

Greetings Copper Mountain Property Owners,

After four years of a whirlwind, post-pandemic real estate market, Copper Mountain is returning to a more balanced state. The months’ supply of **inventory has increased to 4.9 months**, a level not seen since 2016. However, sales remain steady—August saw six condominium sales, making it the busiest month of 2024 so far!

With interest rate relief already underway and more expected, combined with the close of the upcoming election cycle, prices are likely to rise over the next 12 months. Nationally, home values have increased during both the election year and the year after in 12 of the past 13 presidential elections. This creates a window of opportunity for both buyers and sellers.

Copper Mountain continues to be a top choice for buyers. While neighboring Summit County communities have limited short-term rentals, Copper still allows buyers to generate rental income right away. With smaller floor plans, Copper’s **median condo price of \$636,000** is about 25% below the Summit County median, opening up the market to a broader range of potential buyers.

In 2023, higher interest rates caused some sellers to hold off, keeping prices elevated. Now, with rates starting to drop, prices remain strong, and further improvements are expected. While Summit County inventory has returned to pre-pandemic levels, Copper Mountain’s inventory remains at 70% of those levels. Since 2020, Copper’s price per square foot has risen 66%, though the past year has seen only a modest 1.4% gain.

Whether you’re thinking of selling or just curious about your condo’s value, reach out to me for an accurate, up-to-date price estimate of your Copper Mountain condominium. Let’s get you the numbers you need.

