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ON THE COVER

This staircase was shipped from Switzerland to a Breckenridge home.

PHOTO BY
GEOFF LLERENA.

INSIDE

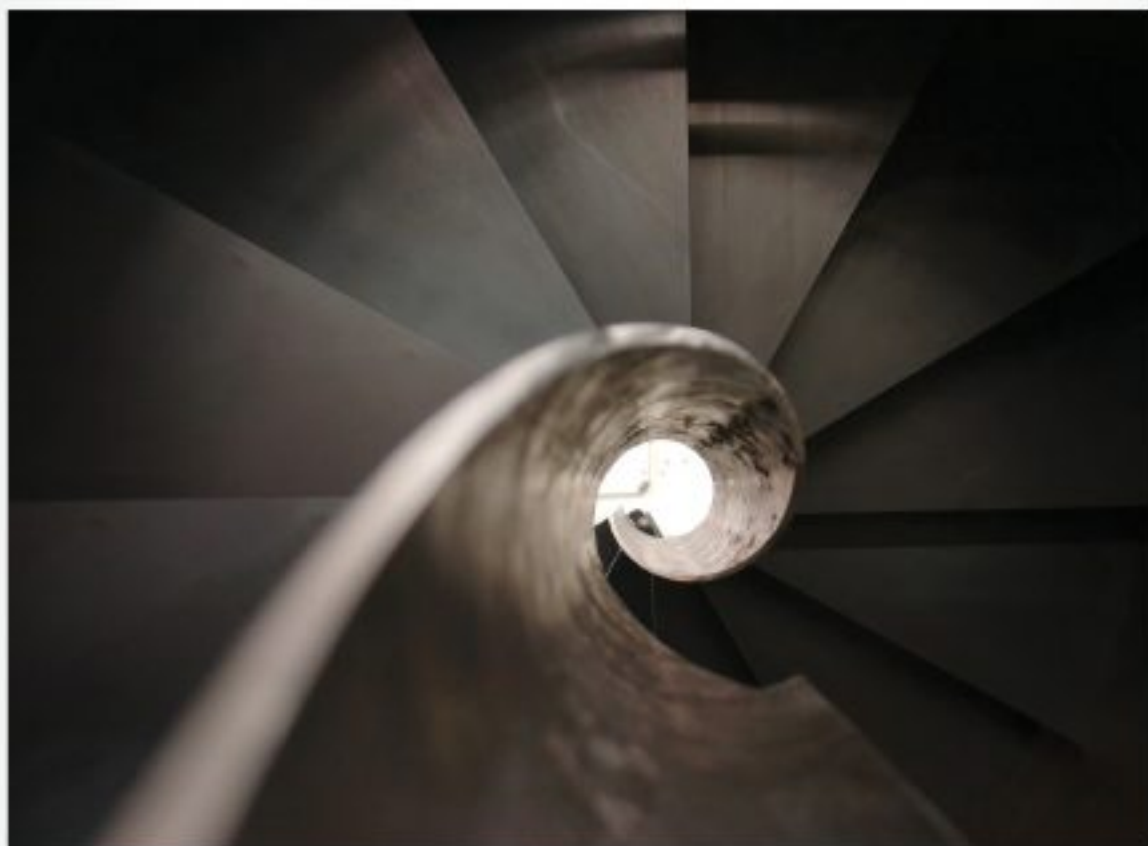


PHOTO COURTESY SWISSSTAIR.

- 6 **MARKET REPORT**
January monetary volume is up 45% from January 2016.
- 7 **#EXPLORESUMMIT**
Snapshots from around Summit County.
- 8 **DESIGN & STYLE**
Discover the Danish concept of hygge.

- 10 **BUILDING COSTS***
High construction costs are common in Summit County.
- 11 **NEIGHBORHOOD SPOTLIGHT***
River's Edge Breckenridge.
- 12 **DOOR DESIGN**
Tips for the perfect entrances, inside and out.
- 16 **STAIRWAY STYLE**
The latest trends for your steps.

