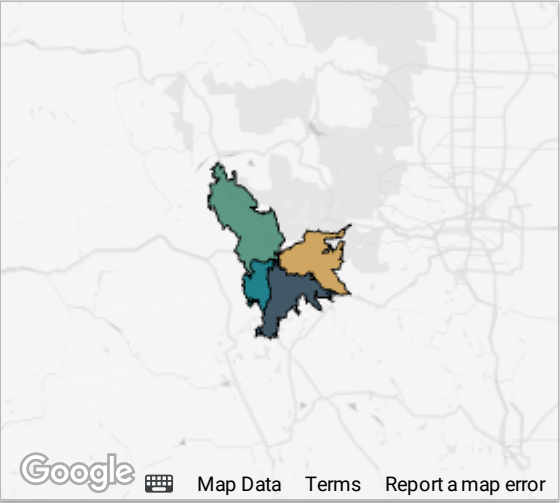
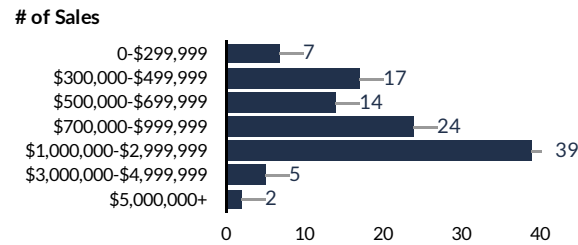
\$890.00K

-9.6%

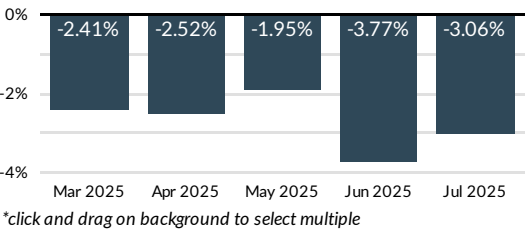
of New Listings

373

2.5%



Buyer Competition



\$/sqft

Between

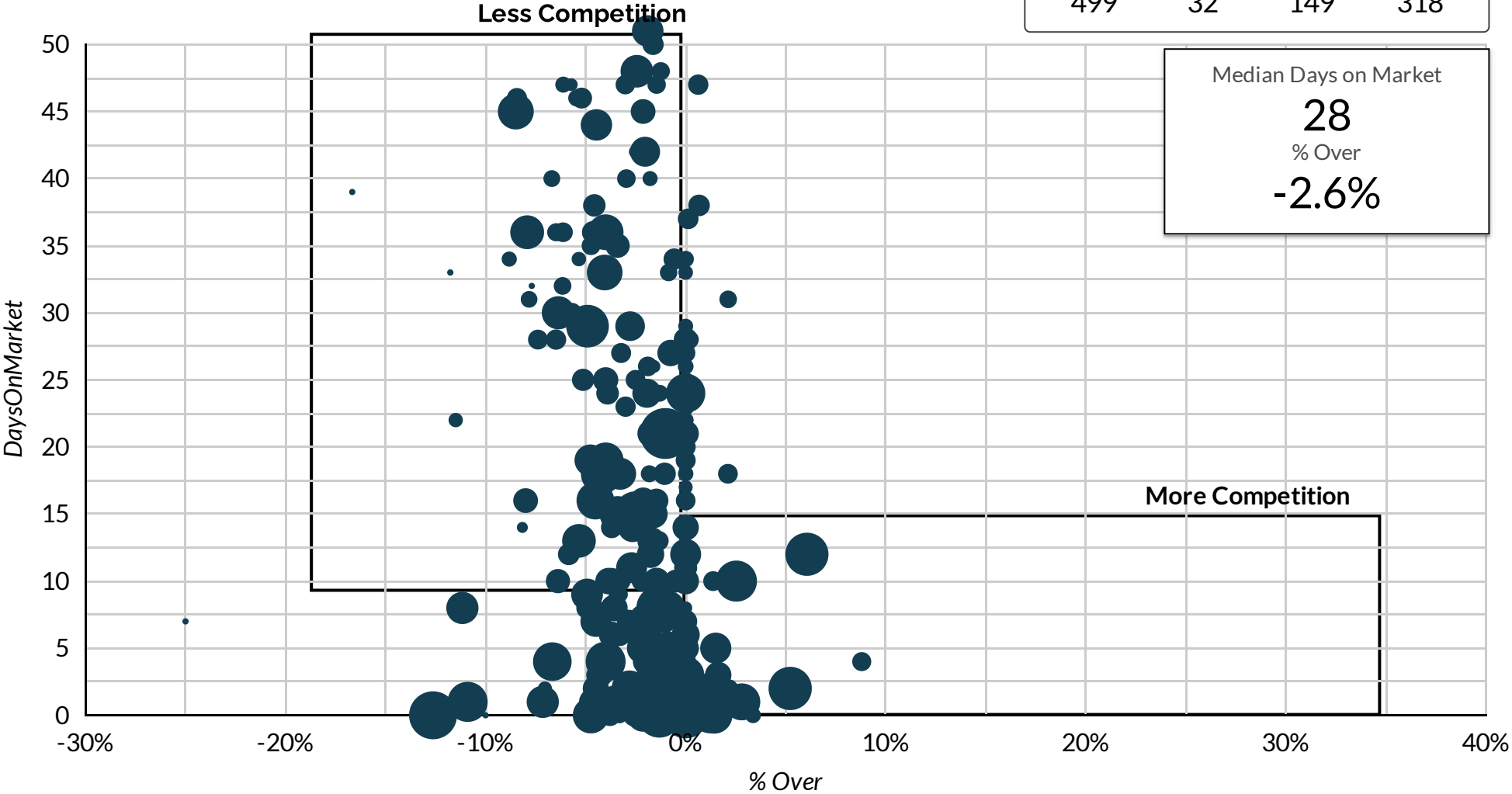
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Total Sales	Over Asking	At Asking	Under Ask
499	32	149	318



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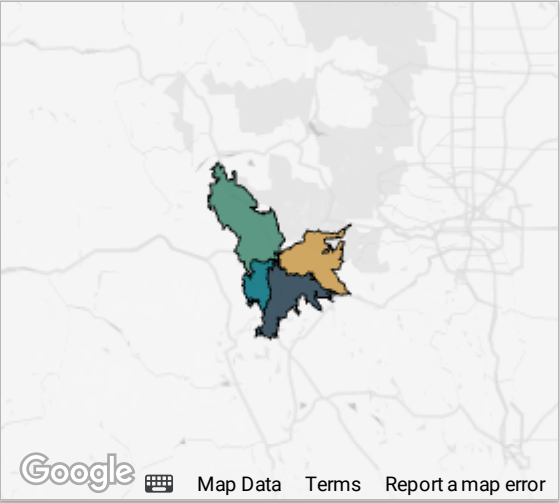
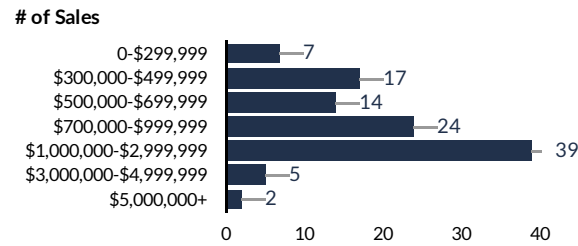
\$890.00K

-9.6%

of New Listings

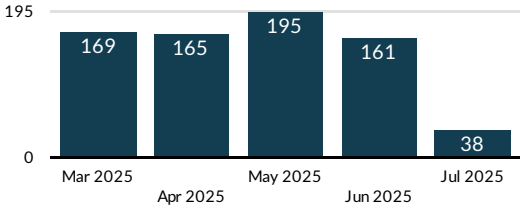
373

2.5%



Days on Market

How fast are similar properties going under contract recently?



