

SPRUCE VALLEY REAL ESTATE 2020

LOCAL AND FAMILY OWNED 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.

What's Happening in Spruce Valley Ranch?

In 2020 YTD there have been 4 properties for sale in SVR

Lot #	List Price	Sold Price	Bed/Bath	SqFt	Date Sold
15	\$2,950,000	\$2,610,000	4/4.5	5,310	2/10/2020
42	\$2,695,000	\$2,695,000	5/5	6,498	10/15/2020
39	\$3,999,000	\$3,600,000	5/5.5	8,321	7/1/2020
8	\$4,500,000	\$4,225,000	7/8.5	9,413	9/1/2020

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

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

Data Source: 2020 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 37 Single Family Homes over \$1,500,000 active and 25 under contract in Breckenridge.

Residential Sales over \$1,500,000

2020 YTD: 142 sales over \$1,500,000, 36 sales over \$3,000,000, 10 sales over \$4,000,000, 4 sales over \$5,000,000

2019: 100 sales over \$1,500,000, 32 sales over \$3,000,000, 13 sales over \$4,000,000, 3 sales over \$5,000,000

2018: 145 sales over \$1,500,000, 13 sales over \$3,000,000, 5 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

Building Homesites in Breckenridge

Currently there are 11 lots over \$500,000 for sale & 4 lots over \$500,000 under contract in Breckenridge

Average Land Sales Over \$500,000 in Breckenridge

2020 YTD: 39 sales over \$500,000, 5 sales over \$1,000,000, 3 sales over \$2,000,000

2019: 16 sales over \$500,000, 2 sales over \$1,000,000, 1 sale over \$2,000,000

2018: 22 sales over \$500,000, 9 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

2016: 24 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 2020 vs 2019:** Average Indicators for \$: Single Family +7%, Multi-Family +7% and Vacant Land -2%. Median Indicators for Single Family +11%, Multi-Family +10% and Vacant Land +5%.
- **Market Analysis % Change YTD 2020 Data:** Monetary volume (\$360,036,310) in October 2020 was up 81% from October 2019. Transactions (442) were up 55% from October 2019. YTD 2020 monetary volume is up 12% from YTD 2019, and transactions are up 7% YTD 2020 compared to YTD 2019.

Data Source: Land Title Guarantee Company October 2020 Market Analysis

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