- 20 **REAL ESTATE ROUNDUP**
Low inventory leads to high prices in the High Country.
- 24 **SERVICE DIRECTORY**
An extensive list of local professionals, brokers and REALTORS®.
- 26 **THE VIEW**
Keystone sunrise.

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Elevated Resort Living



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242 Elk Crossing Lane, Keystone, CO 80435
Elk Crossing AKA West Pines at Keystone.
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862 Penstemon Rd. Keystone, CO 80435. 5 Bedroom, 6 Bathroom, 5,376 SqFt. \$1,895,225. Luxury living on Keystone's West Ranch. This beautifully crafted, furnished home provides a quiet retreat, bordering open space & natl. forest w/ inspiring mtn. views. Have wine at 1 of 3 fireplaces, work (if you must) in a handsome office, enter the hidden studio behind a bookshelf wall. Four diamond dining at the Ranch restaurant along with pool, hot tub, golf course. Such a life!



225 Two Cabins. This 1.18 acre home site has sweeping views of the Continental Divide, Buffalo Mtn. and Keystone ski slopes. Located on the Raven Golf Course in Three Peaks. \$290,000 Land.

0315 High Meadow Dr. in Summerwood, Dillon. You will be the envy of all who come to the house you will build on this spectacular lake & mountain view lot. Perched on the granite cliff of Summerwood over Lake Dillon, it provides a panoramic vista. .56 acre offered at \$685,000.

Lot Listing - .25 Acres, 9 Wild Irishman Lane, Keystone, CO 80435, \$349,000. How about a home site in Keystone resort but no transfer tax or dues & price includes approved building plans to provide views & sounds of the river! This is a level lot with easy access and a few steps for a shuttle to the lifts and very close to the bike path along the river. This is truly the resort lifestyle without the resort operating costs. Get it while you can!

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TOTAL GROSS VOLUME MARKET SNAPSHOT






January 2017 monetary volume (\$91,901,074) is up **45%** from January 2016. Transactions volume were up **11%** from January 2016.

There continues to be a shortage of inventory in Summit County.

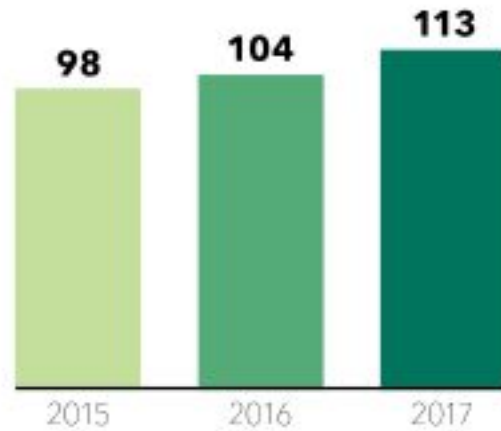
2017 AVERAGE PRICE HISTORY year-to-date

Average Residential pricing for

-  Single family is \$1,139,945
-  Multi-family is \$449,231
-  Vacant Land is \$299,714

HISTORICAL TRANSACTION BREAKDOWN

- total number of residential transactions -

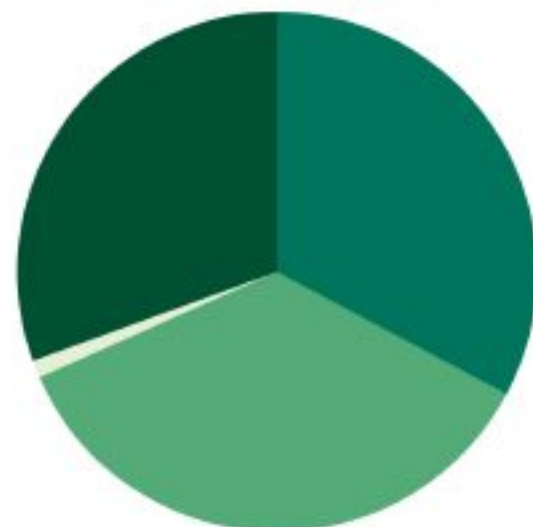


The most active price points in January were between **\$300k-\$400k**. January had **41** Single family, **72** Multi-family and **7** Vacant land transactions.

