

**Debbie Nelson**  
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# Summit County, Colorado Real Estate News

**April 2007**

**Summit County  
 Average Residential  
 Price**

1991	\$117,032
1996	\$211,165
2001	\$332,750
2006	\$457,232

Source:

Land Title  
 Guarantee Company

**It's a tight market out there!**

As I write this, we are experiencing another dump of snow. The mountains and trees are beautiful coated in white—but I must admit that at this time of year, I'd rather see green. However, after 8 years, I have learned to be patient—the green will come—I just have to wait until June!

Patience is something that all of us need in today's Summit County Real Estate Market. Patience—because there just isn't much inventory—so you may need to wait awhile to find your perfect property. Comparing 1st quarter 2007 to 2006, we are down 18% in new listings for Single Family homes. But the good news for the sellers is that we are up 14% in average sales price.

Condo new listings are down 21% from 1st quarter 2006, but the average sales price is up 24%.

These figures are from the Summit Association of Realtors Comparison Report.



If you are thinking of selling your home, give your property some attention. Buyers are still looking for a property in good condition. Do you need new carpet—or how about just a good cleaning? Could you spruce up your landscaping? If I can help you in marketing your property, please give me a call today.

Check out my website at:

**[www.DebbieNelsonRealEstate.com](http://www.DebbieNelsonRealEstate.com)**

Character may be manifested in the great moments, but it is made in the small ones.

**Summit County Real Estate Transactions**

January 1, 2007—March 31, 2007

Source: Summit MLS

<u>Single Family</u>	<u># Sold</u>	<u>Average Price</u>	<u>Median Price</u>
Breckenridge	83	\$861,961	\$670,000
Dillon/Summit Cove	22	\$578,768	\$517,750
Frisco	13	\$617,281	\$635,000
Keystone	11	\$795,364	\$630,000
Wilderness/Silverthorne	41	\$564,469	\$490,000
<u>Condos</u>			
Breckenridge	58	\$384,206	\$370,750
Dillon/Summit Cove	25	\$193,539	\$158,300
Frisco	9	\$321,889	\$299,000
Keystone	46	\$368,322	\$291,750
Wilderness/Silverthorne	21	\$248,829	\$226,000



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## **Summer Happenings in Summit County, Colorado**

With the summer season just around the corner, be sure to check out all of the happenings around the county.

### **Dillon**

- Memorial Day Services, Dillon Cemetery, May 28th, 10:00 am
- Soap Box Derby, June 8th & 9th
- Free Nature Nights on Thursdays at the Dillon Amphitheater begins June 14th.
- Farmer's Market every Friday beginning June 15th at Marina Park.
- Free Town Concerts at the Dillon Amphitheater every Saturday night beginning June 23rd.

### **Frisco**

- 31st Annual Run the Rockies, Saturday, June 9th.
- Colorado Barbeque Challenge, June 15th & 16th.
- Ride the Rockies, June 23rd.

### **Breckenridge**

- Main Street Performances, June—Sept
- Breckenridge Film Festival, June 7-10th
- Kingdom Days, June 15-17th
- National Repertory Orchestra begins June 16th

### **Keystone**

- World Music Festival, June 23rd
- Blues Festival & Art Show, July 14—15th
- Mountain Art Gathering July 26-29

### **Copper Mountain**

- June Bike Tour of Colorado, June 26-28th
- 3 Ring Weekend, June 30—July 1st
- US Half Marathon—July 15th

And don't miss out on each area's 4th of July Celebrations! Check the Summit Daily News for more information!



For additional information, click on the Communities page on my website at:

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