*click and drag to select

Total Contracts

728

<1 week

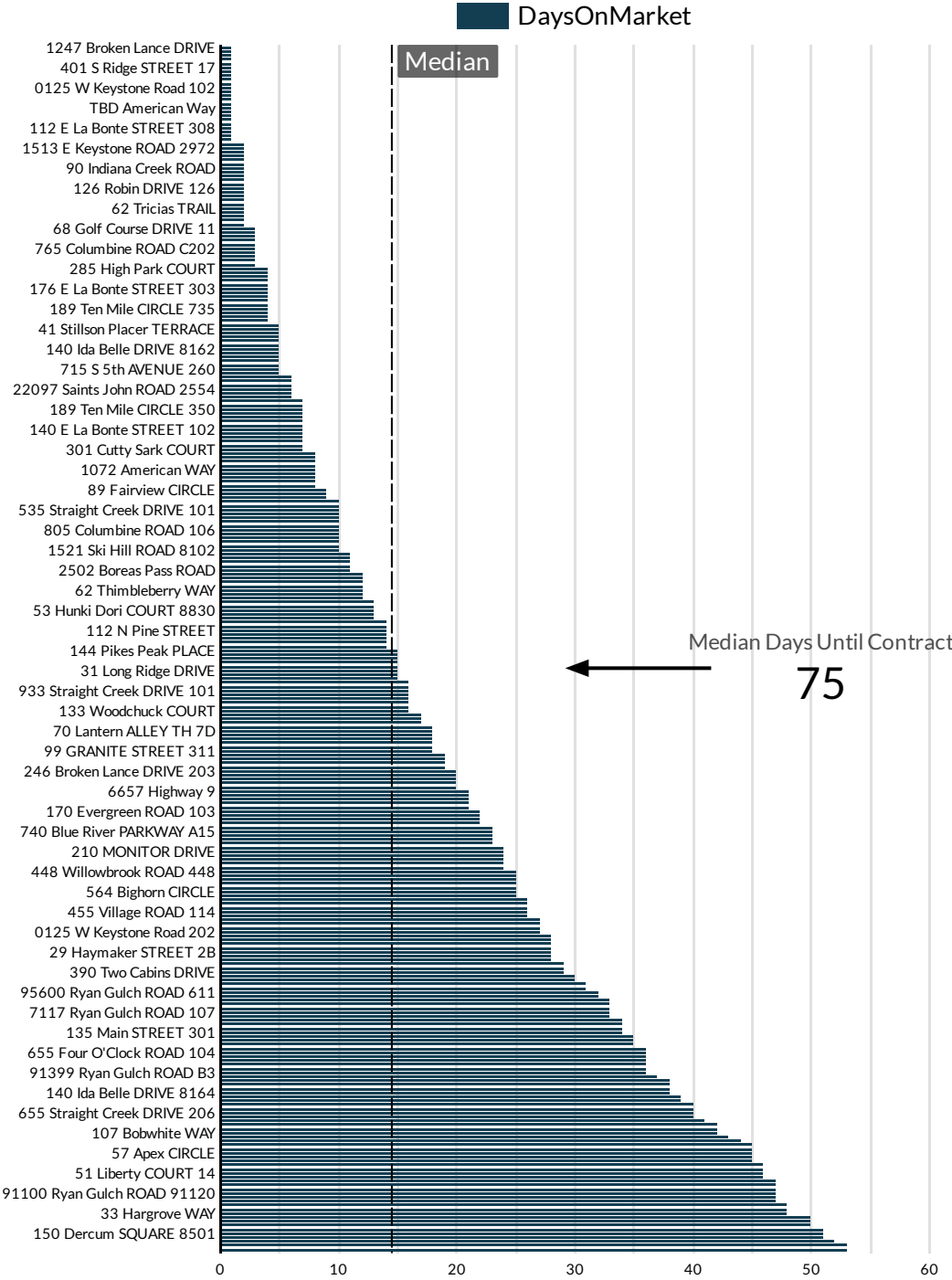
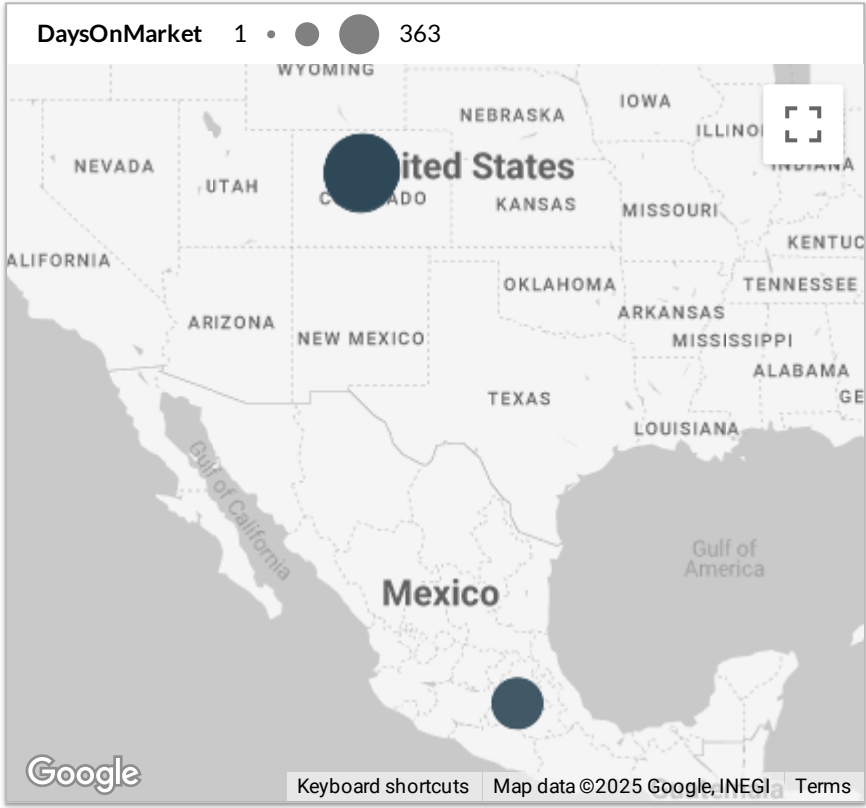
149

