

Market Analysis by Area

Summit County Colorado

OCTOBER 2009

Red Text indicates a drop compared to the prior month's value; Green Text indicates a rise, Black Text indicates no change, or no comparison value. Colored Text is not used for % Calculations.

Average PPSF is calculated for properties with available Square Footages

Average & Median Residential Price & PPSF Includes: Statistically Viable Sales Only.

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price	Average \$ Residential Price	Median \$ Residential Price	Average \$ Residential PPSF
Blue River & South to County Line	\$3,682,500	4%	5	3%	\$736,500	\$650,000	\$736,500	\$650,000	\$298
Breckenridge	\$18,893,800	20%	30	19%	\$629,793	\$506,400	\$663,789	\$520,000	\$482
Breckenridge Golf Course	\$17,492,900	19%	18	11%	\$971,828	\$905,000	\$1,136,127	\$1,025,000	\$354
Central Summit County (non-town)	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Copper Mountain	\$3,102,400	3%	6	4%	\$517,067	\$401,750	\$594,680	\$426,000	\$473
Corinthian Hills & Summerwood	\$952,200	1%	1	1%	\$952,200	data not applicable	\$952,200	data not applicable	\$444
Dillon Town & Lake	\$924,500	1%	4	3%	\$231,125	\$228,500	\$231,125	\$228,500	\$288
Dillon Valley	\$824,000	1%	6	4%	\$137,333	\$122,000	\$137,333	\$122,000	\$209
Farmers Corner	\$415,000	0%	1	1%	\$415,000	data not applicable	\$415,000	data not applicable	\$243
Frisco	\$6,440,000	7%	14	9%	\$460,000	\$452,500	\$429,346	\$440,000	\$314
Heeney	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Keystone	\$19,714,600	21%	34	21%	\$579,841	\$345,000	\$630,453	\$427,000	\$414
Montezuma	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
North Summit County (rural)	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Peak 7	\$700,000	1%	1	1%	\$700,000	data not applicable	\$700,000	data not applicable	\$274
Silverthorne	\$11,519,800	12%	15	9%	\$767,987	\$735,000	\$784,523	\$735,000	\$292
Summit Cove	\$1,720,000	2%	5	3%	\$344,000	\$340,000	\$382,000	\$355,000	\$267
Wilderness	\$3,993,500	4%	16	10%	\$249,594	\$252,500	\$254,833	\$263,000	\$265
Woodmoor	\$2,333,900	3%	4	3%	\$583,475	\$669,500	\$583,475	\$669,500	\$233
Quit Claim Deeds	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
TOTAL	\$92,709,100	100.00%	160	100.00%	\$579,432	\$400,000	\$609,820	\$442,000	\$360

Note: Average Transaction Price & Median Transaction Price do not include Quit Claim Deed Transactions

Please note: The above figures do not include time share interests and are an unofficial tabulation of Summit County records that are believed to be reasonably accurate.



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Summit County, Colorado real estate sales statistics

This past month has been a busy one, but a few things come to mind that I would like to pass on to you, in an effort to keep you informed of the what the **Summit County Colorado real estate** is doing for you as members. First of all we are still in the process of [Colorado real estate](#) locating and hiring a shared GAD. We will continue until we find the right person to fit this real estate position. Our shared [Government](#) Affairs Director will work for Colorado real estate and the Vail Board, Greenwood Springs and Steamboat Board's. There are so many issues that come up on a national, state and local level that we need to be informed about. It makes this position very important to us as Real Estate Brokers. Also our new tax system REALIST is still getting some debugging, so if you've found errors I hope you are letting either. They are working diligently to get this system as accurate as possible. The CAR (Colorado association of Realtor's) convention in Colorado Springs is over and it was a wealth of education and information. Your head starts [Colorado luxury homes](#) for sale spinning after a while. Our new state President was sworn into office and he is committed to making this year a team effort with much support from CAR. He is very much advocating local summit county colorado homes fundraiser events to raise awareness of REALTORS(r) involvement in their Colorado real estate communities and has pledged marketing assistance from the State Association. We intend to take advantage of this assistance next year when we do our annual Fashion Show Fundraiser for the Summit County Housing Authority. The date is already set for June 15,. Speaking of the Housing Authority, unfortunately this newsletter will not go out before we have our membership meeting and the election. But I hope you were all well educated on Ballot Initiative 5A and made a wise decision. On March 26th spoke to us about this ballot issue. Our [Summit County real estate](#) membership meeting also had speakers from the Forest Service and the Northwestern Colorado Bark Beetle Cooperative, to talk to us about our forest health here in Summit County and beyond. At this printing our Buyer Informational Form is being reworked to include the Forest Health awareness, which includes the Pine Beetle. After this talk and in next months newsletter we will print some of the facts that we learned about Bark Beetle's and their affect on our forests, and what we can do about re-forestation. Keep in mind that although our Pine may be depleted, there are other more beautiful trees to take its place. These trees are already growing up around the Lodgepole Pine. We should always try to be as educated as we can on any real estate summit county Colorado issue that affects our profession as well as keep a positive attitude and outlook. Coming up and to be reported on in the next issue will be the National Association of REALTORS(r) [Summit County mls](#) Conference and Expo in New Orleans (Nardi-Gras). I hope to see summit county, Colorado real estate of you there. New Orleans is really benefiting from this convention as approximately 30,000 RALTORS(r) from around the world will be there. Also other events are planned for our membership including more member to member and affiliate networking opportunities, including our Holiday Party to be held at the Silverthorne Pavilion on December 15. We will be doing a special silent auction to benefit CARHOFF (Colorado Association of REALTORS(r) Housing Opportunity Fund) 75% of all donations come back to our community and are given to the grant recipient of our choice. And a new monthly happy hour evening to benefit PSF (Political Survival Fund) called Whine and Wine. An informal social hour for members and affiliates to get to know each other and talk to their Colorado real estate Board of Directors about any issues and ideas they may want to bring up

one on one. This should be a relaxing and fun get Colorado summit county real estate together. And there's talk of a special Realtor Bowling night coming up, which should be a really fun night. This year's Board of Directors is committed to giving you the opportunity to get involved and to communicate to us about any topic you wish including what benefits you would like to real estate in *summit county colorado real estate* receive so that SAR can better serve you. So "Expect to Connect" and I hope to see you I hope to see you at one of these events soon.