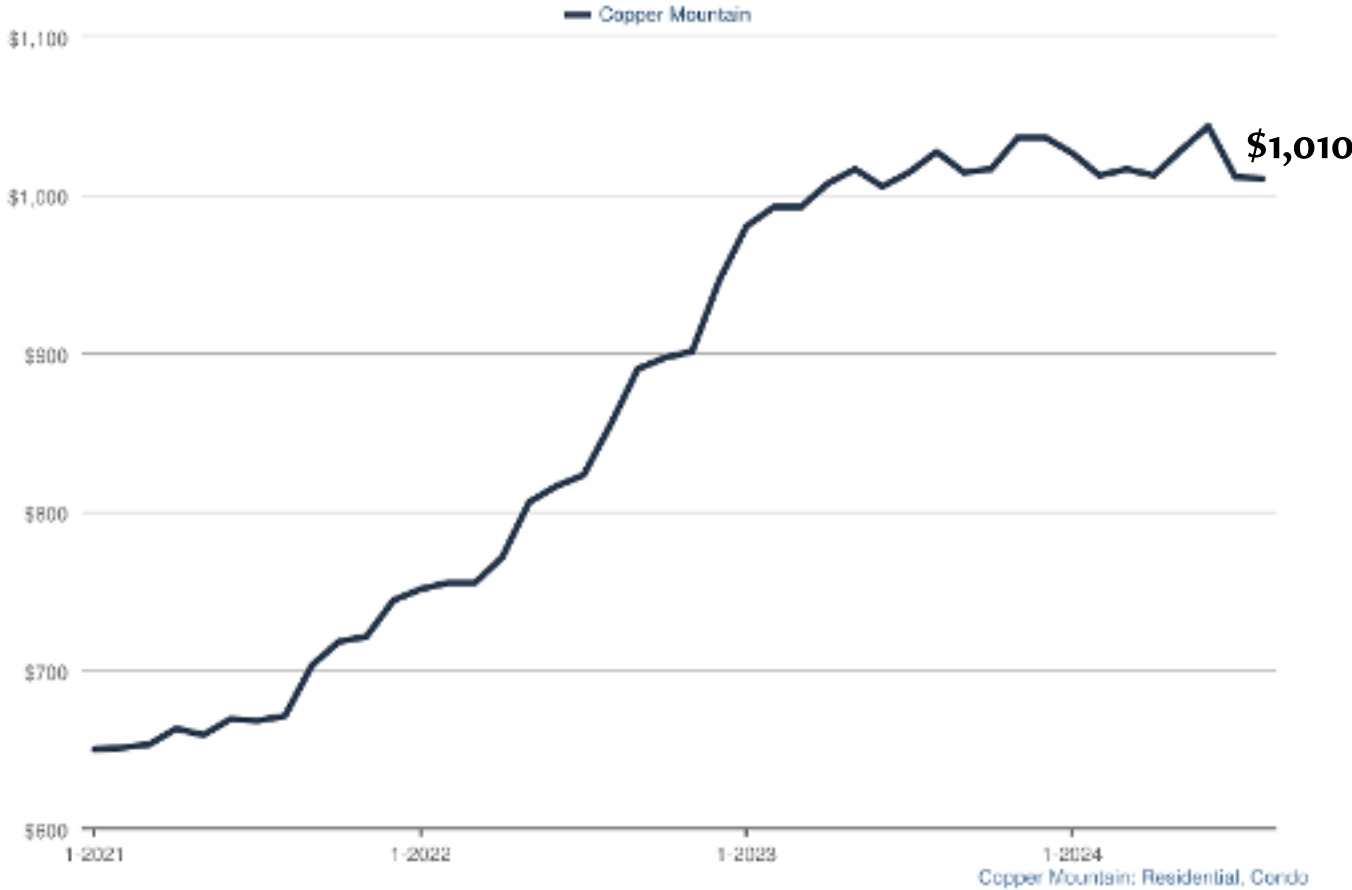
ACTIVE LISTINGS - COPPER MOUNTAIN CONDOMINIUMS					
Property	Building	Size	Sq. Ft. +/-	List Price	Price/Ft.
12 Union Creek TRAIL Unit#202	CACHE AT UNION CREEK CONDO	1 Bed 1 Bath	637	\$650,000	\$1,020.41
45 Beeler PLACE Unit#510	TELEMARK LODGE CONDO	1 Bed 2 Bath	732	\$689,000	\$941.26
45 Beeler PLACE Unit#502	TELEMARK LODGE CONDO	1 Bed 2 Bath	729	\$725,000	\$994.51
125 Wheeler PLACE Unit#202	ANACONDA CONDO	2 Bed 2 Bath	983	\$825,000	\$839.27
104 Wheeler PLACE Unit#208	SNOWFLAKE CONDO	1 Bed 2 Bath	826	\$825,000	\$998.79
184 Copper CIRCLE Unit#210	COPPER ONE LODGE	2 Bed 2 Bath	774	\$899,000	\$1,161.50
184 Copper CIRCLE Unit#405	COPPER ONE LODGE	2 Bed 2 Bath	774	\$950,000	\$1,227.39
35 Wheeler PLACE Unit#313	SUMMIT HOUSE EAST CONDO	2 Bed 2 Bath	987	\$975,000	\$987.84
165 Wheeler PLACE Unit#301	WHEELER HOUSE CONDO	3 Bed 3 Bath	1,363	\$1,200,000	\$880.41
165 Wheeler PLACE Unit#304	WHEELER HOUSE CONDO	3 Bed 2 Bath	1,403	\$1,249,000	\$890.24
92 Wheeler CIRCLE Unit#104	VILLAGE POINT CONDO	2 Bed 3 Bath	1,376	\$1,278,000	\$928.78
158 Ten Mile CIRCLE Unit#125	COPPER INN CONDO	3 Bed 3 Bath	1,360	\$1,289,000	\$947.79
30 Union Creek TRAIL Unit#Bldg. 2#103	CACHE AT UNION CREEK CONDO	3 Bed 3 Bath	1,621	\$1,695,000	\$1,045.65
40 Creek TRAIL Unit#Bldg. 1 #204	CACHE AT UNION CREEK CONDO	3 Bed 3 Bath	1,554	\$1,800,000	\$1,158.30
Pending Copper Mountain Condominiums					
108 Guller ROAD Unit#B3	TEN MILE CONDO	1 Bed 1 Bath	604	\$539,000	\$892.38
910 Copper ROAD Unit#510	PASSAGE POINT	1 Bed 2 Bath	790	\$839,000	\$1,062.03
165 Wheeler PLACE Unit#107	WHEELER HOUSE CONDO	2 Bed 2 Bath	896	\$840,000	\$937.50
57 Copper CIRCLE Unit#308	LODGE AT COPPER MOUNTAIN CONDO	2 Bed 2 Bath	1,270	\$1,089,000	\$857.48
209 Ten Mile CIRCLE Unit#601	MOUNTAIN PLAZA CONDO	2 Bed 3 Bath	1,165	\$1,150,000	\$987.12
209 Ten Mile CIRCLE Unit#521/523	MOUNTAIN PLAZA CONDO	3 Bed 3 Bath	1,251	\$1,499,000	\$1,198.24
85 Wheeler PLACE Unit#305	PEREGRINE CONDO	4 Bed 3 Bath	1,555	\$1,650,000	\$1,061.09
Sold Copper Mountain Condominiums (May 1, 2024 - Present)					
45 Beeler PLACE Unit#2215	TELEMARK LODGE CONDO	0 Bed 1 Bath	479	\$425,000	\$887.27
45 Beeler PLACE Unit#2408	TELEMARK LODGE CONDO	0 Bed 1 Bath	490	\$490,000	\$1,000.00
910 Copper ROAD Unit#101	PASSAGE POINT	1 Bed 1 Bath	591	\$520,000	\$879.86
105 Wheeler CIRCLE Unit#104	COPPER SPRINGS LODGE	1 Bed 1 Bath	515	\$540,000	\$1,048.54
