

QUARTER 3 2022

# *Micro Market Report*

GRAND COUNTY, COLORADO



3333 Golf Course Circle



5188 CO HWY 125

# Grand County

## MARKET UPDATE

With access to Rocky Mountain National Park, the headwaters of the Colorado River, and its namesake lake which is the deepest in Colorado, Grand County provides an abundance of outdoor adventures. At an elevation of 9,100 feet, Winter Park is the gateway to the mountains west of Denver, surrounded by Arapaho National Forest and three wilderness areas: Indian Peaks, Byers Peak and Vasquez. Known as "Mountain Bike Capital USA," this area has over 3,000 miles of hike and bike trails, not to mention endless watersports from fishing to paddle boarding.

Grand County has a population of nearly 16,000 residents throughout its six communities: Winter Park, Grand Lake, Fraser, Granby, Tabernash, and Kremmling. Every quarter, LIV Sotheby's International Realty produces a micro market report focused on Grand County's market. For quarter three, this report provides a year-over-year comparison of the first nine months of 2021 compared to the first nine months of 2022, analyzing January through September.

Across all six communities in the area, Grand County saw a significant increase in the average sold price, which was up 19.9% from \$741,754 last year to \$889,555 in 2022. The number of properties sold throughout the county decreased 16.9% to 604, reflecting lower inventory after a record-breaking year in 2021. The average days on market was 109 for

the past nine months, allowing buyers more time to make decisions. Winter Park's highest-priced sold property was \$3.8 million which was a 31% increase over the previous year. That community also saw a healthy 21% increase in the average sold price, from \$783,071 in 2021 to \$947,214 in 2022. Tabernash also saw a large jump in average sold price, up 32.4% to \$1.41 million. Granby, Fraser, and the town of Grand Lake all saw increases between 10%-20% in the average sold price over the same period in 2021.

Continue reading to learn more about how the real estate market in Grand County performed during the first nine months of the year. This Colorado Micro Market Report includes real estate data statistics for the following neighborhoods: Winter Park, Grand Lake, Fraser, Granby, Tabernash, and Kremmling.

