



## Breckenridge Market Update 1st Quarter 2022



Thru April

Item	2021 YTD	2022 YTD	% Difference
<b>SUMMIT COUNTY COMMERCIAL RE VELOCITY</b>			
Commercial Sales Volume	\$21,940,000	\$20,486,700	-6.6%
Commercial Transactions	11	13	18.2%
(Source – Land Title Guarantee Company)			
<b>BRECKENRIDGE SALES TAX INDICATORS (thru November)</b>			
Total Sales Tax	\$9.36 M	\$13.28 M	41.9%
Retail Sales Taxes	\$1.69 M	\$2.03 M	19.7%
Restaurant/Bar Sales Taxes	\$1.27 M	\$2.02 M	58.5%
Short Term Lodging Sales Taxes	\$4.91 M	\$7.42 M	51.1%
Weedtail Sales Taxes	\$0.30 M	\$0.29 M	-3.3%
Real Estate Transfer Tax	\$1.70 M	\$1.39 M	-18.2%
(Source: Town of Breckenridge)			
<b>BRECKENRIDGE VACANCY RATE</b>	0.71%	0.48%	-32.4%
Vacant Restaurant or Retail Spaces	6	1	-83.3%
(Source: LIV Sotheby's International Realty)			
<b>BRECKENRIDGE CAP RATES</b>	6.1%	6.0%	-1.6%
(Source: LIV Sotheby's International Realty)			
<b>SUMMIT COUNTY RESIDENTIAL REAL ESTATE</b>			
Residential Total Sales YTD	\$450,289,062	\$436,153,830	-3.1%
Residential Transactions YTD	496	338	-31.9%
Single Family Average Price YTD	\$1,717,028	\$2,288,386	33.3%
Multi-Family Average Price YTD	\$750,022	\$814,440	8.6%
Residential Days on Market (Source: MLS)	61	23	-62.3%
Active Residential (Source: MLS)	173	163	-5.8%
(Source – Land Title Guarantee Company)			

### **PUBLIC POLICY CHANGES**

- \* Workforce housing continues to be the top priority.
- \* Short term rentals defined the local election results.

### **DEVELOPMENTS**

- \* Previously approved commercial property (Entrada) being rezoned for workforce housing.
- \* 4th Street Crossing North (Silverthorne) working its way thru approvals.