

WHY BRECKENRIDGE ASSOCIATES REAL ESTATE

Over 25 years ago, we were a tight-knit group of local agents who noticed the smaller, locally owned agencies were being acquired by big national chains. We wanted to create something unique within the Summit County real estate market, independent of the corporate bureaucracy that characterizes most national and regional real estate franchises. We formed Breckenridge Associates on the foundation of serving clients from a true local's perspective.

Our business model revolves around the philosophy of promoting your property instead of promoting a franchise name. Our unparalleled knowledge of the local market and economy, combined with a well-developed marketing plan, state of the art technology, full-time professional support staff, and our hallmark Main Street location have resulted in Breckenridge Associates being the highest producing real estate brokerage in Breckenridge year after year.

For the last two decades, we have stayed true to our roots, our commitment to the community, and to our long-term client relationships by remaining a small and locally owned real estate brokerage. Each of our 18 brokers is an equal owner in our company, which provides an uncommon dedication to the business and you, our client. We remain dedicated to our founding standard of offering unmatched local expertise with world class service, honoring our professional commitment to our clients.



JAMES SHINGLES

James moved to Summit County in 1995, enchanted by the unique vibe that is Breckenridge; truly a wonderful town where community and great relationships stand the test of time because they are built on a solid foundation.

Having spent his childhood years in the UK and Switzerland, James began his career in Breckenridge arranging unique vacations for those wanting to enjoy all the amenities that the mountains have to offer. Owning his own property management company with his wife Amanda, has afforded James many of the real estate skills needed by potential buyers and sellers, to make an informed and balanced decision.

James has also built and project managed a number of custom homes in prime real estate locations here in town - developing key assets and converting them into fantastic investment opportunities.

These combined attributes have afforded him a well balanced understanding of the real estate market, and James is able to offer these insights to clients wishing to make an informed decision, whether one is buying or selling property.

Often it is simply having an appreciation for why we all love Breckenridge that is the most important factor of all. Whether it is biking, skiing with his family, or enjoying the crisp mountain air on a blue bird powder day, James feels the same level of excitement and enjoyment that enticed him here 20 years ago.



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TOP LISTING OFFICE IN BRECKENRIDGE

Breckenridge Associates Real Estate compiles market data each month for sales of all property types, across Summit County, by real estate office. Breckenridge Associates Real Estate is consistently a market leader. Year after year, our independent office is at the very top of Breckenridge sales and topping sales for the entire county, or very near the peak in the face of competition with national chains and offices owned by the big guys.