### GRAND COUNTY

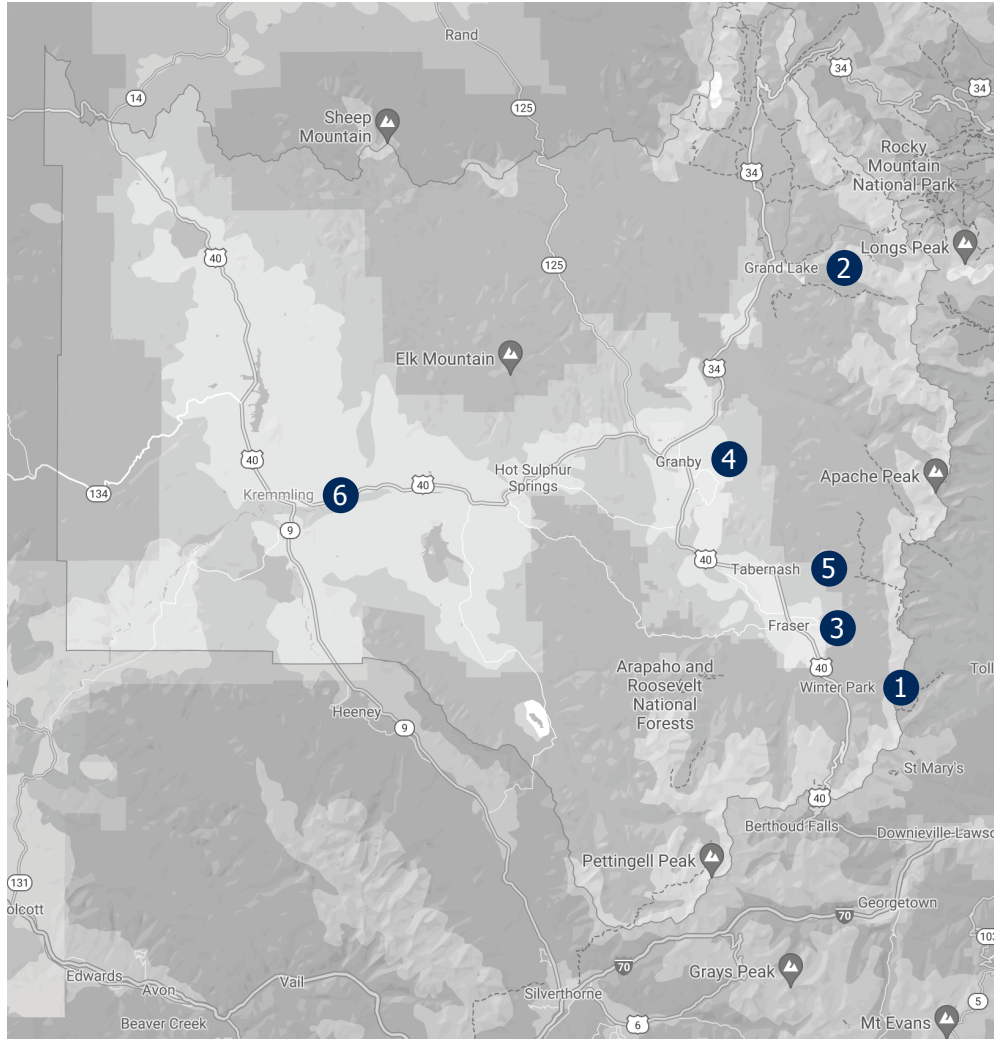
January through September	2021	2022	% Change
Sold Listings (All Properties)	727	604	-16.9%
Sold Single Family	320	267	-16.6%
Sold Condos/TH/DP	407	337	-17.2%
Average Days on Market	81	109	34.6%
Average Sold Price	\$741,754	\$889,555	19.9%
% Sold Price to List Price	101.77%	101.04%	-0.7%
Total Dollar Volume Sold	\$539,255,528	\$537,291,235	-0.4%

*All Properties*

Based on data from Grand County Board of Realtors® This representation is based in whole or in part on data supplied by Grand County Board of Realtors®. Grand County Board of Realtors® does not guarantee nor is in any way responsible for its accuracy. Data maintained by Grand County Board of Realtors® may not reflect all real estate activity in the market.

# GRAND COUNTY NEIGHBORHOODS

1. Winter Park
2. Grand Lake
3. Fraser
4. Granby
5. Tabernash
6. Kremmling



# 31.1%

The highest sold price in **Winter Park** increased by 31.1% January through September 2022 compared to that of 2021.

January through September	2021	2022	% Change
Average Sold Price	\$783,071	\$947,214	21.0%
Average Days on Market	81	114	40.7%
Highest Sold Price	\$2,899,000	\$3,800,000	31.1%
Properties Sold	163	124	-23.9%
% Sold Price to Original List Price	101.21%	101.41%	0.2%

*All Properties*



January through September	2021	2022	% Change
Average Sold Price	\$1,892,208	\$2,157,977	14.0%
Average Days on Market	73	301	312.3%
Highest Sold Price	\$2,899,000	\$3,800,000	31.1%
Properties Sold	12	14	16.7%
% Sold Price to Original List Price	96.16%	102.04%	6.1%

*Single Family Homes*

Located in Grand County and just 65 miles west of Denver, **Winter Park**, CO provides easy accessibility to a variety of outdoor activities year-round including hiking, fishing, boating, horseback riding and its popular mountain biking trails. Winter Park is known as "Mountain Bike Capital, USA" and offers a world-class lift serviced bike park, as well as hundreds of miles of singletrack to explore. The Winter Park Express Train delivers passengers throughout the winter season from Denver Union Station to Winter Park Resort where skiers and snowboarders of all levels can enjoy groomers, glades and trees, plus the bumps and steeps of Mary Jane.