PURCHASER HIGHLIGHTS

SECOND HOMEOWNERS TRANSACTIONS YTD 2016

31% OUT OF STATE 33% FRONT RANGE 36% LOCALS 1% INTERNATIONAL



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“ CANINE COMPANIONS ”



The story of Summit County told through the people who love it most — you! Use #ExploreSummit on your photos of friends, adventures and the natural beauty of this place we love on Twitter and Instagram. Photos will appear instantly at www.ExploreSummit.com and selected photos will appear here, every month, in Summit County Home magazine

Mom rules!

- @ryanlarsson



Good start to the new year!

- @amysoutsideagain

A nice couple offered to take our picture. Love these goons.

- @lsineyb84



- @briezyanna



Another amazing sunset in Colorado!

- @dieneg3k

HAPPY NEW YEAR FROM THE WANDERING WHITES.

- @mattwhite7575



He asked if we could spend our lives together... of course I said yes.

- @followyourfeet17

Happy national pets day!

- @alimscheifley





Hygge for the home

by YVONNE JACOBS

HOW THE DANISH TAKE NOTICE OF AND JOY IN THE SMALL PLEASURES THAT LEAD TO A LIFE WELL LIVED

BY NOW WE ARE WILLING TO BET you have heard about hygge — the Danish version of living well through relishing small pleasures. We love leafing through the pages of "The Little Book of Hygge" by Meik Wiking. Hygge is a feeling of quiet bliss; taking pleasure in the everyday, the ordinary. After all, a series of small pleasures creates a wonderful life with the feeling of calm and a sense of well-being.

How can you bring hygge into your life and your home? We are little obsessed with the small touches that evoke a complete feeling of contentedness. To paraphrase Wiking, we've created a list of hygge-esque tips for your home.

Create a hyggekrog, which is a Danish word for nook. Not all of us are lucky enough to have a separate nook but that doesn't mean you can't create a corner or special place where you can retreat from life even for a little while. Snuggle into a favorite chair with a soft, cozy blanket and sip your tea or coffee. Take a minute to watch the steam quietly swirl off and breathe the aroma in before that first sip. Notice the mug — the heft and color or pattern. Be present and choose only what brings you joy. A sturdy mug with perfectly proportioned handle is the essence of hygge.

Cozy up to a fireplace. Feel the heat and even more, take in the sounds of the crackling fire, soak in the bright orange, blues and yellows. Take in the pleasure of having the heat.

Hygge is about atmosphere right down to the lighting. Going out to dinner when there are bright lights blaring overhead is far from relaxing; it takes away from the pleasure of the evening. Lighting at home is no different. Light a few candles, let the soft glow and flickering light relax and calm you.

Nature is so important to all of us who have made the mountains our homes. Bring bits of nature inside for another element of hygge. Furnishings and accessories made out of wood, the natural color and soft curves are hygge. A tree, so strong and sturdy, must bend during a wind storm.

Add texture to the wooden pieces. Perhaps a nubby throw or animal hide rug. Incorporate various elements of nature together. An antique ceramic vase with interesting wood branches set carefully on a shelf or table — it might be the first thing you see when you walk through the door after work. It welcomes you and beckons you to leave corporate America behind and settle into your quiet home.

Books. Being surrounded by books creates a sense of peace. The words dancing on the pages, the colorful spines arranged carefully on a bookshelf, tempting us to fall between the covers. Just knowing they are there is a bright spot.

I have a blanket from my grandmother. It's cozy and colorful but what I love most about it is the history. There's nostalgia, memories and family lore wrapped around me each time I tuck myself in. Vintage pieces are the perfect way to transport yourself between today, tomorrow and the past.

