

Grand Park

Summary of Market Analysis

Local Housing Market

During the period 3/20/2016 through 3/23/2018 (24 months) there were 707 home sale transactions reported by the county assessor for the Winter Park/Fraser corridor (30 units per month). The data excludes time shares. A summary of those transactions is as follows:

- 57% of the sales were condominiums
- 12% of the sales were townhouses or duplexes
- 31% of the sales were single family detached

Observations about the Local Marketplace (Winter Park/Fraser corridor)

- Sales volumes are modest with the highest being inexpensive condos.
- In general the housing stock is dated, the bulk of it built in the 70s and 80s.
- Importance of community features for target consumers (per the Centex Resort study (conducted early 2000's in the local marketplace)):
 - Walking and biking paths 89%
 - Small parks 55%
 - Town center with retail and restaurants 52%
 - Fitness center 49%
 - Access to mountain biking 46%
 - Transportation, restrooms and private lockers at ski mountain 35%
- Two biggest reasons for full time residents to live in the area are recreational opportunities and the small town atmosphere
- Open space is important to both full time and part time residents