January through September	2021	2022	% Change
Average Sold Price	\$694,927	\$793,117	14.1%
Average Days on Market	82	90	9.8%
Highest Sold Price	\$2,266,250	\$2,750,000	21.3%
Properties Sold	151	110	-27.2%
% Sold Price to Original List Price	101.61%	101.33%	-0.3%

*Condos, Townhomes, Duplexes*

January through September	2021	2022	% Change
Average Sold Price	\$759,951	\$858,952	13.0%
Average Days on Market	65	76	16.9%
Highest Sold Price	\$4,600,000	\$3,400,000	-26.1%
Properties Sold	124	82	-33.9%
% Sold Price to Original List Price	100.94%	96.62%	-4.3%

*All Properties*

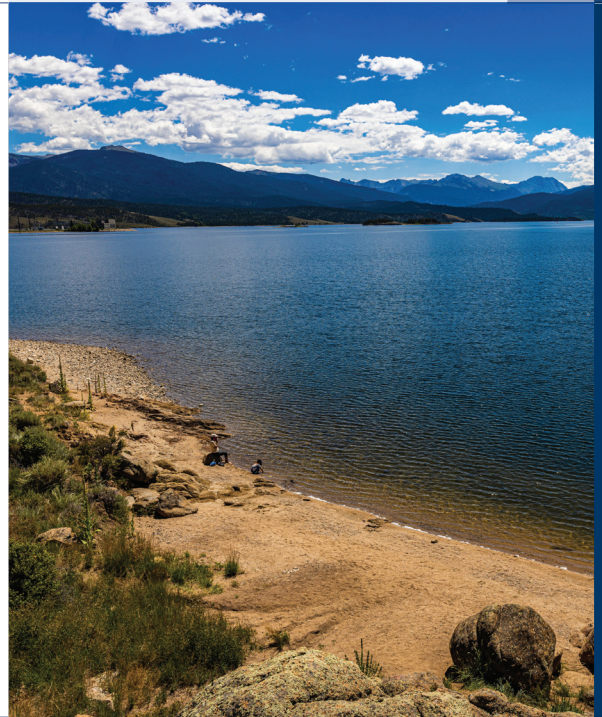
# 13.0%

The average sold price in **Grand Lake** increased by 13.0% January through September 2022 compared to that of 2021.

GRAND LAKE

January through September	2021	2022	% Change
Average Sold Price	\$892,050	\$1,029,829	15.4%
Average Days on Market	68	74	8.8%
Highest Sold Price	\$4,600,000	\$3,400,000	-26.1%
Properties Sold	92	53	-42.4%
% Sold Price to Original List Price	99.97%	94.97%	-5.0%

*Single Family Homes*



GRAND LAKE

January through September	2021	2022	% Change
Average Sold Price	\$380,168	\$546,660	43.8%
Average Days on Market	57	80	40.4%
Highest Sold Price	\$842,500	\$1,446,000	71.6%
Properties Sold	32	29	-9.4%
% Sold Price to Original List Price	103.68%	99.62%	-3.9%

*Condos, Townhomes, Duplexes*

Established in 1881, **Grand Lake** is a charming Colorado mountain town that derives its name from the lake on whose shores it is situated: Grand Lake, the largest natural body of water in Colorado. Summer homes and cabins line the shores of the state's largest natural lake, where boating, sailing, fishing and stand up paddle boarding can be enjoyed.

GRAND LAKE

# 17.5%

The average sold price in **Fraser** increased by 17.5% January through September 2022 compared to that of 2021.

