

# SPRUCE VALLEY REAL ESTATE

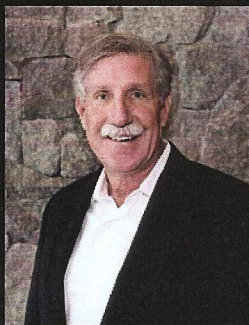
## 2018

A TRADITION OF TRUST AND RESULTS SINCE 1979...

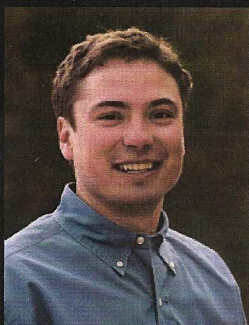
Hello neighbor! Thank you for allowing us to share our real estate expertise with you. We have been selling Breckenridge Real Estate since the early '70s (Jeff in 1972 and John in 1971). We have helped enable Breckenridge grow into the resort it is today. Our expertise and enthusiasm for Breckenridge 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.



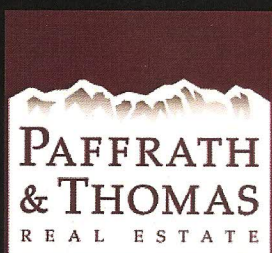
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## What's Happening in Spruce Valley Ranch?

In 2017 & 2018 ytd there have been 7 properties for sale in SVR

Lot #	List Price	Sold Price	Bed/Bath	SqFt	Dat Sold
3	\$3,250,000	\$3,250,000	4/4.5	5,304	8/16/2018
23	\$1,999,000	\$1,800,000	5/5.5	6,180	8/8/2018
42	\$1,450,000	\$1,100,000	4/4	4,645	9/21/2017
33	\$4,850,000	Active	5/5.5	5,839	—
39	\$3,999,000	Active	5/5.5	4,897	—
5	\$3,950,000	Active	5/5.5	5,865	—
38	\$2,399,000	Active	8/6.5	7,174	—

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

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

Data Source: 2017 Summit MLS, Inc. All reported sales were not necessarily listed or sold by broker and are intended only to show trends in the area.

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## What's Happening in Breckenridge?

Currently there are 89 Single Family Homes over \$1,500,000 active and 21 under contract in Breckenridge.

### Residential Sales over \$1,500,000

**2018 YTD:** 55 sales over \$1,500,000, 9 sales over \$3,000,000, 3 sales over \$4,000,000

**2017:** 92 sales over \$1,500,000, 7 sales over \$3,000,000, 4 sales over \$4,000,000, 2 sales over \$5,000,000

**2016:** 61 sales over \$1,500,000, 9 sales over \$3,000,000, 2 sales over \$5,000,000

**2015:** 67 sales over \$1,500,000, 6 sales over \$3,000,000, NO sales over \$4,000,000

**2014:** 44 sales over \$1,500,000, 5 sales over \$3,000,000, NO sales over \$4,000,000

## Building Homesites in Breckenridge

Currently there are 39 lots over \$400,000 for sale & 5 lots over \$500,000 under contract in Breckenridge

### Average Land Sales Over \$500,000 in Breckenridge

**2018 YTD:** 21 sales over \$500,000, 5 sales over \$1,000,000, NO sales over \$2,000,000

**2017:** 24 sales over \$500,000, 6 sales over \$1,000,000, 2 sales over \$2,000,000, NO sales over \$4,000,000

**2016:** 24 sales over \$500,000, 5 sales over \$1,000,000, NO sales over \$2,000,000

**2015:** 22 sales over \$500,000, 5 sales over \$1,000,000, 2 sales over \$2,000,000, NO sales over \$3,000,000

**2014:** 16 sales over \$500,000, 5 sales over \$1,000,000, NO sales over \$2,000,000

## Summit County Real Estate Trends

- **Market Snapshot for Years 2018 vs 2017:** Average Indicators for \$: Single Family +2%, Multi-Family +8% and Vacant Land +13%. Median Indicators for Single Family +7%, Multi-Family +8% and Vacant Land +8%.
- **Market Analysis % Change YTD 2018 Data:** Monetary volume (\$151,066,431) in July 2018 was up 2% from July 2017. Transactions (211) were down 17% from July 2017. YTD 2018 monetary volume is up 7% from YTD 2017, and transactions are down/flat 1% YTD 2018 compared to YTD 2017. There continues to be a shortage of inventory in Summit County.

All Summit County MLS Listings, one site. [www.PTbreck.com](http://www.PTbreck.com)