7-14 days

49

2+ weeks

530



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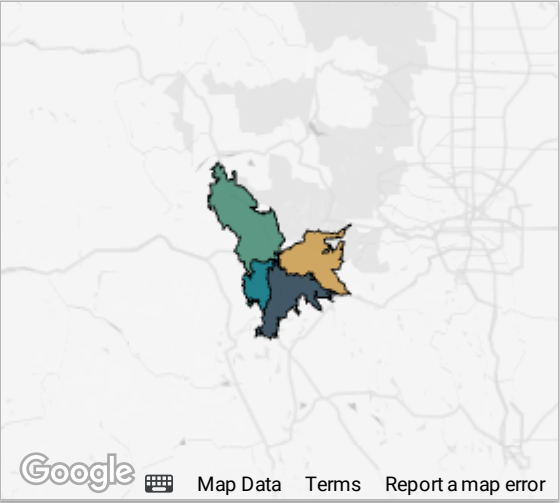
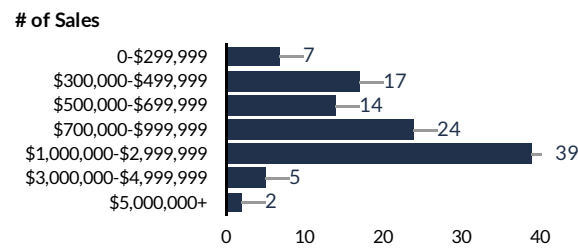
\$890.00K

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of New Listings

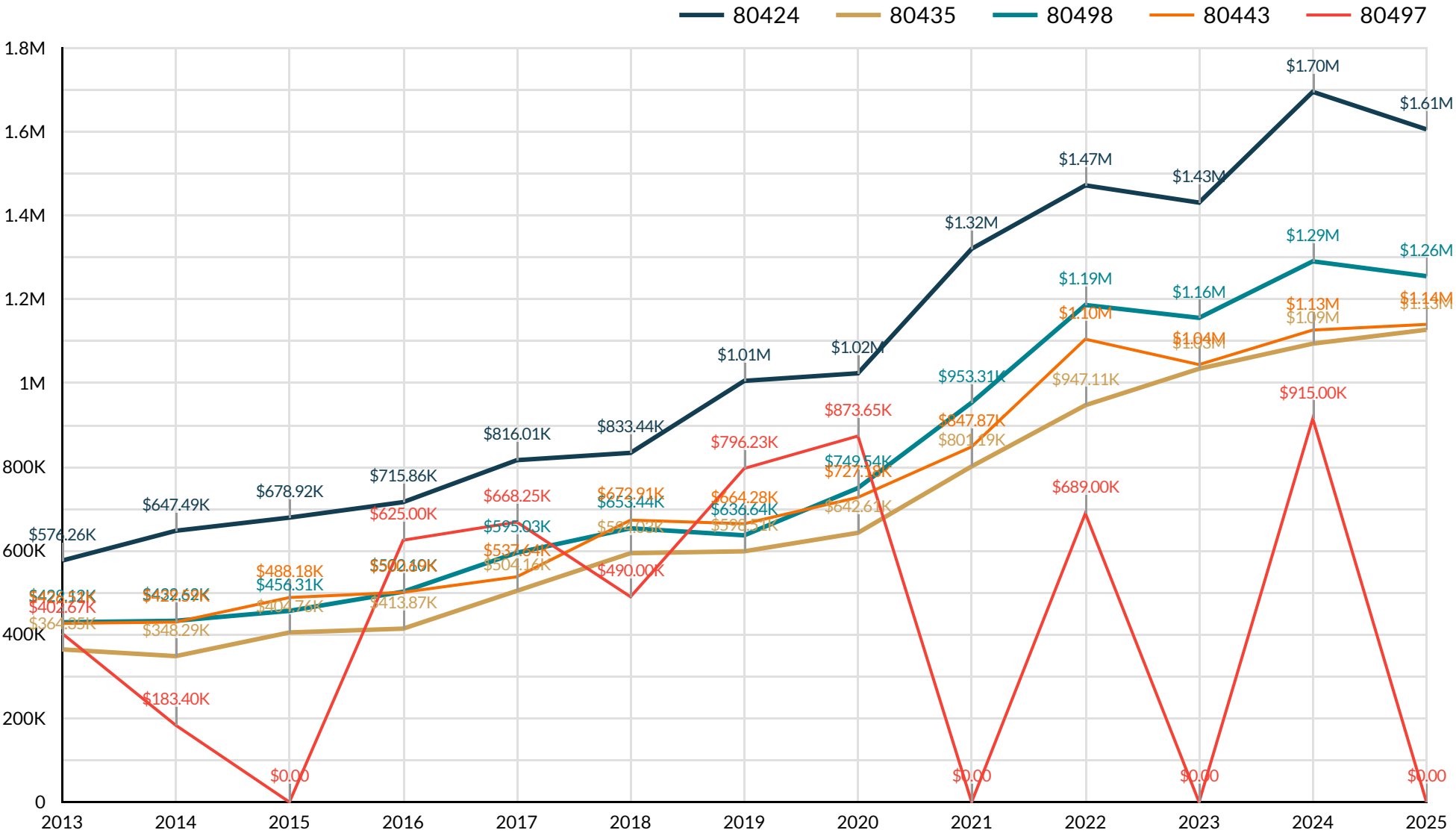
373

2.5%



Median Sale Price

by Zip Code



County: Summit(1)

City

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Subdivision

Zip Code

New Contr.