January through September	2021	2022	% Change
Average Sold Price	\$833,120	\$978,796	17.5%
Average Days on Market	101	145	43.6%
Highest Sold Price	\$4,100,000	\$3,970,000	-3.2%
Properties Sold	162	141	-13.0%
% Sold Price to Original List Price	104.39%	102.87%	-1.5%

*All Properties*



January through September	2021	2022	% Change
Average Sold Price	\$1,460,060	\$1,629,548	11.6%
Average Days on Market	94	151	60.6%
Highest Sold Price	\$4,100,000	\$3,970,000	-3.2%
Properties Sold	43	34	-20.9%
% Sold Price to Original List Price	101.94%	100.08%	-1.8%

*Single Family Homes*

**Fraser** is centrally located between Winter Park and Tabernash and provides a variety of year-round activities including snow showing, tubing, snowmobiling, biking, fishing, horseback riding, and miles of hiking trails to explore, including the Continental Divide. Rich in American West history, Fraser is home to an 1876 ranch and stagecoach stop which has been restored and can be seen at the Cozens Ranch Museum. Eclectic mountain boutiques and shops, and a variety of restaurants and breweries can be enjoyed after a day of adventure.

January through September	2021	2022	% Change
Average Sold Price	\$606,579	\$772,016	27.3%
Average Days on Market	104	142	36.5%
Highest Sold Price	\$1,199,000	\$1,520,749	26.8%
Properties Sold	119	107	-10.1%
% Sold Price to Original List Price	105.3%	103.74%	-1.5%

*Condos, Townhomes, Duplexes*

January through September	2021	2022	% Change
Average Sold Price	\$620,951	\$749,025	20.6%
Average Days on Market	60	102	70.0%
Highest Sold Price	\$4,430,000	\$2,025,000	-54.3%
Properties Sold	186	180	-3.2%
% Sold Price to Original List Price	102.21%	101.37%	-0.8%

*All Properties*

# 54.7%

The highest sold price in **Granby** decreased by 54.7% January through September 2022 compared to that of 2021.

GRANBY

January through September	2021	2022	% Change
Average Sold Price	\$892,768	\$937,993	5.1%
Average Days on Market	63	87	38.1%
Highest Sold Price	\$4,430,000	\$2,025,000	-54.3%
Properties Sold	86	96	11.6%
% Sold Price to Original List Price	101.41%	100.8%	-0.6%

*Single Family Homes*



GRANBY

January through September	2021	2022	% Change
Average Sold Price	\$387,189	\$533,061	37.7%
Average Days on Market	57	118	107.0%
Highest Sold Price	\$760,000	\$1,000,000	31.6%
Properties Sold	100	84	-16.0%
% Sold Price to Original List Price	102.9%	102.0%	-0.8%

*Condos, Townhomes, Duplexes*

Founded in 1905 and surrounded by Rocky Mountain National Park with stunning views of the Continental Divide, the mountain town of **Granby** offers western hospitality with a friendly atmosphere. There is plenty to do in Granby; hiking, camping, golfing, biking, rafting, horseback riding, as well as snowmobiling, snow shoeing and ice fishing. Granby Ranch is a family-oriented ski resort that offers downhill skiing for all levels. Stroll down Granby's charming main street to experience restaurants and shops. Ideally located in Middle Park of Grand County with close proximity to Denver, Granby is a small-town destination that has a lot to offer year-round.

GRANBY

# 67.1%

The highest sold price in **Tabernash** increased by 67.1% January through September 2022 compared to that of 2021.

January through September	2021	2022	% Change
Average Sold Price	\$1,067,807	\$1,413,715	32.4%
Average Days on Market	91	100	9.9%
Highest Sold Price	\$3,500,000	\$5,850,000	67.1%
Properties Sold	39	34	-12.8%
% Sold Price to Original List Price	100.37%	98.67%	-1.7%

*All Properties*



January through September	2021	2022	% Change
Average Sold Price	\$1,084,445	\$1,496,701	38.0%
Average Days on Market	94	64	-31.9%
Highest Sold Price	\$3,500,000	\$5,850,000	67.1%
Properties Sold	37	30	-18.9%
% Sold Price to Original List Price	99.8%	98.5%	-1.3%

*Single Family Homes*

**Tabernash** is a small mountain community located in southeastern Grand County, just 12 miles north of Winter Park. Named after a Native American Ute Indian, Tabernash became a railroad town in the early 1900's where settlers made the area their home. Tabernash and the surrounding area offers plenty of outdoor recreation options including hot air balloon rides, off-roading, hiking, biking, golfing, rafting, kayaking, horseback riding and cross-county skiing.