Finally, the last tip is to snuggle into a blanket. Natural fibers such as wool or even a sumptuous fleece are decadent and oh-so hygge.

Take joy in everyday rituals and small pleasures, otherwise our lives will go by in a frazzled blur of anxiety. Sure, the big events in life are worth celebrating, but these grandiose events don't take place every day. Sit back and take pleasure in the now, whether it's bright sunlight in the morning or the quaint pitcher of milk beside your coffee that looks and feels just right — like home.

Yvonne Jacobs is the president of Slifer Designs. She loves finding beauty in the simple pleasures of life.

OPPOSITE PAGE
Add texture to the wooden pieces — perhaps a nubby throw or animal hide rug. Incorporate various elements of nature together, such as an antique ceramic vase with interesting wood branches set carefully on a shelf or table.
Designed by Slifer Designs.

OPPOSITE PAGE TOP
"The Little Book of Hygge" by Meik Wiking. Courtesy Slifer Designs.



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Anticipating the costs of building a home in Summit County

CONSTRUCTION COSTS ARE ABOUT 35 PERCENT HIGHER THAN IN DENVER

by LAUREN GLENDENNING | brought to you by BRECKENRIDGE BUILDING CENTER

BUILDING A HOME IS A LABOR OF LOVE — and for those taking on the feat in Summit County, it's a labor of very expensive love.

Home building costs in Summit County are about 35 percent higher than the Front Range, said Marc Hogan, a principal architect with bhb Partners with offices in Silverthorne and Breckenridge. In Summit County, costs have been increasing roughly 10 percent every year over the last four years, he said.

"There are inherent things to building in the mountains that create additional costs," he said. "We have to do special construction techniques related to ice and snow. Wages are higher, the cost of living is higher."

For comparison, even Denver's building costs are about 5 to 8 percent higher than St. Louis, and about 10 percent higher than Dallas, Hogan said.

Focusing on quality, not quantity, can be one surefire way to get more value out of a new home.

"The first thing is to work on designs that are effective from a spacial standpoint," Hogan said. "Try to avoid



hallways, try to do open floor plans so you can actually have smaller spaces that feel bigger. We'll often add some ceiling height because it doesn't add a lot of cost. These are standard things that are really kind of no-brainers."

Summit County's Chief Building Official Scott Hoffman agrees that most of the cost savings available when building a new home come from decreasing the square footage. With the basic economics of supply and demand

driving most of Summit County's increases, he said, building a smaller house is one of the only solutions.

The cost of land in Summit County, combined with high infrastructure costs for water, septic and power, mean a lot of money is already spent before the first shovel enters the ground, Hoffman said. And some building code changes that require more energy efficiency, for example, have added to those base costs.

But sometimes he'll see people leave basements unfinished as a way to lower costs, or they'll do some of the work themselves.

Hogan said homeowners can save as much as 20 percent by doing some of the work themselves — known as putting in sweat equity — if they have the skills. Or, they might choose to just build smaller, simpler and more efficiently, he said.

"Try to use standard materials," Hogan said.

The definition of "standard" can be vague in a place like Summit County, where mid-range homes are much less common than high-end homes. Hoffman said he rarely, if ever, goes in to inspect a home that has linoleum flooring, for example.

On the low end, a home in Summit County might cost roughly \$150 per square foot, he said, whereas mid-range homes are in the \$210 to \$220 range, and higher end homes can run upwards of \$280 per square foot.

"A 2,000-square-foot house will cost about \$300,000 on the low end, plus the \$250,000 or more for the land," he said.

