

SPRUCE VALLEY REAL ESTATE 2016

A TRADITION OF TRUST AND RESULTS SINCE 1979...



Jeff Paffrath
(970) 390-5926
jeff@ptbreck.com



John Swartz
(970) 376-4590
breckjhschwartz@aol.com



Luke Paffrath
(970) 485-2045
luke@ptbreck.com

Hello neighbor! Thank you for allowing us to share our real estate expertise with you. We have been selling Breckenridge Real Estate since the early '70s (Jeff in 1972 and John in 1971). We have helped enable Breckenridge grow into the resort it is today. Our expertise and enthusiasm for Breckenridge Real Estate has given us success in helping others achieve their unique mountain lifestyle. We are happy to share our knowledge with friends and neighbors and would be honored to guide any or all of you with your real estate needs.

What's Happening in Spruce Valley Ranch?

In 2016 there are 3 properties for sale in SVR

Lot #	List Price	Sold Price	Bed/Bath	SqFt	Lot Acres
42	\$1,450,000	Active	4/4	4,645	5.59
3	\$3,599,000	Active	4/4.5	5,403	2.38
8	\$4,900,000	Active	7/8.5	9,413	2.10

Averages for sales in the last 5 years in SVR

Year	Average Sold Price	Lot #	SqFt	Days on Market
2016 (YTD)	\$529,000	43	n/a	196
2015	\$2,037,500	4, 7	4,215	161
2014	\$1,900,000	6, 15, 21, 27	4,246	357
2013	\$1,500,000	2	4,814	284
2012	\$2,409,800	1, 9, 12, 29, 33	5,756	684

This years only sale so far was completed by John Swartz

**Paffrath & Thomas are the
Breckenridge Luxury Property Experts.**

For clarification and further details on the market call us TODAY!

Data Source: 2015 Summit MLS, Inc. All reported sales were not necessarily listed or sold by broker and are intended only to show trends in the area.



SPRUCE VALLEY REAL ESTATE

What's Happening in Breckenridge?

Currently there are 122 Single Family Homes over \$1,000,000 active and 39 under contract in Breckenridge.

Averages for Single Family Homes Over \$1,000,000 in Breckenridge

	List Price	Sold Price	%Diff.	Price/SqFt	Days on Market	Total Sales
2016 (ytd)	\$1,917,703	\$1,818,196	95%	\$423	235	64
2015	\$1,931,753	\$1,813,292	94%	\$444	396	53
2014	\$1,773,807	\$1,660,203	94%	\$382	287	89
2013	\$1,812,174	\$1,555,374	86%	\$383	325	74
2012	\$1,675,652	\$1,660,819	99%	\$355	385	73

Building in Breckenridge

Currently there are 67 lots over \$400,000 for sale & 4 lots over \$400,000 under contract in Breckenridge

Average Land Sales Over \$400,000 in Breckenridge

	List Price	Sold Price	%Diff.	Days on Market	Total Sales
2016 (ytd)	\$731,647	\$701,162	96%	199	17
2015	\$1,310,950	\$1,206,250	92%	635	20
2014	\$934,789	\$818,842	88%	885	19
2013	\$897,695	\$792,661	88%	116	22
2012	\$699,000	\$695,000	99%	46	21

This year in Breckenridge 14 homes have sold, 8 homes are currently pending and 53 homes for sale for \$2,000,000 or more.

Summit County Real Estate Trends

- Market Snapshot for Years 2016 vs 2015: Average Indicators for \$: Single Family +10%, Multi-Family -3% and Vacant Land -6%. Median Indicators for \$: Single Family +8%, Multi-Family -1% and Vacant Land -9%.
- Market Analysis % Change YTD 2016 Data (7 months): Monetary volume (\$104,621,918) in July was down -11% compared to July 2015. Number of transactions (215) was up 6% in July compared to July 2015. YTD 2016, monetary volume down -3% compared to YTD 2015 and transactions are also down only -3% compared to YTD 2016. There continues to be a shortage of inventory in Summit County.

All Summit County MLS Listings, one site. www.PTbreck.com