

Compliments of:
Land Title Guarantee
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MARKET SNAPSHOT



Market Snapshot by Area & Property Type Comparison

Summit County, Colorado
 Year-to-Date 2009 vs. Full Year 2008

Area	Average Price Single Family 2008	Average Price Single Family 2009	% Change Year-to-Date vs. Prior Year	Average Price Multi-Family 2008	Average Price Multi-Family 2009	% Change Year-to-Date vs. Prior Year	Average Price Residential Land 2008	Average Price Residential Land 2009	% Change Year-to-Date vs. Prior Year
Blue River	\$705,996	\$548,721	-22%	\$233,000	\$238,750	2%	\$258,057	\$160,163	-38%
Breckenridge	\$939,848	\$1,228,533	31%	\$690,308	\$477,791	-31%	\$945,642	\$305,500	-68%
Breckenridge Golf Course	\$1,327,116	\$1,298,786	-2%	\$548,724	\$425,091	-22%	\$456,956	\$418,125	-8%
Central Summit County (Rural)	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Copper Mountain	\$1,925,000	\$2,650,000	38%	\$458,746	\$490,200	7%	\$1,065,000	\$0	0%
Corinthian Hills/Summerwood	\$905,500	\$949,500	5%	\$455,320	\$0	0%	\$288,500	\$0	0%
Dillon Town & Lake	\$625,000	\$399,000	-36%	\$360,036	\$355,165	-1%	\$270,000	\$0	0%
Dillon Valley	\$407,816	\$331,650	-19%	\$857,000	\$156,722	-82%	\$160,000	\$0	0%
Farmers Corner	\$546,455	\$525,000	-4%	\$0	\$0	0%	\$355,000	\$212,500	-40%
Frisco	\$883,696	\$608,314	-31%	\$413,070	\$430,673	4%	\$394,857	\$320,000	-19%
Heeney	\$313,083	\$495,000	58%	\$0	\$0	0%	\$175,000	\$0	0%
Keystone	\$1,229,643	\$1,278,000	4%	\$431,342	\$433,383	0%	\$534,250	\$495,000	-7%
Montezuma	\$0	\$0	0%	\$0	\$0	0%	\$100,000	\$0	0%
North Summit County (Rural)	\$1,795,000	\$1,168,900	-35%	\$0	\$0	0%	\$453,333	\$0	0%
Peak 7	\$652,242	\$920,357	41%	\$0	\$0	0%	\$335,000	\$240,000	-28%
Silverthorne	\$771,095	\$856,712	11%	\$452,293	\$438,513	-3%	\$375,393	\$316,042	-16%
Summit Cove	\$579,469	\$557,173	-4%	\$273,659	\$251,744	-8%	\$229,843	\$0	0%
Wilderness	\$557,486	\$513,971	-8%	\$297,981	\$294,939	-1%	\$229,400	\$347,000	51%
Woodmoor	\$1,065,027	\$943,091	-11%	\$392,583	\$280,086	-29%	\$510,000	\$0	0%
Gross Live Average:	\$835,803	\$912,102	9%	\$463,633	\$404,968	-13%	\$470,260	\$320,920	-32%

Please note: The above figures are an unofficial tabulation of Summit County records that are believed to be reasonably accurate. Sales believed to be inaccurate indicators of the market have been eliminated.

Full Interest, Fee Simple, Arms-Length transactions only, are shown in the Market Snapshot Report.

Area	Median Price Single Family 2008	Median Price Single Family 2009	% Change Year-to-Date vs. Prior Year	Median Price Multi-Family 2008	Median Price Multi-Family 2009	% Change Year-to-Date vs. Prior Year	Median Price Residential Land 2008	Median Price Residential Land 2009	% Change Year-to-Date vs. Prior Year
Blue River	\$650,000	\$539,900	-17%	\$268,500	data not applicable	0%	\$180,000	\$147,650	-18%
Breckenridge	\$700,000	\$808,000	15%	\$567,500	\$422,500	-26%	\$1,100,000	data not applicable	0%
Breckenridge Golf Course	\$1,300,000	\$1,350,000	4%	\$422,000	\$380,000	-10%	\$487,500	\$371,500	-24%
Central Summit County (Rural)	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Copper Mountain	data not applicable	data not applicable	0%	\$335,000	\$380,000	13%	\$1,075,000	\$0	0%
Corinthian Hills/Summerwood	data not applicable	data not applicable	0%	\$390,000	\$0	0%	data not applicable	\$0	0%
Dillon Town & Lake	data not applicable	data not applicable	0%	\$329,000	\$337,500	3%	data not applicable	\$0	0%
Dillon Valley	\$395,000	\$337,500	-15%	\$720,000	\$140,000	-81%	data not applicable	\$0	0%
Farmers Corner	\$485,000	data not applicable	0%	\$0	\$0	0%	data not applicable	data not applicable	0%
Frisco	\$850,000	\$539,500	-37%	\$387,500	\$355,000	-8%	\$380,000	data not applicable	0%
Heeney	\$120,000	data not applicable	0%	\$0	\$0	0%	data not applicable	\$0	0%
Keystone	\$1,000,000	\$1,325,000	33%	\$360,000	\$352,500	-2%	\$485,000	\$410,000	-15%
Montezuma	\$0	\$0	0%	\$0	\$0	0%	data not applicable	\$0	0%
North Summit County (Rural)	data not applicable	data not applicable	0%	\$0	\$0	0%	\$220,000	\$0	0%
Peak 7	\$612,500	\$940,000	53%	\$0	\$0	0%	data not applicable	data not applicable	0%
Silverthorne	\$615,000	\$581,000	-6%	\$420,000	\$381,350	-9%	\$379,100	\$331,250	-13%
Summit Cove	\$493,000	\$450,000	-9%	\$204,000	\$260,000	27%	\$239,000	\$0	0%
Wilderness	\$560,000	\$510,000	-9%	\$280,000	\$266,000	-5%	\$217,000	data not applicable	0%
Woodmoor	\$829,000	\$960,000	16%	\$343,000	\$295,000	-14%	\$480,000	\$0	0%
Gross Live Median:	\$670,000	\$685,000	2%	\$367,800	\$340,000	-8%	\$350,000	\$316,250	-10%



Breckenridge
 Land Title
 200 North Ridge Street
 Breckenridge, CO 80424
 970.453.2255

Frisco
 Land Title
 60 Main Street
 Frisco, CO 80443
 970.668.2205

Dillon
 Land Title
 256 Dillon Ridge
 Dillon, CO 80435
 970.262.1883