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CRAFTSMAN AND PRESERVATION - SIX DECADES IN THE MAKING

One of Breckenridge's oldest land owners and developers, Breckenridge Lands' ownership of River's Edge dates back sixty years and has resulted in the preservation of this magnificent undeveloped parcel so close to downtown Breckenridge. Known for its luxury developments such as Shock Hill and The Highlands, Breckenridge Lands intends to bring its talented designers to River's Edge to create a desirable neighborhood of new and unique residential homes. Custom kitchens with Wolf and Sub Zero appliances, designer tile and stone finishes, and highly functional floor plans will define this luxury residential neighborhood. Lastly, with a strong Property Owners Association all exterior maintenance will be handled by an experienced and professional staff leaving you to enjoy the reasons you come to the mountains.

BY THE NUMBERS:

Average square footage:
2,803 sq. ft.

Average home selling price:
Starting at \$1,650,000

Number of homes currently on the market:
Only 4 remaining home sites left in the first phase

AMENITIES:

- River frontage properties, mountain views, and walking distance to downtown Breckenridge.
- Each home will include 4 bedrooms, 4.5 baths, 2 living areas, an outdoor patio, and deck.
- Highly functional floor plans will define this luxury residential neighborhood.
- Gourmet kitchens, custom cabinetry, Wolf and Subzero appliances. Custom bathrooms with tile, quartzite, slate, and granite.
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Opening statement

UNIQUE EXTERIOR AND
INTERIOR DOORS HELP
SET A HOME'S TONE

by KIMBERLY NICOLETTI

If the eyes are the windows of the soul, then doors are certainly the gateway into a home's character.

While people building homes tend to spend quite a bit of time considering the front door — and with good reason — they often overlook opportunities to “play” with interior doors, including the always-mysterious hidden door.

OPENING STATEMENT

Front doors definitely set a tone by enhancing overall architecture. As one of the first elements guests notice, the front door makes a powerful statement — after all, that's why homeowners use wreaths to welcome guests, as well as the upcoming seasons.

While front doors can be showstoppers, it's important to ensure they don't completely steal the show and diminish architectural design. Instead, doors should match and complement the style. For example, an arched door constructed from reclaimed wood set vertically on a log home adds interest to the entryway, while still blending in. Similarly, an arched, smoothly finished wooden door contrasts rough exterior stone, yet still “fits” the overall design.

One project Forrest Watson, Beck Building's senior project manager, worked on hinted at a bit of a hobbit feel, with its warped-looking rooftop and wooden shack shingles set above exterior stone. Yet, the finished circular-looking door, and clean and smooth stone frame around it, added a sophisticated appearance, which communicated to guests something to the effect of, “Though I may look whimsical, I am actually a very intentional home.” Of course, the “circular door” was simply an illusion; Watson and his team set a rectangular door into matching rounded, finished wood — and by placing the doorknob smack, dab in the middle of the circle, a unique entryway was born.

“It's an area where people think a lot about,” Watson says. “They think, ‘When I walk into this entry, what am I walking into?’”

In addition to both standing out and blending in with the exterior design, front doors must match the interior. One of Watson's more contemporary projects featured an entryway full of windows, with a door that featured rectangular windows. From the interior, the wall of windows and glass inserts enhanced the neutral-toned, open sitting area.

Of course, glass doors raise the issue of security. When Douglas DeChant, AIA, principal of Shepherd Resources Inc., designed a predominantly glass door set in steel, he ensured security with a custom engraved steel gate extending from the exterior to the interior and installed directly into stone walls. The design created an artistic, yet somewhat transparent, boundary.

While front doors wow guests, homeowners shouldn't forget to carefully consider their secondary entrance, which they use on a more regular basis. After all, a home should elicit wonder from homeowners just as much as it does guests.



INNER SURPRISE

Most of the projects Watson, and many other building professionals, oversee also incorporate unique doors throughout a home.

"It frames the feel and breaks up the common area from the private areas," Watson says. "It's an opportunity to define what you're about to enter."

Interesting interior doors can open into bedrooms, bathrooms, theater rooms, kids' playrooms or adult rec rooms.

"It's an opportunity to add an element of fun in an entertainment space," Watson says.