#1
Properties Sold

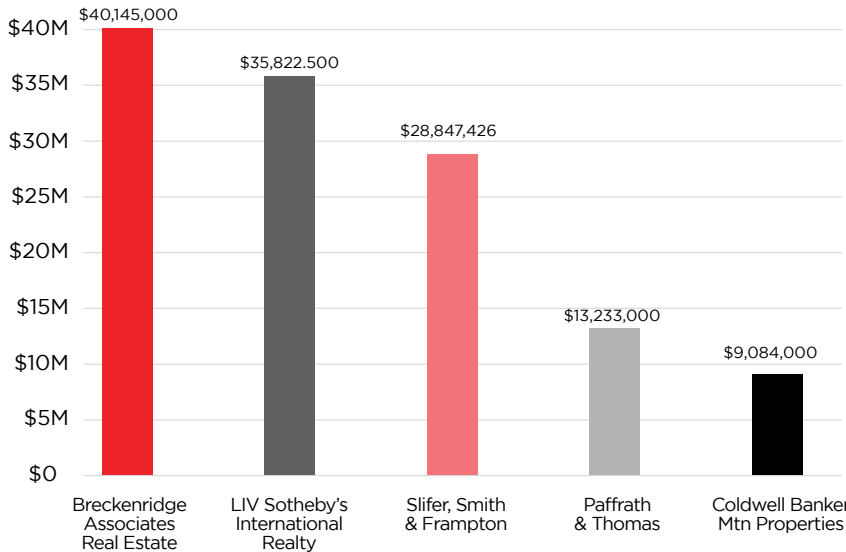
#1
Listing Transactions

#1
Sides Per Agent

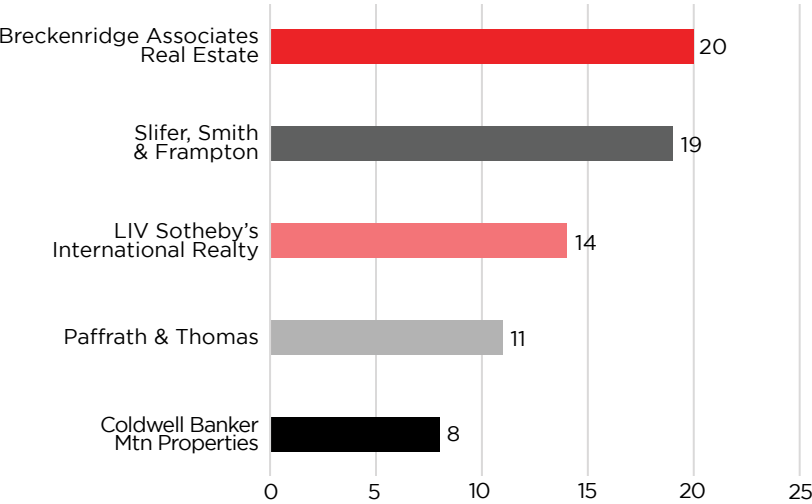
#1
Market Share %

#1
In-House Sales

TOP 5 COMPANIES IN BRECKENRIDGE FOR Q1 2024
(Breckenridge Property Sales)



TOP 5 COMPANIES IN BRECKENRIDGE FOR Q1 2024
(Breckenridge Properties Sold)



Stats obtained from the Summit MLS April 7th 2024.

VALUE PROPOSITION

By choosing us as your listing broker, you're selecting a partner who is highly invested in your success. We're dedicated to achieving the best possible outcome for you and your family.

- a Success-Based Compensation**
Unlike other industries, our fees are entirely success-based, aligning our interests with yours. We only earn our fee when your property successfully closes, showing our dedication and confidence.
- b Tailored Fees**
We calculate fees thoughtfully, accounting for comprehensive services, overhead costs, and the inherent risks of our success-based structure. We only earn when both buyer and seller are satisfied at closing.
- c Buyer's Broker Compensation**
You have the freedom to decide the buyer's broker commission, offering flexibility and aligning interests for a successful sale. Creating this incentive for the buyer's broker will significantly increase the size of the "Buyer Pool" for your property and help you achieve the highest possible price, which we strongly recommend.
- d Managing Unique Challenges**
Operating in resort towns like Breckenridge comes with unique challenges. We navigate them with expertise, absorbing marketing and operational costs, sharing the risk with you.
- e Dedicated Time**
We invest countless hours in your sale process, leaving no stone unturned. From initial consultations to negotiations, we're dedicated to achieving the best possible outcome.



VALUE PROPOSITION

- f Local Expertise**
Our brokerage thrives on local knowledge, strong negotiation skills, and personal commitment to each client. We invest significantly to understand your unique needs, ensuring your property is a top priority.
- g Innovative Marketing**
Our tailored marketing strategies include professional photography, virtual tours, targeted online advertising, and leveraging our extensive network. This increases visibility and attracts serious buyers.
- h Navigating Complexities**
Real estate transactions can be complex. We guide you through each step, ensuring transparency, handling paperwork, legal requirements, and negotiation intricacies.
- i Building Trust**
Our relationship is built on trust and integrity. We prioritize open communication and honest advice to keep you well-informed and confident in your decisions.
- j Proven Track Record**
With over 30 years of experience, our track record speaks for itself. We consistently exceed client expectations, navigating various market conditions successfully.
- k Client-First Approach**
Your success is our success. We aim not just to close a sale but to ensure your delighted with the outcome. This is why so many clients return to us and recommend us to their friends and family.

PROFESSIONAL SERVICES



PROFESSIONAL PHOTOGRAPHY

- Critical First Impression
- Attracts More Buyers
- Highlights Unique Details
- Creates Emotional Connection
- Influences Online Views
- Represents Properties More Accurately

BUYER ENGAGEMENT



PROFESSIONAL DRONE

- Unique Aerial Prospective
- Accurate Site Map
- Tells a Compelling Story
- Elevates Photography
- Aerial Views Attract Attention
- Highlights Proximity to Amenities

AERIAL IMAGERY



MATTERPORT 3D VIRTUAL TOUR

- Immersive 3D Tour
- Interactive Experience
- Enhances Buyer Engagement
- Details Floor Plan
- Showcases Property Details
- Realistic Representation of Living Spaces

BROADER REACH

PROFESSIONAL SERVICES



PRE SHOWING STAGING

- Ensures High Quality Showing Experience
- Safety Walk Through
- Turn on all all Lights
- Open Blinds/Window Treatments
- Check to Ensure Cleanliness
- Return to Turn Lights off & Close Up

