

Market Analysis by Area

Summit County, Colorado

AUGUST 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

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	\$4,285,900	7%	8	7%	\$535,738	\$504,950	\$535,738	\$504,950	\$ 311
Breckenridge	\$9,533,600	16%	13	11%	\$733,354	\$403,600	\$686,133	\$380,800	\$ 382
Breckenridge Golf Course	\$14,614,600	24%	20	18%	\$725,725	\$439,250	\$896,767	\$950,000	\$ 246
Central Summit County (non-down)	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Copper Mountain	\$4,057,000	7%	4	4%	\$1,014,250	\$645,000	\$1,313,333	\$800,000	\$ 532
Corinthian Hills & Summerwood	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Dillon Town & Lake	\$1,272,400	2%	4	4%	\$318,100	\$298,700	\$318,100	\$298,700	\$ 390
Dillon Valley	\$772,900	1%	3	3%	\$257,633	\$309,900	\$257,633	\$309,900	\$ 211
Farmers Corner	\$425,000	1%	2	2%	\$212,500	data not applicable	\$0	\$0	\$ -
Frisco	\$7,190,300	12%	12	11%	\$599,192	\$611,250	\$599,192	\$611,250	\$ 262
Heensy	\$495,000	1%	1	1%	\$495,000	data not applicable	\$495,000	data not applicable	\$ 113
Keystone	\$2,893,000	5%	8	7%	\$359,375	\$307,800	\$341,657	\$295,000	\$ 399
Montezuma	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
North Summit County (rural)	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Peak 7	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Silverthorne	\$5,724,000	9%	10	9%	\$572,400	\$419,500	\$801,500	\$745,000	\$ 293
Summit Cove	\$2,142,400	4%	6	5%	\$357,067	\$327,950	\$357,067	\$327,950	\$ 287
Wilderness	\$2,938,800	5%	11	10%	\$267,164	\$280,000	\$267,164	\$280,000	\$ 272
Woodmoor	\$4,140,000	7%	7	6%	\$591,429	\$425,000	\$718,250	\$675,000	\$ 257
Quit Claim Deeds	\$680,200	1%	5	4%	\$136,040	\$71,000	\$0	\$0	\$ -
TOTAL	\$60,975,000	100.00%	114	100.00%	\$553,163	\$403,300	\$595,541	\$425,000	\$ 322

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 and are an unofficial tabulation of Summit County records that are believed to be reasonably accurate.



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Dillon, CO 80435