While interior bedroom and bathroom doors often match on both sides, doors for more recreational areas allow designers to match the walls on both sides by finishing each side of the door differently. This kind of

split finishing can, for example, match wooden paneling in a rec room, as well as a clean finish in a hallway area, on the opposite side.

Arched doors, often with oversized metal strappings, create an enchanting, yet substantial, feel when employed inside. Reclaimed barn doors on large rollers also set a tone and have become extremely popular. Plus, they fill large entrance voids, such as a rec room, perfectly. The more rustic element of barn doors can even complement today's mountain modern trend.

"It definitely brings some warmth," Watson says.

He has used reclaimed pine, burnt by sunlight, to encase a modern, linear gas fireplace, then constructed barn doors out of the wood.

"The home didn't have baseboard or window casing, so it was the only wooden accent, besides the wooden

LEFT
Interior doors can add dynamic, artistic elements to a home.
Team: Susan Architects, Beck Building Company and Associates ll

OPPOSITE PAGE
Rustic even mystical doors can complement today's mountain-modern trend.

floor," he says. The doors lent a rustic feel to the otherwise sleek and modern, gray-toned home.

When it comes to doors, metal and wood combine nicely. Many homeowners employ large, false, strap hinges where the smaller, functional hinges fit into the door. A more historical hinge comes in the form of a strap of metal bolted above a barn door to open and close it. And, a softer use of metal might involve the silhouette of tree branches fashioned from metal and placed upon a frosted glass door, framed in finished wood.

"Accents of metal have huge impacts on doors," Watson says. "Metal makes such a statement on wood."

Reclaimed steel, from buildings in large cities like Chicago and New York, also make unique doors that even the best manufacturers couldn't mimic properly.

"There's a massive drive for reused materials," Watson says, ranging from oak flooring in old railroad cars to wood from old ships.

A TOUCH OF MYSTERY

Hidden doors are certainly not a thing of the past. Many homeowners request them, whether it's for aesthetics or intrigue.

Sometimes, homeowners don't wish to break up their interior finish; they want the door to essentially disappear when it's closed. One of Watson's clients, an art collector, requested white wooden doors that matched the walls, so her art would stand out against a seemingly white canvas of walls. Watson achieves such effects with "super tight reveals."

Of course, the idea of a hidden door used to refer to a mysterious, hidden room, and plenty of homeowners still yearn for such nostalgia. They may use it for an office entrance, a cigar room or bar, a wine room, and, with Colorado's current law on marijuana, even a 420 room.

"Adults get excited about the opportunity to add pizzazz to their design," Watson says, adding they love to surprise guests with hidden doors. "The sky's the limit with those. It just takes a lot of forethought to get it right; hidden doors are the most complex, often requiring electronic hardware. There's a lot of detail that goes into a door to make it hidden and functional."

Any door, exterior or interior, becomes an element to bring a sense of wonder, adornment and surprise to a home, so when choosing doors, look beyond the functional, into the fun, refined and captivating.

This article previously appeared in Vail Valley Home magazine.

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STAIRWAY

Style

A look at trends in mountain-home staircases, plus a spotlight on one Breckenridge home that imported its staircase from Switzerland

by KIM FULLER

This staircase was designed in Switzerland and shipped to its Breckenridge home. Photo by Marie-Dominique Vander.



Stairs connect the levels of a home, and while they serve this specific and important function, more and more designers are integrating style into the structure.

Allen-Guerra Architecture of Breckenridge worked with a team to have a custom stairway built in Switzerland and then shipped in one piece. The home was in the most recent Parade of Homes.

The entire home is a showcase of design and materials, including the helical steel stair that is a sculptural centerpiece and eye-catching in its unique design.

The spiraling stair climbs from the main floor to a crow's nest office space, providing a secluded spot to catch up on work.

"The space was designed to showcase a sculptural stair," explained project manager Tim Sabo, "and we sketched, modeled and searched around for a long time to find just the right piece that would complement the project's mix of contemporary lines and forms, natural materials and industrial detailing."

