

MARKET REPORT

Breckenridge, CO 80424

Single-Family Homes



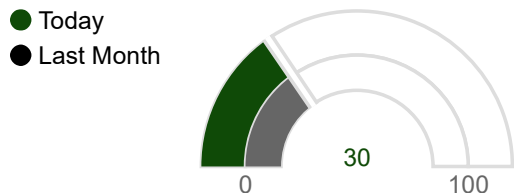
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Thu Jun 07 2018

This week the median list price for Breckenridge, CO 80424 is \$2,199,500 with the market action index hovering around 30. This is less than last month's market action index of 31. Inventory has held steady at or around 102.

MARKET ACTION INDEX

The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.



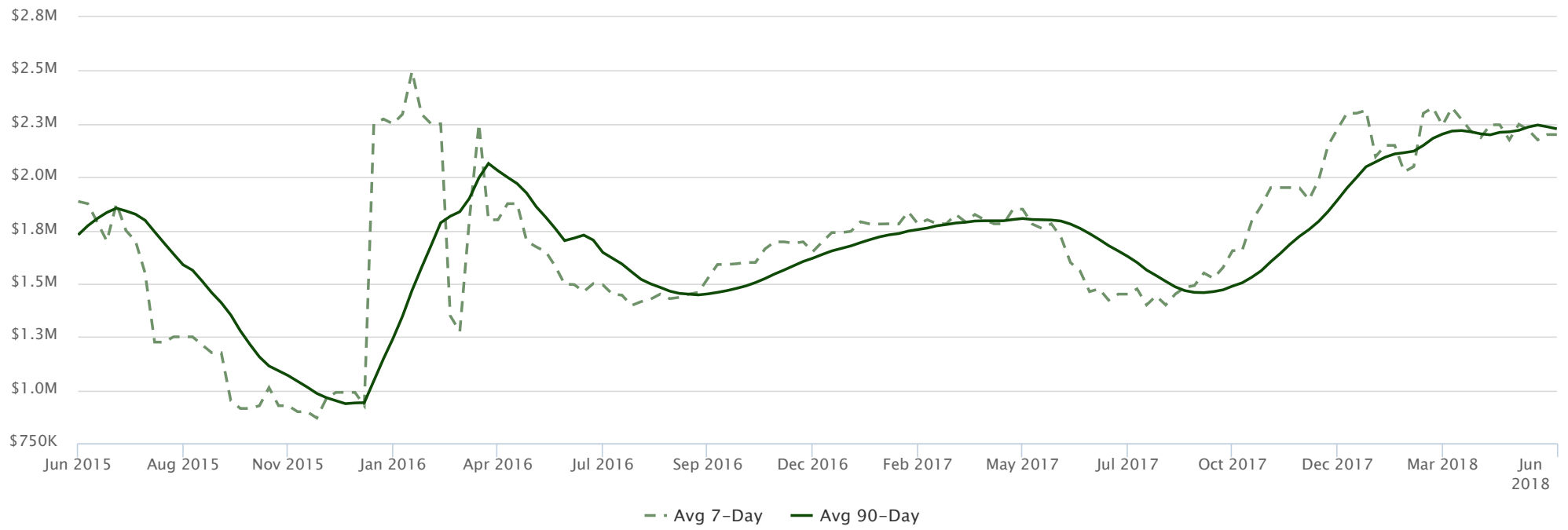
Slight Seller's Advantage

The market has started cooling and prices have been flat for several weeks. Since we're in the Seller's zone, watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

MEDIAN LIST PRICE

REAL-TIME MARKET PROFILE

Median List Price		\$2,199,500
Per Square Foot		\$502
Days on Market		161
Price Decreased		18%
Price Increased		2%
Relisted		3%
Inventory		102
Median House Rent		
Most Expensive		\$12,299,000
Least Expensive		\$525,000
Market Action Index		30
Slight Seller's Advantage		



MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$4,850,000	5,935	1 - 2.5 acres	5	6	10	1	0	255
\$2,500,000	4,664	1 - 2.5 acres	4	4	19	3	0	224
\$1,738,500	3,623	1 - 2.5 acres	4	4	16	5	3	117
\$779,000	2,244	0.5 - 1 acre	3	3	37	6	3	54

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