DeedRes

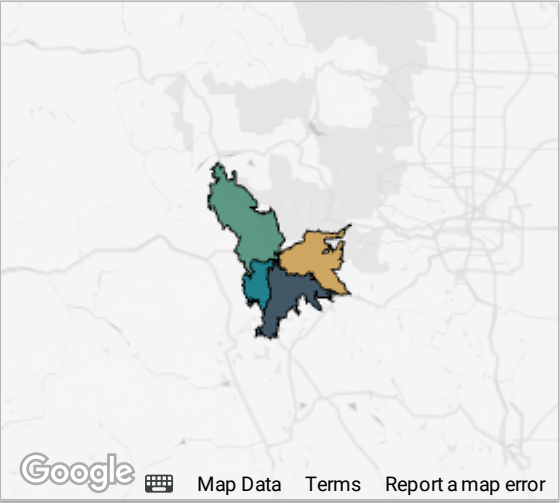
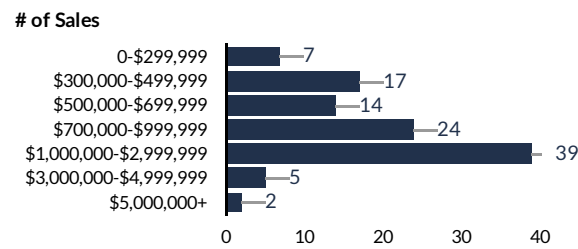
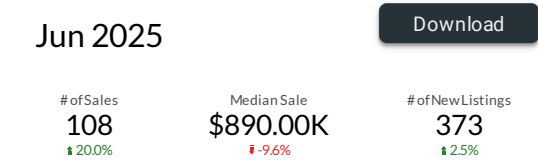
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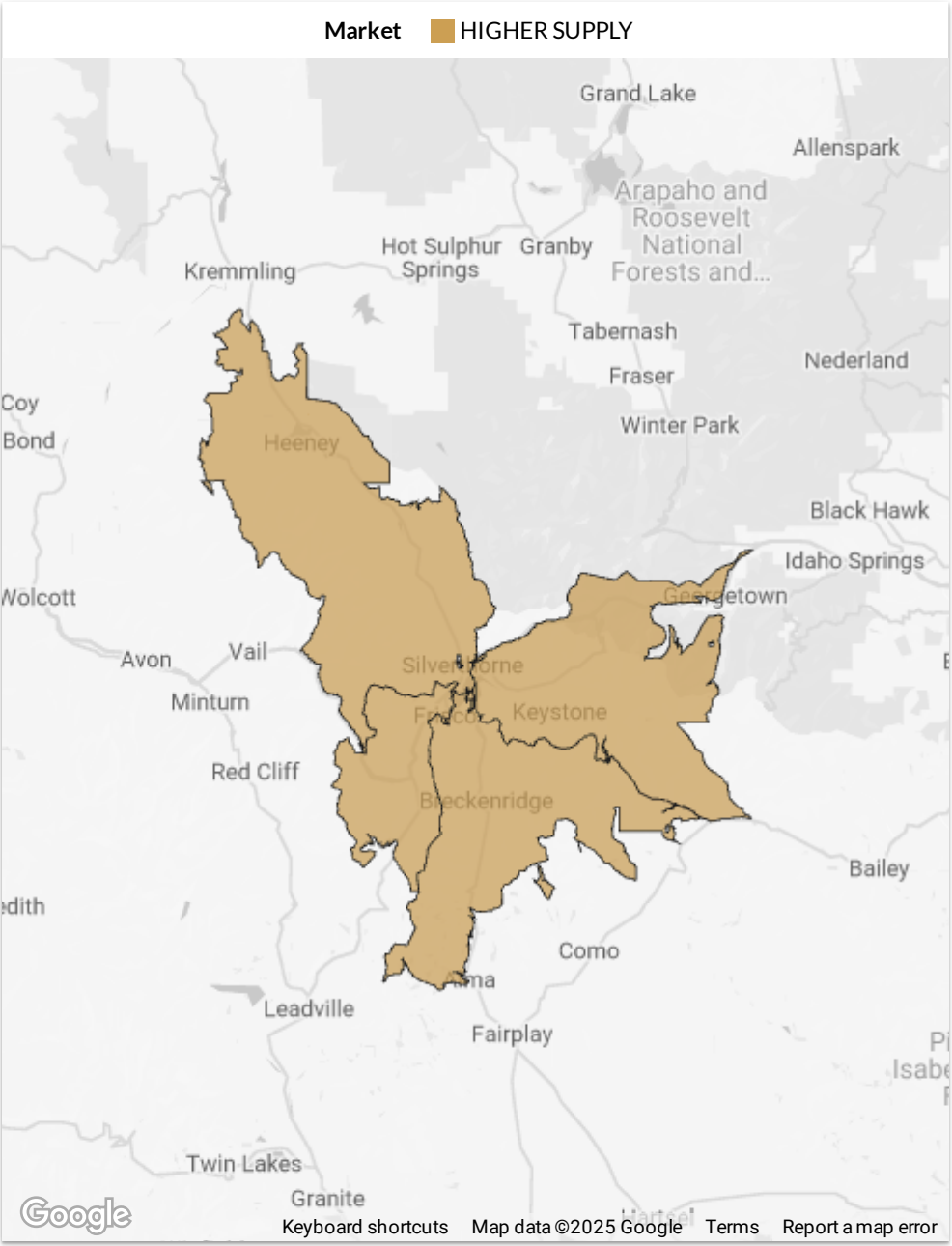
Full Baths



Supply & Demand

last 60 days

	Zip	New Listings	New Contracts	Balance
1.	80424	305	121	252%
2.	80435	182	95	192%
3.	80498	152	81	188%
4.	80443	81	46	176%



County: Summit (1)

City

Type

Subdivision

Zip Code

New Contr.

DeedRes

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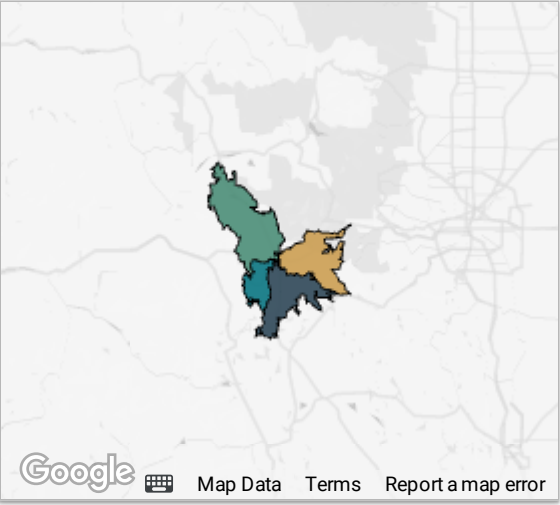
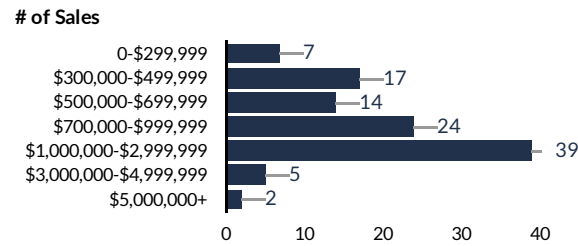
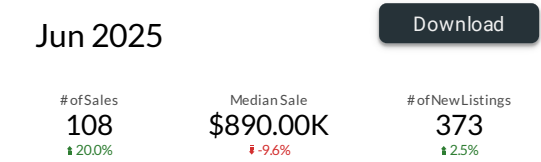
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Beds

Full Baths



Cities

Jan 1, 2024 - Jul 6, 2025

City	# of Transactions	Total Volume	Median Sale \$	% Over Asking Price	Median DOM
Breckenridge	710	\$1,204,584,402	\$1,150,000	-3.4%	34
Silverthorne	471	\$608,302,581	\$995,000	-2.7%	28
Keystone	306	\$374,962,565	\$940,000	-2.5%	47
Dillon	242	\$224,872,279	\$820,000	-2.5%	24
Frisco	218	\$283,573,018	\$1,040,000	-1.6%	19
Copper Mountain	113	\$95,987,925	\$655,000	-4.4%	29
Blue River	34	\$43,948,625	\$1,055,000	-4.0%	67
Wilderness	6	\$3,478,816	\$585,000	-2.9%	32
Heeney	4	\$1,557,000	\$250,000	-4.4%	58

County: Summit (1)

City

Type

Subdivision

Zip Code

New Contr.