After discussing ideas with several local steel fabricators, they came across a company that specializes in creating beautiful modern stairs.

"The stair is simple but bold, and it commands attention while blending with the other elements of the home," Sabo said.

Allen-Guerra Architecture commissioned Gyger Metallbau AG in Heimberg, Switzerland, to fabricate the stair.

"Their design skills and manufacturing capabilities are incredible," Sabo said. "This is the first stair they made for a project in the U.S."

Sabo and his team coordinated the design, measurements and structural needs between the carpenters and the stair fabricators, and directed shipping and customs work to get the stair to Breckenridge.

Construction project manager Ty Cortright developed the installation plan to get the 900-kilogram stair into the house through the upstairs office window. Design coordination and shop drawings were done by Matthias Luginbühl. Fabrication was done by Lukas Luginbühl, Christian Rubin and Matthias Luginbühl.

The helix was bent cold with a large rolling machine and the parts were cut with a tube-laser and a flat laser.

The steps are made of hot-rolled steel, and the outer helix is also a hot-rolled steel, but this is a specially hand-picked plate of steel that is selected with the final look of the stair in mind — Sabo said this steel only comes from a very old mill in England.

The finish is maintained with a natural resin hardening oil, similar to that of wood.

"The stair was shipped from Switzerland by trains, ships and trucks, and craned into place during the construction," Sabo shared. "The crate that the stair travelled in was disassembled and the wood was repurposed into doors and trim within the house, and feature the freight stamps and markings collected on its journey."

"We work on a lot of houses with multiple floors, so it's always about making the stairs a feature of design on multiple levels of the home."

CHRISTINA ROMANO
Pinnacle Design Studio

Photo courtesy
Pinnacle Mountain Homes.

FEATURES OF *Design*

Sabo said open stairs with “clever exposed structure” are trending in the home design industry. Minimalist designs in steel wood and glass are showing up in residential, commercial and civic design projects all over the world.

“Because stairways need to be able to be accommodated safely, strict codes are applied controlling measurements,” he said, “and thus they are a great design challenge.”

Christina Romano, lead interior designer for Pinnacle Design Studio out of Frisco, said open treads are currently popular — so that the stairway is exposed and really becomes an architectural focal point of the house.

“We work on a lot of houses with multiple floors, so it’s always about making the stairs a feature of design on multiple levels of the home,” she said.

In a house designed by Pinnacle for the most recent Parade of Homes, they brought in rustic timbers for the treads of a central staircase, and instead of staining them, they wire brushed and charred them.

“So it brought out the natural tones in the wood,” Romano explained, “so it was rustic, but still with really clean lines.”

The piece leans more toward industrial than rustic, but combines materials like wood and metal to create a feeling that reflects a mountain modern flavor in the home, with a touch of mining theme as well.

“There’s a light fixture that hangs down four stories with lanterns that are attached by rope,” she said. “It kind of chimes down the center of the stairway.”

The vintage design touches give the industrial style of the house a traditional feel.

Instead of vertical bars between the stairs and hand railings, these stairs open up the home with a paneled mesh that allows you to see through and to other levels.

“It’s definitely a great feature in that house,” Romano said. “You come in the lower level, and that lantern kind of peeks through one of the floors, and then draws your eyes up to the main level.”



Photo by
Geoff Llerena



Photo courtesy
Pinnacle Mountain Homes

DECEMBER'S
*magic
numbers*

200

TOTAL NUMBER OF SALES



TOTAL VALUE OF ALL SALES

\$118.76 M **\$133 M**
(2016) (2015)



MOST EXPENSIVE SALE

\$3.885 M **\$3.9 M**
(2016) (2015)

TOP FIVE:
December

\$3,885,000

BRECKENRIDGE

Shock Hill Lot 21
(residential home)

\$3,850,000

BRECKENRIDGE

Westridge Sub Lot 21
(residential home)

\$2,350,000

BRECKENRIDGE

Shock Hill Overlook #1
Lot 7B
(residential home)

\$2,300,000

BRECKENRIDGE

Yingling and Mickels
Lot 1 Block 1
(residential home)

\$2,237,500

BRECKENRIDGE

Shock Hill Overlook #1
Lot 7A
(residential home)

Source: Summit County Assessor



Although sales were lower in December, real estate agents in Summit County said that the lack of inventory has pushed up the average price of properties. Photo courtesy Real Estate of the Summit Inc.