January through September	2021	2022	% Change
Average Sold Price	\$760,000	\$791,315	4.1%
Average Days on Market	41	368	797.6%
Highest Sold Price	\$820,000	\$1,200,000	46.3%
Properties Sold	2	4	100.0%
% Sold Price to Original List Price	110.9%	99.9%	-9.9%

*Condos, Townhomes, Duplexes*



January through September	2021	2022	% Change
Average Sold Price	\$476,865	\$662,820	39.0%
Average Days on Market	123	74	-39.8%
Highest Sold Price	\$1,225,000	\$8,370,000	583.3%
Properties Sold	53	43	-18.9%
% Sold Price to Original List Price	96.87%	95.55%	-1.4%

*All Properties*

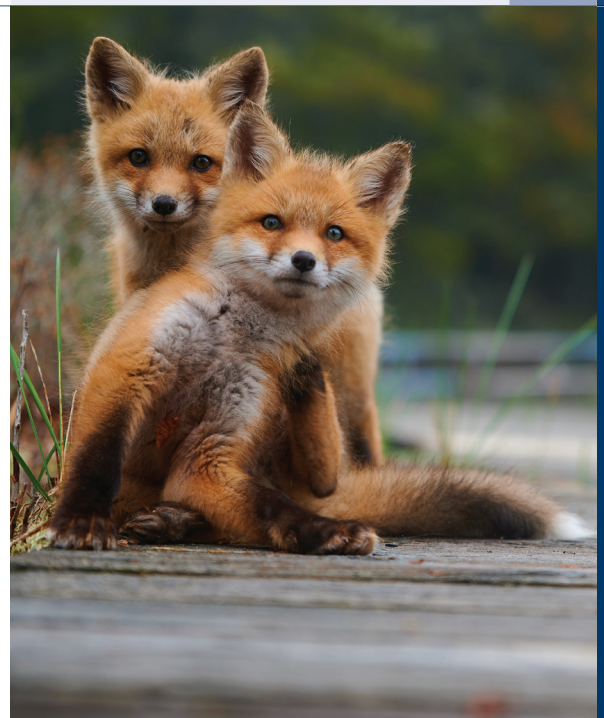
# 39.0%

The average sold price in **Kremmling** increased by 39.0% January through September 2022 compared to that of 2021.

KREMMLING

January through September	2021	2022	% Change
Average Sold Price	\$483,297	\$682,770	41.3%
Average Days on Market	125	75	-40.0%
Highest Sold Price	\$1,225,000	\$8,370,000	583.3%
Properties Sold	50	40	-20.0%
% Sold Price to Original List Price	99.7%	95.0%	-4.7%

*Single Family Homes*



KREMMLING

January through September	2021	2022	% Change
Average Sold Price	\$369,666	\$396,833	7.3%
Average Days on Market	77	54	-29.9%
Highest Sold Price	\$489,000	\$420,000	-14.1%
Properties Sold	3	3	0.0%
% Sold Price to Original List Price	100.5%	102.7%	2.1%

*Condos, Townhomes, Duplexes*

Founded in 1881 during Colorado's silver boom days, the town of **Kremmling** lies at the confluence of Muddy Creek, Blue and Colorado Rivers in Grand County. Rudolph Kremmling established the first general store in 1884 to help service the ranchers within the local area. Today Kremmling is home to ranchers, businesses and outdoor enthusiasts who want to "get away from it all" as it is surrounded by thousands of acres of Bureau of Land Management and U.S. Forest Service land.

KREMMLING

# WHY COLORADO?




**04**  
NATIONAL  
PARKS

**07**  
MOUNTAIN  
RANGES

**28**  
SKI AREAS  
& RESORTS



**300**  
 **AVG DAYS OF  
SUNSHINE ANNUALLY**

**350+**  
 **CRAFT  
BREWRIES**



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