DeedRes

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Beds

Full Baths

Jun 2025

of Sales

108

20.0%

Median Sale

\$890.00K

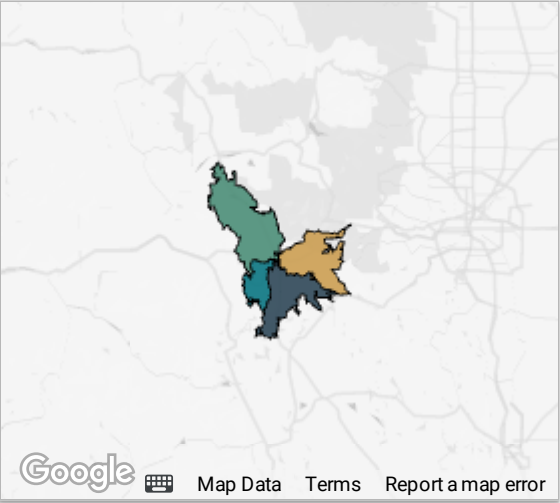
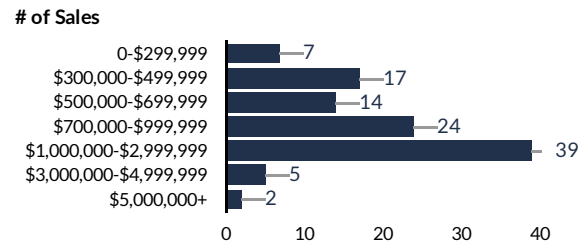
-9.6%

of New Listings

373

2.5%

Download



Subdivisions

Jan 1, 2024 - Jul 6, 2025

Subdivision	# of Transactions	Total Volume	Median Sale \$	% Over Asking Price	Median DOM
APRES SHORES	50	\$47,110,727	\$999,000	-0.8%	24
BEAVER RUN CONDO	31	\$24,896,490	\$739,000	-2.3%	42
4TH STREET CROSSING	29	\$24,687,609	\$782,636	-0.2%	6
THE STABLES VILLAGE	28	\$16,839,879	\$641,542	+0.0%	117
ALCOVE	25	\$81,501,000	\$2,706,500	0.6%	0
TIGER RUN RESORT PARK SUB	25	\$15,742,400	\$515,000	-4.4%	74
BRIGHTWOOD AT KEYSTONE SUB	25	\$26,429,900	\$1,105,000	0.2%	98
EAGLES NEST GOLF COURSE SUB	21	\$62,933,000	\$3,000,000	-4.8%	29
WOODMOOR AT BRECKENRIDGE...	20	\$28,478,500	\$962,500	-2.4%	16
DILLON VALLEY EAST CONDO	20	\$8,077,500	\$378,500	-1.8%	22
HIGHLANDS AT BRECKENRIDGE	20	\$74,228,000	\$3,350,000	-4.2%	65
QUANDARY VILLAGE SUB AKA N...	20	\$12,668,100	\$225,000	-7.8%	59
SUMMIT SKY RANCH	20	\$47,315,942	\$2,275,000	-3.5%	27
DILLON VALLEY SUB	19	\$19,442,709	\$1,040,000	-2.4%	10
MOUNTAIN SIDE CONDO	17	\$12,563,030	\$775,000	-1.6%	12
HIGHLANDS RIVERFRONT SUBDI...	16	\$28,553,576	\$763,269	-0.6%	0
BILLS RANCH SUB	16	\$9,769,500	\$373,000	0.1%	94
CIRQUE CONDO	16	\$3,261,000	\$190,000	-5.1%	11
VILLAGE SQUARE CONDO	15	\$2,685,500	\$14,500	-7.2%	15

County: Summit (1)

City

Type

Subdivision

Zip Code

New Contr.

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Beds

Full Baths

Jun 2025

Download

of Sales

108

20.0%

Median Sale

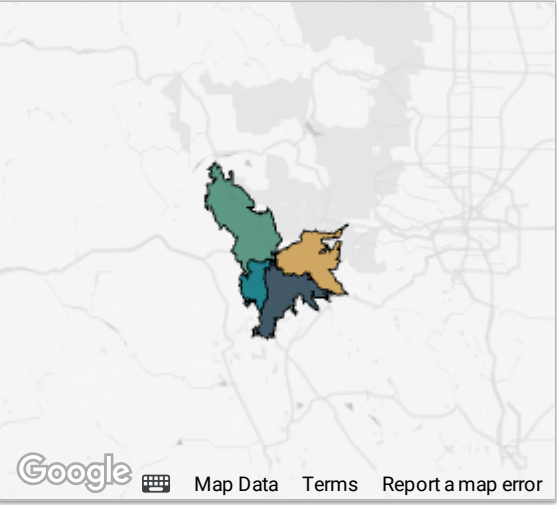
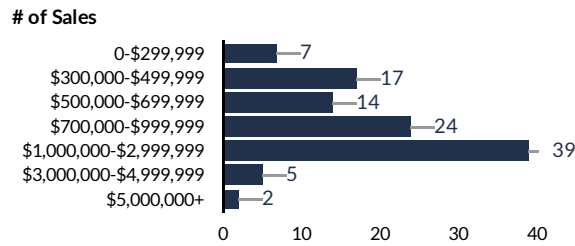
\$890.00K

-9.6%

of New Listings

373

2.5%



Zip Codes

Jan 1, 2024 - Jul 6, 2025

PostalCode	# of Transactions	Total Volume	Median Sale \$	% Over Asking Price	Median DOM
80424	744	\$1,251,063,027	\$1,150,000	-3.4%	34
80435	555	\$611,529,844	\$875,000	-2.5%	35
80498	473	\$603,548,397	\$980,000	-2.8%	28
80443	330	\$373,730,943	\$885,000	-2.6%	23
80497	2	\$1,830,000	\$620,000	-2.4%	49
80459	2	\$1,570,000	\$695,000	-1.3%	321

County: Summit

(1)

City

Type

Subdivision

Zip Code

New Contr.