Local real estate prices soar due to high demand, low inventory

by KAILYN LAMB

REAL ESTATE REVENUE and sales faltered at the end of 2016 following a year of lowering inventory.

Sales last December saw a vast drop from those that happened at the same time in 2015. This year, 200 sales were made compared to 270 in 2015. Revenue came in at nearly \$119 million, but was still a little more than \$14 million behind December of 2015. The end of the year is not typically a booming market for real estate, as some people looking to sell take their houses off the market in the hopes of getting a better deal renting. However, in 2015, December was the third highest month in both revenue and sales. December did see

a higher amount of sales that hit over \$1 million. In 2015, there were 107 million-dollar sales in December; 2016 had an additional three.

Dennis Clauer, owner and broker at Real Estate of the Summit Inc., said that the sharp decrease in sales was due to the small amount of inventory that Summit County had seen during all of 2016.

"Inventory continues to be at historic lows," he said.

He added that the lower amount of inventory is impacting buyers being able to find a home that fits their needs.

Lack of inventory has also had a drastic impact on the average sale

price in Summit. Between January 2012 and this year, the average price of a single family home has jumped up 68 percent, Clauer said. Single-family homes in the county are sitting at an average sale price of more than \$1.1 million. For condos, there was a similar jump in the average sale price, which went up 41 percent.

The rise in prices is also dependent on the area the property is found in. The top sale was for \$3.885 million in the Shock Hill neighborhood in Breckenridge. The home is just under 4,800 square feet, which Beverly Breakstone, the county assessor, said was a smaller home for the area. The



December real estate sales in 2016 was 70 sales short of what was done during the same time the year before.
Photo courtesy Real Estate of the Summit Inc.

LACK OF INVENTORY HAS ALSO HAD A DRASTIC IMPACT ON THE AVERAGE SALE PRICE IN SUMMIT. BETWEEN JANUARY 2012 AND THIS YEAR, THE AVERAGE PRICE OF A SINGLE FAMILY HOME HAS JUMPED UP 68 PERCENT.

price tag indicates that the neighborhood still has a high value. A property at Yingling and Mickels in Breckenridge sold for \$2.3 million. The property is 1,316 square feet.

"That's not much square footage for a lot of money," Breakstone said.

She added that it was a remodeled property in the downtown historic district, which is also a highly valued area.

Eddie O'Brien, of O'Brien & Associates Real Estate Inc., said that there's some new developments on the horizon in Summit. Projects like Angler Mountain in Silverthorne are nearing completion. Many of the units in those projects sell before construction is completed. O'Brien added that current developments like the new townhomes in Keystone are not helping with demand for condos.

"There's certainly a demand, but you can't measure it because the demand can't be fulfilled," he said.

Clauer said the number of condo sales jumped 161 percent between 2012 and 2017. Condo demand is coming from the usual suspects — skiers looking for a spot close to resorts, and locals hoping to find a permanent home — but O'Brien said that investors are also entering the market, looking for options to rent out on Airbnb or VRBO.

"The guy that's buying a condo and not renting it out is pretty rare," he said.

Real Estate Roundup is an ongoing series offering a monthly glimpse at the local real estate market with transactions, historical comparisons and analysis from a rotating corps of High Country brokers. The series tackles commercial and residential sales for a bird's-eye view of the ever-changing alpine real estate market — and how Summit County compares to neighboring communities.



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