SHOWING SUCCESS



SHOWING TIME SOFTWARE

- Automates Appointments
- Tracks ALL Activities
- Encourages Feedback
- Seller Notifications
- Integrates Property Availability
- Seamless Showing Appointment Integration

BUYER FEEDBACK



SUPRA ELECTRONIC LOCKBOX

- Digital Key
- Keybox Code Required to Open
- Reliable Security
- No Giving out Codes or Keys
- Gives Only Agents Access
- Tracks ALL Activities
- Showing Hours Timed

SECURITY

MARKETING POWERHOUSE

PREMIER WEBSITE PRESENCE

Built on a cutting-edge platform, our website successfully pushes our listings out across a expansive list of affiliate platforms, expanding your property's visibility and reach. With professional photography, detailed property descriptions, focus on search engine optimization, and user-friendly functionality, our online presence reflects our commitment to marketing excellence.



PAID SEARCH ENGINE MARKETING

Pay-per-click (PPC) advertising is an integral part of our digital marketing strategy. Through targeted PPC campaigns, we're able to maximize exposure and ensure that our listings are prominently featured to interested buyers, increasing the likelihood of inquiries and showings. Managed in-house, our marketing team makes ongoing data based, agile updates that further amplify our advertising success.

PROFESSIONAL PROPERTY BROCHURE

Your property will be featured in a two to four page color printed brochure to be displayed at your property for all potential buyers to take with them. The brochure will be displayed at our office, a high traffic location on Main Street Breckenridge, fully staffed seven days a week.



TARGETED POSTCARD MAILING

Our Just Listed Postcards are a powerful marketing tool for generating interest and driving traffic to your property. Strategically distributed to targeted areas based on buyer demographics and demand, they serve as a direct and tangible way to showcase your property and create a call to action for potential buyers to inquire further.



EMAIL MARKETING CAMPAIGNS

With almost 20,000 recipients on our mailing list, our email campaigns are a key component of our comprehensive marketing strategy. Our sophisticated email campaigns are carefully curated to ensure each email resonates with its recipients, maximizing engagement and ultimately driving interest to our listed properties. Our more than 40% engagement rate is exceptionally higher than industry standards and a testament to our marketing expertise.



THE SOURCE MAGAZINE

The Source, is your go-to guide when buying, selling, and spending time in Breckenridge. Inside The Source, we share the most accurate information on this year's market trends, property listings, important news and local updates, a comprehensive dining guide, and what to do around town.

SOCIAL MEDIA

We leverage the power of social media to showcase our clients' properties in the best possible light. Through captivating visuals, engaging content, and strategic targeting, we ensure each listing has an expanded reach, capturing a relevant audience. By staying active and innovative on social media, we create a buzz around our listings and drive interest that translates into successful sales.



BROKER OPEN HOUSES

Broker Open Houses are a valuable strategy for tapping into a pool of already qualified buyers who are actively searching. These open houses not only generate buzz within the local real estate community but also provide an opportunity for agents to preview your home and recommend it to their clients who may be looking for a property like yours.



EXPANSIVE REACH

ALTITUDE REALTORS MLS

The Altitude Realtors MLS serves as a crucial platform for our real estate company, providing access to a targeted network of agents specializing in Summit and Routt Counties properties. With its dedicated focus to our mountain regions, the Altitude Realtors MLS ensures our listings reach agents with specialized knowledge and expertise in the local ski resort markets, maximizing our opportunities for successful transactions.



REALTOR.COM

Realtor.com stands as a premier real estate listing website, dedicated to empowering home buyers and sellers with a seamless journey through their property transactions. Boasting over 100 million monthly active users, it serves as the second most visited real estate listings platform in the United States, offering unparalleled access to a vast array of for-sale properties and invaluable resources.



ZILLOW

Listing properties on Zillow offers exposure to a vast audience of potential buyers. Leveraging Zillow's expansive reach and user-friendly interface, they can showcase our listings effectively, ensuring maximum visibility and engagement. With Zillow's innovative tools and features, they can enhance the presentation of properties, ultimately facilitating faster sales and satisfying transactions for our clients.



HOMES.COM

Utilizing Homes.com provides us with an extensive platform to reach a diverse audience of homebuyers. By showcasing our properties on Homes.com, we can leverage its user-friendly interface and robust search functionalities to attract potential buyers effectively. With Homes.com's comprehensive marketing tools and features, we can optimize our listings' visibility and engagement, ultimately driving successful sales and fulfilling experiences for our clients.



