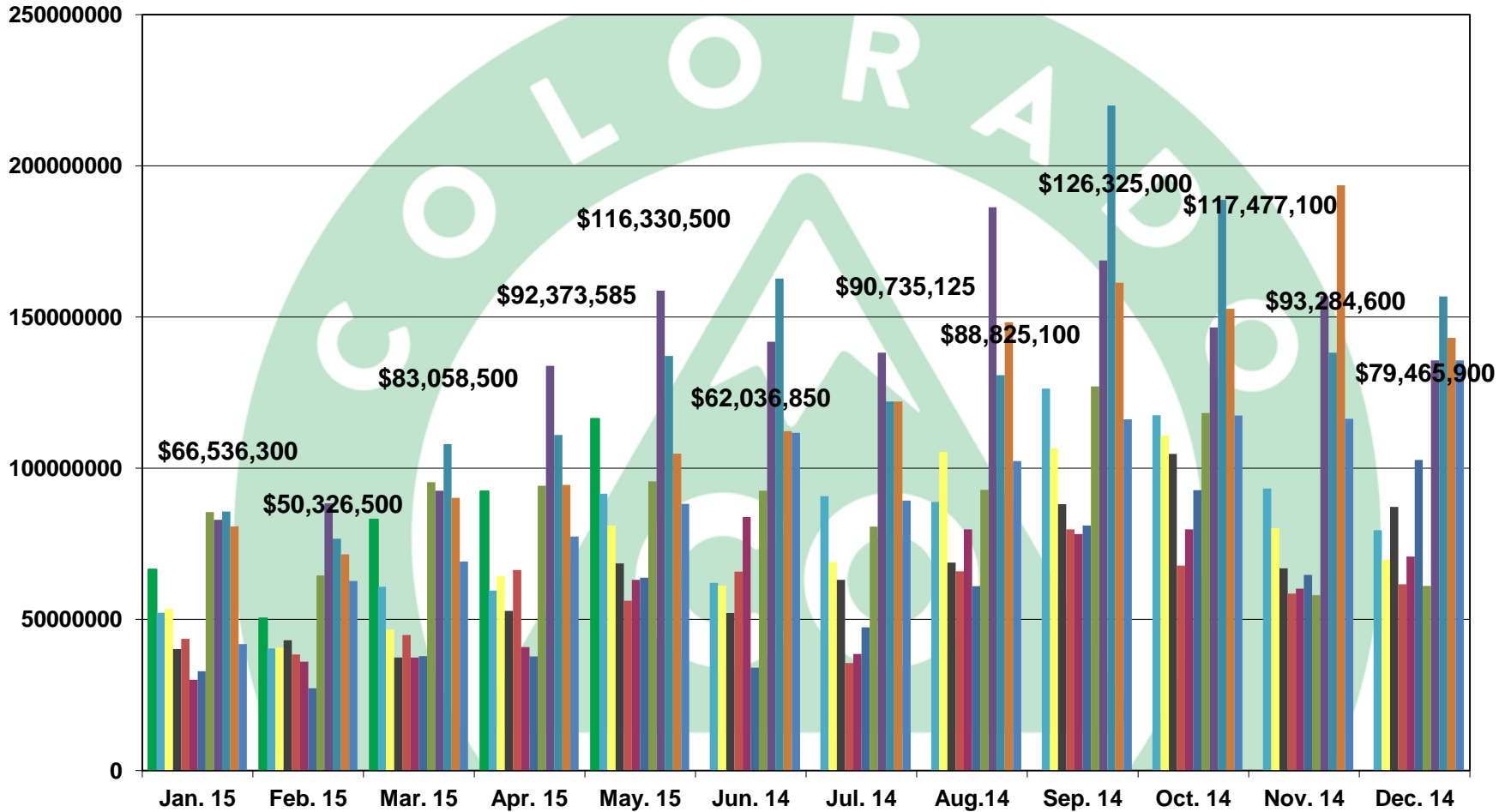


# Land Title Market Analysis Historical Gross Sales Volume

## Summit County: 2004 - YTD. 2015



**Brooke Roberts**  
970-453-2255  
broberts@ltgc.com

■ YTD: 2015  
 ■ 2014  
 ■ 2013  
 ■ 2012  
 ■ 2011  
 ■ 2010  
 ■ 2009  
 ■ 2008  
 ■ 2007  
 ■ 2006  
 ■ 2005  
 ■ 2004

This report is provided to you compliments of  
 Land Title Guarantee Company,  
 proudly serving our Community for over 49  
 Years.  
 Copyright ©2011. All Rights Reserved.



