

Market Analysis by Area

Summit County, Colorado

APRIL 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	\$3,836,800	10%	9	13%	\$426,311	\$470,000	\$577,083	\$516,500	\$259
Breckenridge	\$14,620,600	39%	15	22%	\$974,707	\$538,300	\$1,128,767	\$808,000	\$459
Breckenridge Golf Course	\$5,405,000	14%	8	12%	\$675,625	\$337,000	\$1,540,667	\$1,500,000	\$325
Central Summit County (non-town)	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Copper Mountair	\$1,044,000	3%	2	3%	\$522,000	data not applicable	\$910,000	data not applicable	\$503
Corinthian Hills & Summerwooc	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Dillon Town & Lake	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Dillon Valley	\$309,000	1%	2	3%	\$154,500	data not applicable	\$154,500	data not applicable	\$233
Farmers Corner	\$25,000	0%	1	1%	\$25,000	data not applicable	\$0	\$0	\$0
Frisco	\$1,947,400	5%	8	12%	\$243,425	\$251,900	\$364,500	\$324,500	\$244
Heeney	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Keystone	\$4,473,100	12%	10	15%	\$447,310	\$388,500	\$485,900	\$447,000	\$416
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	\$0	0%	0	0%	\$0	data not applicable	\$0	\$0	\$0
Silverthorne	\$3,424,500	9%	6	9%	\$570,750	\$532,500	\$804,900	\$665,000	\$314
Summit Cove	\$0	0%	0	0%	\$0	data not applicable	\$0	\$0	\$0
Wildernest	\$1,075,000	3%	3	4%	\$358,333	\$225,000	\$358,333	\$225,000	\$267
Woodmoor	\$960,000	3%	1	1%	\$960,000	data not applicable	\$960,000	data not applicable	\$305
Quit Claim Deeds	\$672,500	2%	3	4%	\$224,167	\$250,000	\$0	\$0	\$0
TOTAL	\$37,792,900	100.00%	68	100.00%	\$571,083	\$367,500	\$733,307	\$555,000	\$357

Note: Average Transaction Price & Median Transaction Price do not include Quit Claim Deed Transactions or REFF's

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



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