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Full Baths

Jun 2025

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108

20.0%

Median Sale

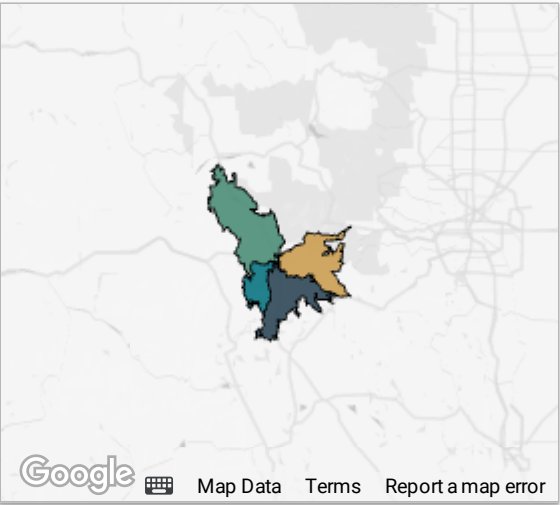
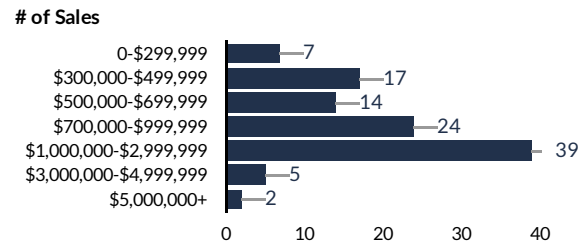
\$890.00K

-9.6%

of New Listings

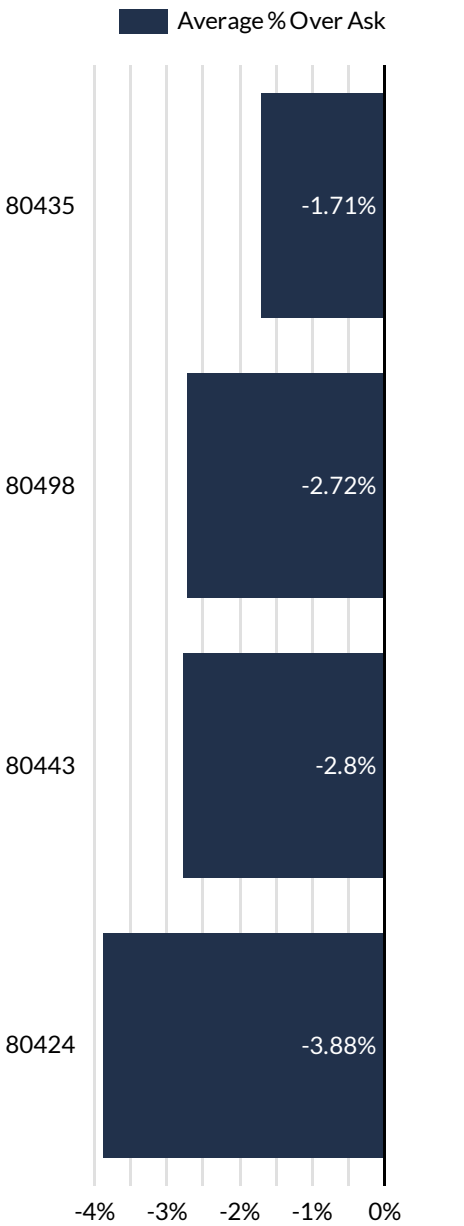
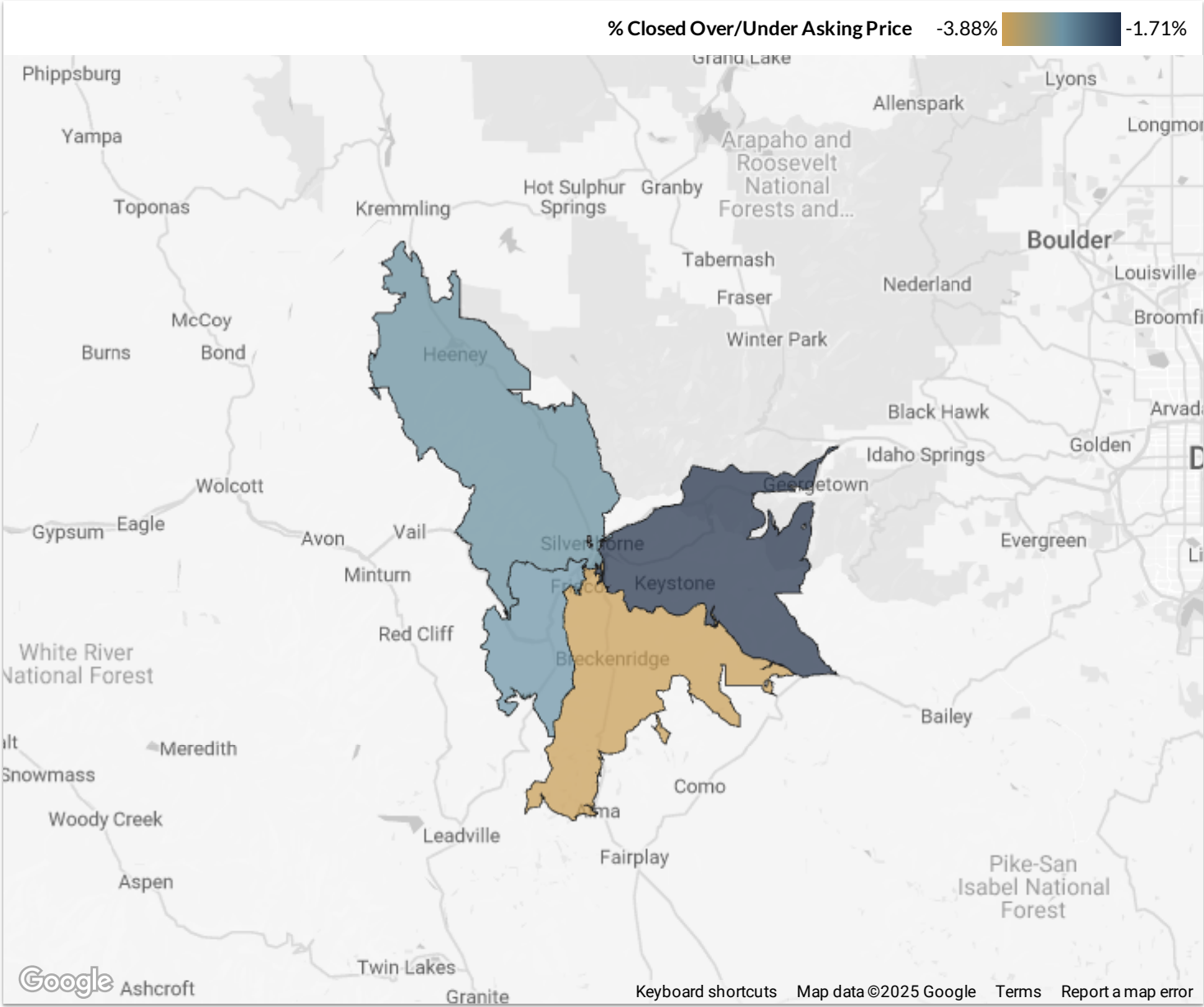
373

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Buyer Competition Heat Map

last 60 days



County: Summit

(1)

City

Type

Subdivision

Zip Code

New Contr.

