

Market Analysis by Area

Summit County, Colorado

MAY 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 | \$2,217,500 | 3% | 4 | 5% | \$554,375 | \$616,250 | \$655,833 | \$727,500 | \$ 273.26 |
| Breckenridge | \$18,334,600 | 29% | 23 | 26% | \$797,157 | \$540,000 | \$886,711 | \$625,000 | \$ 427.55 |
| Breckenridge Golf Course | \$10,383,500 | 16% | 13 | 15% | \$798,731 | \$550,000 | \$1,189,513 | \$1,250,000 | \$ 397.49 |
| Central Summit County (non-town) | \$0 | 0% | 0 | 0% | \$0 | \$0 | \$0 | \$0 | \$ - |
| Copper Mountair | \$974,900 | 2% | 3 | 3% | \$324,967 | \$374,900 | \$377,450 | data not applicable | \$ 596.55 |
| Corinthian Hills & Summerwooc | \$0 | 0% | 0 | 0% | \$0 | \$0 | \$0 | \$0 | \$ - |
| Dillon Town & Lake | \$928,000 | 1% | 3 | 3% | \$309,333 | \$279,000 | \$339,000 | data not applicable | \$ 279.43 |
| Dillon Valley | \$114,500 | 0% | 1 | 1% | \$114,500 | data not applicable | \$114,500 | data not applicable | \$ 196.06 |
| Farmers Corner | \$0 | 0% | 0 | 0% | \$0 | \$0 | \$0 | \$0 | \$ - |
| Frisco | \$1,673,000 | 2% | 4 | 5% | \$393,250 | \$344,000 | \$393,250 | \$344,000 | \$ 351.74 |
| Heeney | \$0 | 0% | 0 | 0% | \$0 | \$0 | \$0 | \$0 | \$ - |
| Keystone | \$5,202,700 | 8% | 11 | 13% | \$472,973 | \$365,000 | \$511,411 | \$552,000 | \$ 371.27 |
| Montezuma | \$0 | 0% | 0 | 0% | \$0 | \$0 | \$0 | \$0 | \$ - |
| North Summit County (rural) | \$7,771,500 | 12% | 4 | 5% | \$1,942,875 | \$1,168,900 | \$1,168,900 | data not applicable | \$ 409.02 |
| Peak 7 | \$0 | 0% | 0 | 0% | \$0 | \$0 | \$0 | \$0 | \$ - |
| Silverthorne | \$12,678,100 | 20% | 13 | 15% | \$975,238 | \$619,900 | \$1,193,470 | \$1,120,000 | \$ 304.95 |
| Summit Cove | \$698,000 | 1% | 2 | 2% | \$349,000 | data not applicable | \$349,000 | data not applicable | \$ 269.56 |
| Wilderness | \$2,876,000 | 5% | 7 | 8% | \$410,857 | \$465,000 | \$410,857 | \$465,000 | \$ 258.67 |
| Woodmoor | \$0 | 0% | 0 | 0% | \$0 | \$0 | \$0 | \$0 | \$ - |
| Quit Claim Deeds | \$0 | 0% | 0 | 0% | \$0 | \$0 | \$0 | \$0 | \$ - |
| TOTAL | \$63,752,300 | 100.00% | 88 | 100.00% | \$724,458 | \$430,000 | \$781,204 | \$532,500 | \$ 359.42 |

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

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



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