



Breckenridge Market Update 4th Quarter 2024



Item	2023	2024	% Difference
SUMMIT COUNTY COMMERCIAL RE VELOCITY			
Commercial Sales Volume	\$99,693,000	\$159,485,800	59.98%
Commercial Transactions	39	44	12.82%
(Source - Land Title Guarantee Company)			
BRECKENRIDGE SALES TAX INDICATORS			
Total Sales Tax	\$36,424,295	\$36,359,033	-0.17%
Short Term Lodging Sales Taxes	\$6,314,016	\$6,119,752	-3.07%
Real Estate Transfer Tax	\$6,225,510	\$7,420,538	19.20%
(Source - Town of Breckenridge)			
BRECKENRIDGE CAP RATES		Work in progress	
(Source			
SUMMIT COUNTY RESIDENTIAL REAL ESTATE			
Residential Total Sales	\$1,913,164,632	\$2,246,030,293	17.40%
Residential Transactions	1566	1631	4.15%
Single Family Average Price	\$2,086,709	\$2,388,692	14.00%
Multi-Family Average Price	\$953,206	\$1,041,536	9.00%
Residential Days on Market (Source - MLS)	35	88	151.43%
Active Residential (Source - MLS)	425	560	31.76%
(Source - Land Title Guarantee Company)			

PUBLIC POLICY CHANGES

Summit county is updating the comprehensive plan which will provide direction on land use, development and environmental preservation for the next 20 years.

Summit County is auditing STR websites and issuing fines to property owners that do not have valid licenses. They have passed an ordinance that requires permit numbers to be posted on listing sites and have the authority to have “illegal” listings removed.

DEVELOPMENTS

Kindred Resort in Keystone is expected to be completed during the 2025-2026 ski season. The development will feature 93 residential units, a hotel with 107 rooms, a spa and fitness center, retail spaces, three restaurants, and a conference facility capable of accommodating 350 guests.

A significant redevelopment project has been proposed in Dillon town core, which will include a grocery store, restaurants, commercial space, a parking garage with 289 spaces, and workforce housing.

In Dillon, the previously terminated Uptown 240 project, originally planned for 80 condominiums, will resume development this spring under the new name Waterview Residences. Further details to come.

Newly constructed commercial spaces, built to suit, are available for lease or sale in Frisco at 9097 Lofts and in Silverthorne at 4th Street Crossing.