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Full Baths

Jun 2025

Download

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108

20.0%

Median Sale

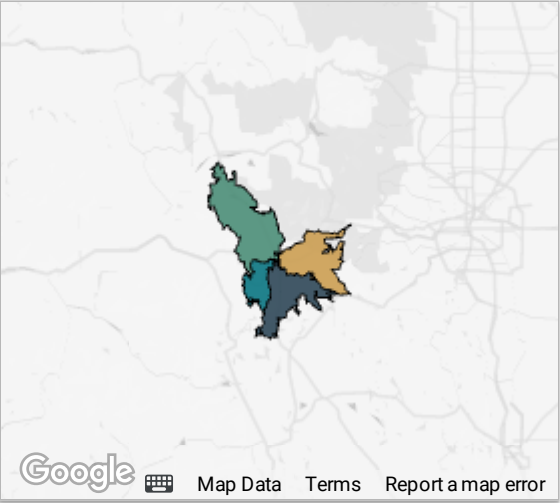
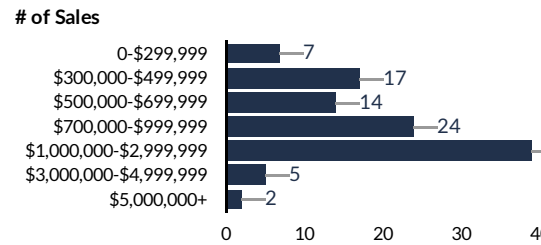
\$890.00K

-9.6%

of New Listings

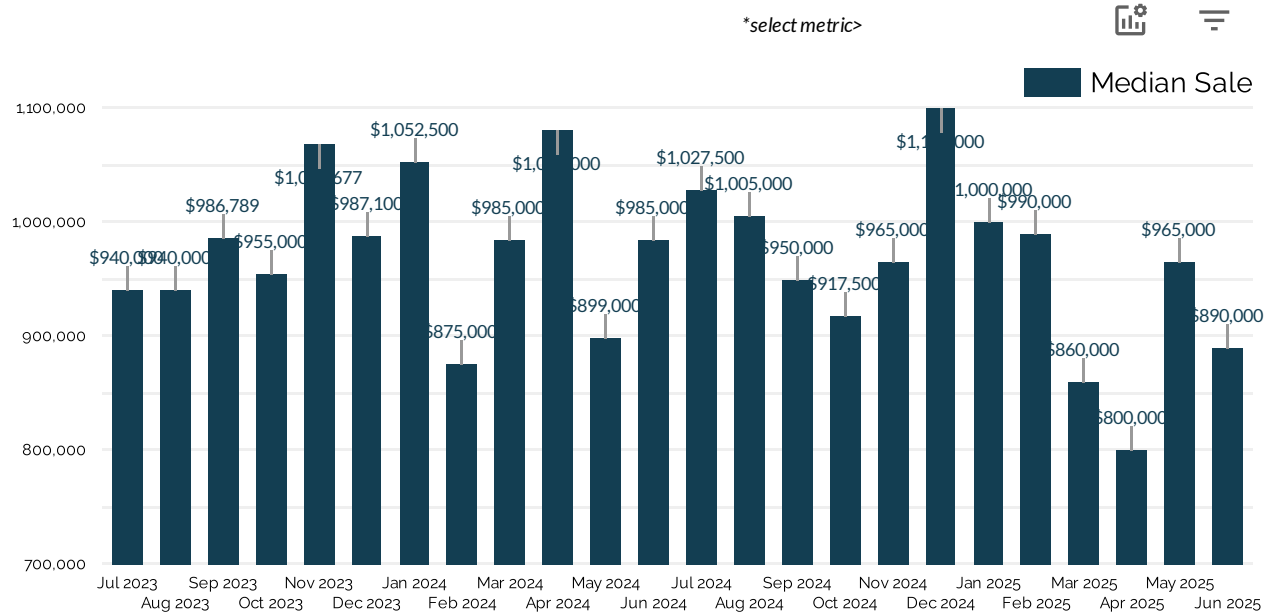
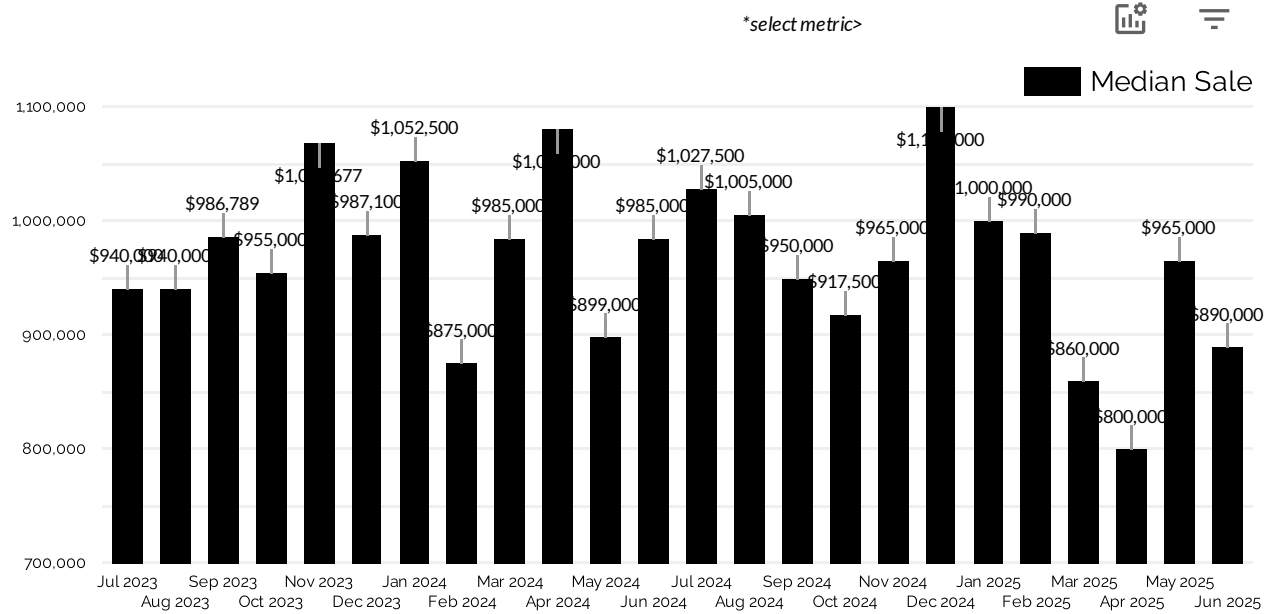
373

2.5%



Time Period Adjustment

What is the difference in pricing between 2 time periods? Click and drag to select.