RE COLORADO MLS

RE Colorado offers a comprehensive Multiple Listing Service (MLS) platform across Colorado. By listing our properties on RE Colorado, we gain access to an extensive network of real estate professionals, expanding our reach and ensuring maximum exposure for our listings. Whether it's navigating market trends or accessing up-to-date property data, RE Colorado plays a vital role in our mission to provide exceptional service and results for our clients.



MOUNTAIN HOMES ILLUSTRATED

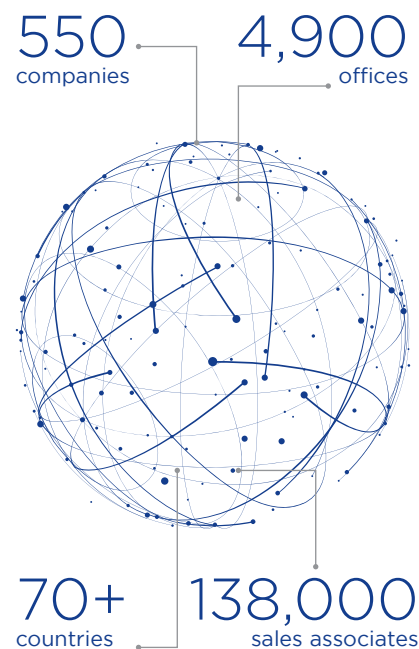
A bi-monthly real estate advertising publication that caters to buyers and sellers across the U.S. with meticulously curated properties sourced from licensed real estate agents and trusted partners. With over 20,000 magazines distributed throughout Colorado and direct online feeds to platforms including ushomesearch.org, mtnhomes.com, and the Wall Street Journal. MHI seamlessly connects individuals with their dream mountain retreats.



WE MARKET YOUR PROPERTY TO THE WORLD.

When selling your home, you need global exposure in addition to the strong marketing expertise we deliver locally. As an affiliate of Leading Real Estate Companies of the World®, we have the resources to market your property to the highest possible number of potential buyers. With 138,000 associates around the world, we expose your property to buyers on six continents. In addition, we receive inbound clients from other affiliates around the globe who are interested in purchasing a home.

Leading Real Estate Companies of the World® is a pedigree denoting the very best companies who represent qualified clientele and wish to do business with similar firms. When your home is posted to our website locally, it is immediately promoted on the LeadingRE.com website and connected to the websites of 550 of our affiliate real estate firms.



LOCAL
EXPERTISE

GLOBAL
CONNECTIONS

POWERFUL
MARKETING



IN HOUSE PROFESSIONAL STAFF & CREATIVE TEAM

Our professional staff exemplifies excellence in customer service, administrative support, and marketing prowess. From our dedicated customer service representatives and administrative professionals who ensure smooth transactions and client satisfaction to our dynamic marketing department equipped with expertise in graphic design, website content creation, search engine marketing, email marketing, social media and print advertising, every member of our team plays a crucial role in our success. With meticulous attention to detail and a commitment to delivering results, we strive to exceed client expectations and elevate our brand presence in the competitive real estate market of Breckenridge and beyond.

Our in-house marketing team's exceptional breadth and depth of knowledge in traditional, digital, and social media marketing paired with their creative and technical skills and the enjoyment they bring to their work continuously reminds us that professionalism and a bit of fun can go hand in hand.



MEET THE BROKER/PARTNERS OF BRECKENRIDGE ASSOCIATES



Andrew Biggin
Broker/Partner

Andy Clapp
Broker/Partner

Eric Dahman
Broker/Partner

Dak Dice
Broker/Partner

Stephany Epps
Broker/Partner

Megan Galbreath
Managing Broker/Partner

Jason Hart
Broker/Partner

Jake Himmelman
Broker/Partner



Zak Himmelman
Broker/Partner

Laurie Huggins
Broker/Partner

Spencer Lane
Broker/Partner

Matt Powers
Broker/Partner

James Shingles
Broker/Partner

Kim Stevenson
Broker/Partner

Richard Wallace
Broker/Partner

Tracey Woods
Broker/Partner

Each of our Broker/Partners is an owner, deeply invested in our company, community, clients and one another. We have worked together for decades, and are committed to creating the best real estate experience. This is our home, enabling us to share unique and important insights. We formed Breckenridge Associates on the foundation of serving clients from a true local's perspective. Over the last two decades, we have stayed true to our roots, our commitment to the community and to our long-term client relationships by remaining a small and locally owned real estate brokerage.

