

Market Analysis by Area

Summit County, Colorado

DECEMBER 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. Colored Text is not used for % Calculations.

Average PPSF is calculated for properties with available Square Footages

Average & Median Residential Price & PPSF Includes: Statistically Viable Sales Only.

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 Line	\$5,146,000	2%	10	6%	\$514,600	\$512,000	\$600,750	\$550,000	\$ 229.67
Breckenridge	\$35,363,700	17%	48	27%	\$736,744	\$502,500	\$785,302	\$531,500	\$ 316.50
Breckenridge Golf Course	\$4,840,500	2%	7	4%	\$691,500	\$655,000	\$873,500	\$935,000	\$ 287.86
Central Summit County (non-town)	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Copper Mountain including Ski Area Sale	\$109,928,400	52%	8	4%	\$13,741,050	\$404,250	data not applicable	data not applicable	data not applicable
Copper Mountain Less Ski Area Sale	\$2,928,400	1%	7	4%	\$418,343	\$348,500	\$418,343	\$348,500	\$ 425.01
Corinthian Hills & Summerwood	\$555,000	0%	1	1%	\$555,000	data not applicable	\$555,000	data not applicable	\$ 240.36
Dillon Town & Lake	\$1,416,000	1%	4	2%	\$354,000	\$303,000	\$463,667	\$418,000	\$ 224.31
Dillon Valley	\$1,894,100	1%	7	4%	\$270,586	\$294,200	\$270,586	\$294,200	\$ 191.15
Farmers Corner	\$631,200	0%	1	1%	\$631,200	data not applicable	\$631,200	data not applicable	\$ 313.72
Frisco	\$8,139,000	4%	18	10%	\$452,167	\$433,500	\$463,471	\$477,000	\$ 196.19
Heeny	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Keystone	\$14,062,500	7%	30	17%	\$468,750	\$424,500	\$461,466	\$423,000	\$ 347.82
Montezuma	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
North Summit County (rural)	\$9,000,000	4%	5	3%	\$1,800,000	\$1,500,000	\$3,100,000	data not applicable	\$ 475.02
Peak 7	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Silverthorne	\$10,305,000	5%	17	9%	\$606,176	\$620,000	\$648,333	\$635,000	\$ 304.09
Summit Cove	\$595,000	0%	1	1%	\$595,000	data not applicable	\$595,000	data not applicable	\$ 297.05
Wildernest	\$5,100,800	2%	16	9%	\$318,800	\$341,500	\$338,187	\$343,000	\$ 279.74
Woodmoor	\$1,835,000	1%	2	1%	\$917,500	data not applicable	\$917,500	data not applicable	\$ 286.52
Quit Claim Deeds	\$873,500	0%	4	2%	\$218,375	\$206,250	\$0	\$0	\$ -
TOTAL including Ski Area Sale	\$209,685,700	100.00%	179	100.00%	\$1,193,213	\$450,000	data not applicable	data not applicable	data not applicable
TOTAL without Ski Area Sale	\$102,685,700	100.00%	178	100.00%	\$576,886	\$450,000	\$592,010	\$478,500	\$ 296.31

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

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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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