

Market Analysis by Area

Summit County, Colorado

YEAR-TO-DATE 2009: THROUGH DECEMBER 31st, 2009

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	\$34,012,200	4.31%	70	5.62%	\$485,889	\$483,500	\$570,820	\$532,450	\$ 262.06
Breckenridge	\$181,981,900	23.04%	257	20.63%	\$708,101	\$499,000	\$741,947	\$525,000	\$ 401.88
Breckenridge Golf Course	\$87,612,700	11.09%	116	9.31%	\$755,282	\$555,000	\$1,094,476	\$1,055,000	\$ 342.63
Central Summit County (non-town)	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$ -
Copper Mountain including Ski Area Sale	\$137,348,300	17.39%	69	5.54%	\$1,990,555	\$374,900	data not applicable	data not applicable	data not applicable
Copper Mountain Less Ski Area Sale	\$30,348,300	3.84%	68	5.46%	\$446,299	\$374,900	\$524,969	\$405,000	\$ 424.05
Corinthian Hills & Summerwood	\$4,870,200	0.62%	6	0.48%	\$811,700	\$874,500	\$811,700	\$874,500	\$ 294.68
Dillon Town & Lake	\$10,277,800	1.30%	31	2.49%	\$331,542	\$314,900	\$344,924	\$325,000	\$ 311.69
Dillon Valley	\$8,987,200	1.14%	42	3.37%	\$213,981	\$171,700	\$213,981	\$171,700	\$ 215.33
Farmers Corner	\$3,182,200	0.40%	10	0.80%	\$318,220	\$288,000	\$414,867	\$395,000	\$ 270.97
Frisco	\$57,275,800	7.25%	127	10.19%	\$450,991	\$375,000	\$470,700	\$401,200	\$ 281.52
Heeneey	\$495,000	0.06%	1	0.08%	\$495,000	data not applicable	\$495,000	data not applicable	\$ 112.91
Keystone	\$80,782,900	10.23%	173	13.88%	\$466,953	\$345,000	\$481,151	\$356,000	\$ 370.08
Montezuma	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$ -
North Summit County (rural)	\$19,568,000	2.48%	13	1.04%	\$1,505,231	\$1,400,000	\$1,176,329	\$654,800	\$ 300.70
Peak 7	\$8,680,000	1.10%	12	0.96%	\$723,333	\$660,000	\$809,750	\$815,000	\$ 293.70
Silverthorne	\$76,154,700	9.64%	117	9.39%	\$650,895	\$507,000	\$706,587	\$590,000	\$ 298.58
Summit Cove	\$15,069,800	1.91%	36	2.89%	\$418,606	\$377,500	\$425,080	\$380,000	\$ 252.51
Wilderness	\$34,269,100	4.34%	114	9.15%	\$300,606	\$268,500	\$310,473	\$270,000	\$ 269.64
Woodmoor	\$25,847,300	3.27%	35	2.81%	\$738,494	\$640,000	\$728,139	\$651,000	\$ 258.96
Quit Claim Deeds	\$3,694,000	0.45%	17	1.36%	\$211,412	\$137,500	\$0	\$0	\$ -
TOTAL including Ski Area Sale	\$790,009,100	100.00%	1246	100.00%	\$639,882	\$396,250	data not applicable	data not applicable	data not applicable
TOTAL without Ski Area Sale	\$683,009,100	100.00%	1245	100.00%	\$576,886	\$396,250	\$587,866	\$430,000	\$ 327.34

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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