OUR LOCAL EXPERIENCE AND FAMILIARITY WITH OUR MOUNTAIN TOWNS IS IRREPLACEABLE

Our unparalleled knowledge of the local market and economy, combined with a well-developed marketing plan, state of the art technology, full-time professional support staff and our hallmark Main Street location, have resulted in Breckenridge Associates being the highest producing real estate brokerage in Breckenridge year after year. In addition, we are proud members of Leading Real Estate Companies of the World's referral network which gives us international exposure. We will remain dedicated to our founding standard of offering unmatched local expertise with world class service honoring our professional commitment to our clients.



Jonna Beardsley
Broker

Kirk Dice
Broker

Mike Krueger
Broker

Rob Neyland
Broker



Turk Montepare
Referring Broker

Nathan Moorefield
Referring Broker

BRECKENRIDGE ASSOCIATES GIVING BACK

Our Hometown Team deeply believes that it is our responsibility to give back to the community in which we live, work and play. B.A.R.E. Giving Back supports and sponsors local events, initiatives, and organizations. Through our participation, we hope to keep Breckenridge a world class location and gathering place for generations to come.

BRECKENRIDGE FILM FESTIVAL | MOUNTAIN TOP CHILDREN'S MUSEUM
NATIONAL REPERTORY ORCHESTRA | DOMUS PACIS RESPITE | SUMMIT DANCE
INTERNATIONAL SNOW SCULPTURE CHAMPIONSHIPS | LITTLE RED SCHOOLHOUSE
BRECKENRIDGE MUSIC FESTIVAL | KEYSTONE SCIENCE SCHOOL
THE SUMMIT FOUNDATION | HIGH COUNTRY CONSERVATION CENTER
SUMMIT HIGH SCHOOL SPORTS SPONSORSHIPS AND SCHOLARSHIPS
ALZHEIMER'S ASSOCIATION | BRECKENRIDGE OUTDOOR EDUCATION CENTER
SUMMIT COUNTY PRESCHOOL | SUMMIT YOUTH HOCKEY
FAMILY INTERCULTURAL RESOURCE CENTER | SUMMIT HUTS ASSOCIATION
CAREERS IN CONSTRUCTION | BRECKENRIDGE MOUNTAIN ROTARY



BRECKENRIDGE AND BEYOND

Breckenridge Associates Real Estate stands as the premier brokerage serving not only the iconic Breckenridge area but also extending its expertise across Summit County and beyond. With a commitment to excellence and a deep understanding of the unique intricacies of mountain real estate, Breckenridge Associates ensures unparalleled service for its clients. From the picturesque landscapes of Summit County to the scenic expanses of Park and Grand Counties, our team navigates these diverse regions with proficiency and dedication. With a wide-reaching scope and a passion for exceeding expectations, Breckenridge Associates remains the trusted partner for all real estate endeavors in these captivating mountain communities.



TESTIMONIALS



“very knowledgeable about both the local and national real estate markets and trends and is a true partner in both buying and selling scenarios. The whole team is courteous, fast, and professional.”
- Tyson Stark



“The best Realtors we have ever worked with, very patient, trust worthy and honest! Very responsive and proactive every step of the way” - Emily Holloway



“Our family had the absolute pleasure of working with Breckenridge Associates....”the service doesn’t end with the sale.” We thank Breckenridge Associates for a job well ‘doing’ because ‘done’ implies they’ve stopped working for us.” - Scott Smith



“the whole staff at Breckenridge Associates are the absolute best Real Estate professionals I have ever worked with! My recent town home purchase is the third transaction they have done for me and everything was well thought through from A to Z. The personalized service and professional expertise were very helpful throughout the process.” - Dr. Bill Herholtz



TESTIMONIALS



“Thank You again for helping us buy and then sell (9 years later) our lot in Breckenridge. Both experiences were handled professionally and the recent closing was completed on schedule with no issues.”
- Tom and Barb Tuttle



“The way you handled my unique situation was extremely skillful and I was amazed at the professionalism you showed throughout the transaction. Your advice and input regarding the sale were invaluable and led to a very quick & profitable transaction. I would recommend without hesitation your services for anyone in need of a real estate professional.” - Dr. Ezell B



“They were spot on with their identification of properties for us to view, their communication style, and their availability to assist us and respond to our questions. They made the purchase of our condo feel seamless. We truly appreciate their expertise and would highly recommend them to anyone” - Lisa Kosloski