Jul 2023 - Jun 2025

of Sales

2,902

\$/sqft

\$779

Median Sale

\$965,419

Average Sale

\$1,317,262



Jul 2023 - Jun 2025

of Sales

2,902

\$/sqft

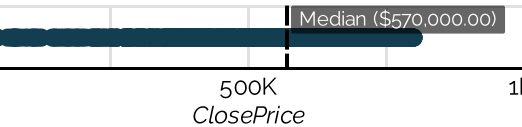
\$779

Median Sale

\$965,419

Average Sale

\$1,317,262



County: Summit (1)

City

Type

Subdivision

Zip Code

New Contr.

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Beds

Full Baths

Jun 2025

Download

of Sales

108

20.0%

Median Sale

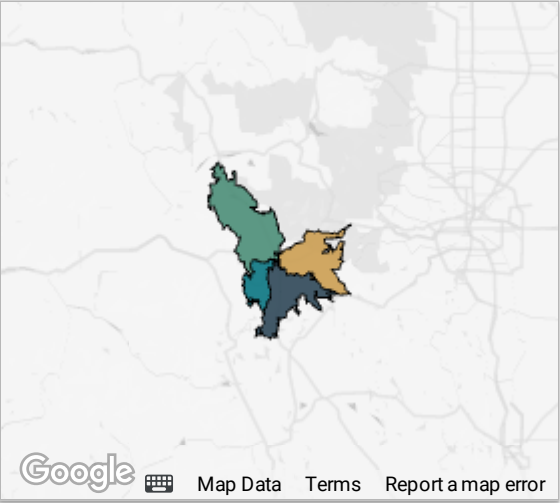
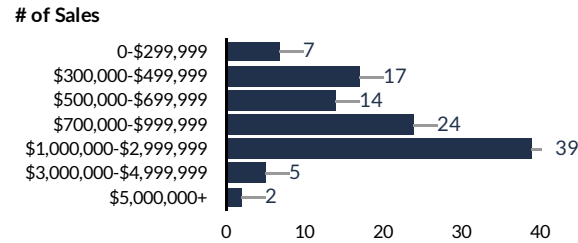
\$890.00K

-9.6%

of New Listings

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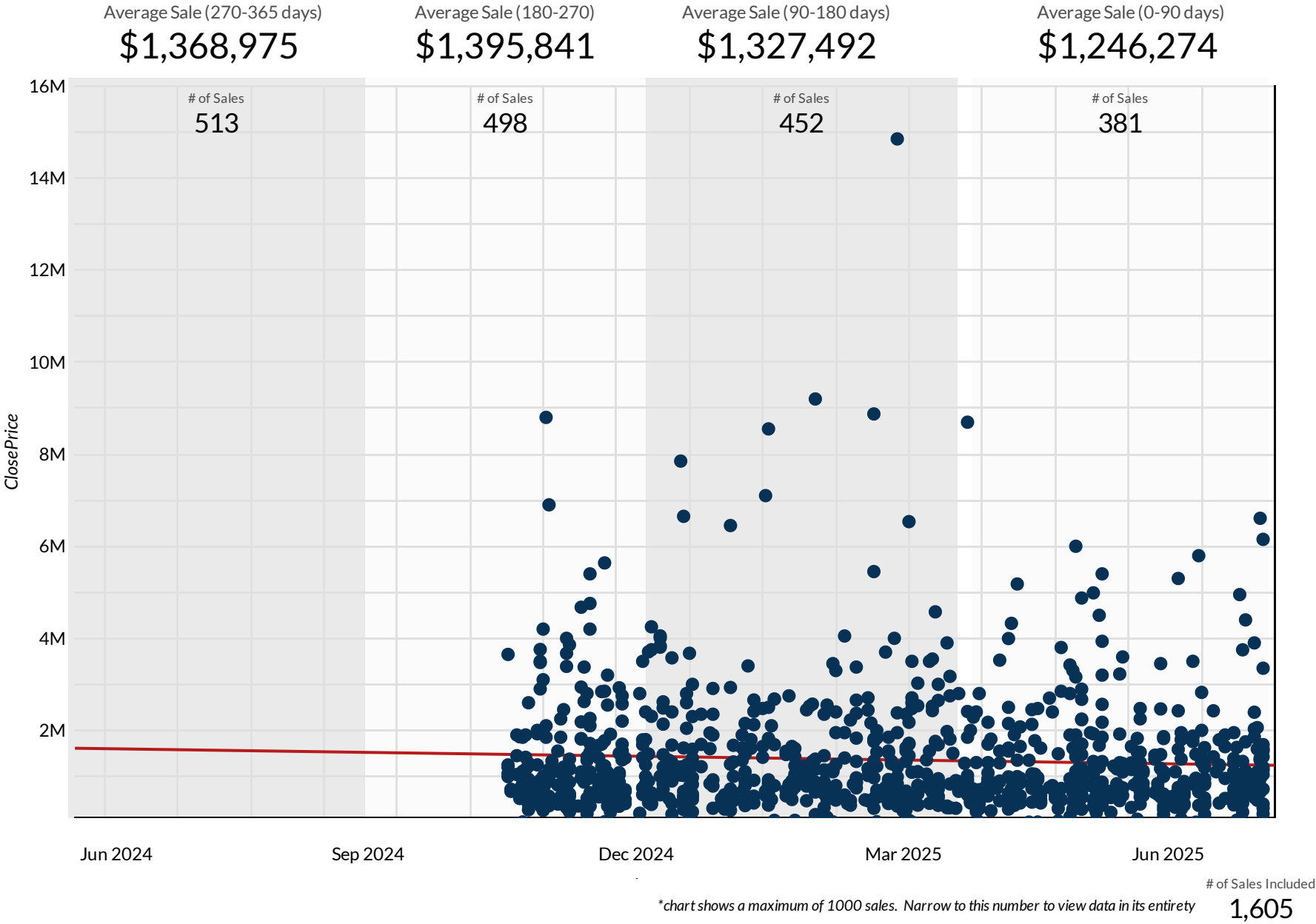
2.5%



Linear Regression

Use this data to view a 12-month price trend in median sales prices for this market.

Remove Outliers



ClosePrice

16M

14M

12M

10M

8M

6M

4M

2M

Jun 2024

Sep 2024

Dec 2024

Mar 2025

Jun 2025

of Sales Included

1,605