

Market Analysis by Area

Summit County, Colorado

JULY 2009

Red Text indicates a drop compared to the prior month's value;
Green Text indicates a rise, **Black Text** indicates no change, or no comparison value. Red Text is not used for % Calculations.
 Average PPSF is calculated for properties with available Square Footage Living Area from Assessor's record.

Average & Median Residential Price & PPSF Includes: Statistically Viable Sales only; Single Family, Duplex, Townhome, Condominium, or any other type Improved Residential Unit.

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price	Average \$ Residential Price	Median \$ Residential Price	Average \$ Residential PPSF
Blue River & South to County Lin	\$1,985,600	4%	4	4%	\$496,400	\$517,500	\$496,400	\$517,500	\$208
Breckenridge	\$10,432,000	22%	20	21%	\$521,600	\$430,000	\$542,056	\$451,000	\$399
Breckenridge Golf Course	\$6,095,000	13%	7	7%	\$870,714	\$995,000	\$1,336,250	\$1,287,500	\$355
Central Summit County (non-town)	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Copper Mountair	\$685,500	1%	5	5%	\$137,100	\$127,000	\$180,250	data not applicable	\$269
Corinthian Hills & Summerwood	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Dillon Town & Lake	\$207,900	0%	1	1%	\$207,900	data not applicable	\$207,900	data not applicable	\$265
Dillon Valley	\$126,000	0%	1	1%	\$126,000	data not applicable	\$126,000	data not applicable	\$216
Farmers Corner	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Frisco	\$3,055,500	6%	7	7%	\$436,500	\$424,000	\$436,500	\$424,000	\$273
Heeney	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Keystone	\$10,919,900	23%	20	21%	\$545,995	\$400,000	\$545,995	\$400,000	\$378
Montezuma	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
North Summit County (rural)	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Peak 7	\$1,820,000	4%	3	3%	\$606,667	\$580,000	\$790,000	data not applicable	\$245
Silverthorne	\$6,006,500	13%	10	11%	\$600,650	\$365,000	\$366,643	\$396,500	\$299
Summit Cove	\$845,000	2%	3	3%	\$281,667	\$260,000	\$281,667	\$260,000	\$193
Wildernest	\$1,621,500	3%	6	6%	\$270,250	\$267,500	\$270,250	\$267,000	\$233
Woodmoor	\$3,440,600	7%	7	7%	\$491,514	\$337,800	\$491,514	\$337,800	\$251
Quit Claim Deeds	\$160,000	0%	1	1%	\$160,000	data not applicable	\$0	\$0	\$0
TOTAL	\$47,401,000	100.00%	95	100.00%	\$502,564	\$365,000	\$509,890	\$396,500	\$320

Note: Average Transaction Price & Median Transaction Price does not include Quit Claim Deed Transactions

Please note: The above figures do not include time share interests or REFI's and are an unofficial tabulation of Summit County records that are believed to be reasonably accurate.



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