910 Copper ROAD Unit#421	PASSAGE POINT	1 Bed 1 Bath	591	\$559,000	\$945.85
164 Copper CIRCLE Unit#413	TUCKER MOUNTAIN LODGE CONDO	1 Bed 1 Bath	494	\$595,000	\$1,204.45
172 Copper CIRCLE Unit#301	TAYLORS CROSSING	1 Bed 1 Bath	499	\$600,000	\$1,202.40
164 Copper CIRCLE Unit#416	TUCKER MOUNTAIN LODGE CONDO	1 Bed 1 Bath	632	\$636,759	\$1,007.53
164 Copper CIRCLE Unit#427	TUCKER MOUNTAIN LODGE CONDO	1 Bed 1 Bath	536	\$640,000	\$1,194.03
35 Wheeler PLACE Unit#207	SUMMIT HOUSE EAST CONDO	1 Bed 1 Bath	645	\$645,000	\$1,000.00
88 Guller ROAD Unit#206	SUMMIT HOUSE CONDO	1 Bed 1 Bath	771	\$672,400	\$872.11
57 Copper CIRCLE Unit#204	LODGE AT COPPER MOUNTAIN CONDO	1 Bed 1 Bath	748	\$690,000	\$922.46
105 Wheeler CIRCLE Unit#433	COPPER SPRINGS LODGE	2 Bed 2 Bath	770	\$890,000	\$1,155.84
184 Copper CIRCLE Unit#206	COPPER ONE LODGE	2 Bed 2 Bath	860	\$950,000	\$1,104.65
910 Copper ROAD Unit#427	PASSAGE POINT	2 Bed 2 Bath	1,190	\$969,000	\$814.29
35 Wheeler PLACE Unit#311	SUMMIT HOUSE EAST CONDO	3 Bed 2 Bath	1,176	\$1,300,000	\$1,105.44
				Average Sold Price	\$1,021.55
				Median Sold Price	\$1,003.77

Data is compiled by Slifer Smith & Frampton Real Estate with data from the Summit Association Realtors MLS. Statistical information is deemed reliable but not guaranteed. Please contact your Slifer Smith & Frampton Real Estate broker for clarification or more information.

Copper Mountain Condominium Median Price per Square Foot

Rolling 12-months of Data

Median Price Per Square Foot



• Three Copper Mountain Condominiums have gone under contract in the past 7 days!

• Copper Mountain Condominium **inventory is at 4.9 months** (12-month rolling avg.), up 35% since last August. Inventory between 3-6 months is a neutral market. Prolonged inventory above 6 months will signal a buyers market.

• Closed transactions are getting an average of **97% of List Price and a median of 49 days on market**. Appropriately priced condos should sell within **3 months**.

• **October Opportunity:** Did you know October historically has the 2nd highest sales price/ft. of the year? As buyers often look to secure properties before the winter ski season kicks in, this could be a strategic time to list your condo. Capitalize on the market’s momentum before the busy winter months!

MARKET STATISTICS August | 2023 VS. 2024