# Land Title Market Analysis by Area: Summit County

May 2015	All Transaction Summary						Residential Summary		
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	\$4,332,500	4%	8	4%	\$541,563	\$535,000	\$552,083	\$535,000	\$232
Breckenridge	\$38,356,800	33%	44	21%	\$871,745	\$516,500	\$708,597	\$530,000	\$497
Breckenridge Golf Course	\$12,746,000	11%	15	7%	\$849,733	\$493,000	\$1,208,111	\$730,000	\$355
Copper Mountain	\$2,393,500	2%	5	2%	\$478,700	\$530,000	\$478,700	\$530,000	\$351
Corinthian Hills & Summerwood	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Dillon Town & Lake	\$1,872,500	2%	5	2%	\$374,500	\$377,500	\$374,500	\$377,500	\$321
Dillon Valley	\$1,877,500	2%	7	3%	\$268,214	\$165,000	\$268,917	\$162,750	\$189
Farmers Corner	\$457,500	0%	1	0%	\$457,500	dna	\$0	\$0	\$0
Frisco	\$15,161,900	13%	33	16%	\$459,452	\$380,000	\$446,352	\$380,000	\$340
Heeney	\$487,500	0%	1	0%	\$487,500	dna	\$487,500	dna	\$272
Keystone	\$11,663,300	10%	28	14%	\$416,546	\$332,000	\$389,358	\$279,500	\$288
Montezuma	\$125,000	0%	1	0%	\$125,000	dna	\$0	\$0	\$0
North Summit County (rural)	\$947,500	1%	1	0%	\$947,500	dna	\$947,500	dna	\$284
Peak 7	\$675,000	1%	1	0%	\$675,000	dna	\$675,000	dna	\$287
Silverthorne	\$17,498,100	15%	29	14%	\$603,383	\$545,000	\$625,041	\$549,000	\$264
Summit Cove	\$487,500	0%	2	1%	\$243,750	dna	\$243,750	dna	\$278
Wilderness	\$6,945,400	6%	21	10%	\$330,733	\$341,000	\$334,916	\$341,000	\$258
Woodmoor	\$297,000	0%	1	0%	\$297,000	dna	\$297,000	dna	\$236
Quit Claim Deeds	\$6,000	0%	2	1%	\$3,000	dna	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$116,330,500</b>	<b>100%</b>	<b>205</b>	<b>100%</b>	<b>\$573,027</b>	<b>\$422,200</b>	<b>\$540,710</b>	<b>\$435,000</b>	<b>\$330</b>
<b>(BANK SALES)</b>	<b>\$1,639,500</b>	<b>1%</b>	<b>4</b>	<b>2%</b>	<b>\$409,875</b>	<b>\$308,250</b>	<b>\$266,500</b>	<b>dna</b>	<b>\$723</b>

NOTES: The above figures do not include time share interests or refinance transactions. Average & Median price calculations do not include Quit Claim Deed transactions. Residential Summary includes statistically viable sales only.

Average PPSF is calculated from the heated living area when available from the Summit County Assessor's Office.

**Brooke Roberts**  
**970-453-2255**  
**broberts@ltgc.com**



**Frisco**  
**Land Title**  
 60 Main Street  
 Frisco, CO 80443  
 970.668.2205

**Dillon**  
**Land Title**  
 256 Dillon Ridge  
 Dillon, CO 80435  
 970.262.1883

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

This report is provided to you compliments of  
**Land Title Guarantee Company,**  
 proudly serving our Community for over 49 Years.

Copyright ©2011. All Rights Reserved.



# Land Title Market Analysis by Area: Summit County

YTD: May 2015	All Transaction Summary					Residential Summary			
Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price	Average \$ Residential Price	Median \$ Residential Price	Average \$ Residential PPSF
<b>Blue River &amp; South to County Line</b>	\$15,491,500	4%	36	5%	\$430,319	\$438,500	\$488,093	\$500,000	\$260
Breckenridge	\$136,605,585	33%	179	24%	\$763,160	\$510,000	\$725,902	\$535,000	\$491
Breckenridge Golf Course	\$38,788,700	9%	57	8%	\$680,504	\$460,000	\$1,035,007	\$790,000	\$347
Copper Mountain	\$10,458,000	3%	27	4%	\$387,333	\$350,000	\$361,326	\$350,000	\$381
Corinthian Hills & Summerwood	\$4,563,000	1%	7	1%	\$651,857	\$679,000	\$651,857	\$679,000	\$252
Dillon Town & Lake	\$10,838,600	3%	26	4%	\$416,869	\$343,000	\$366,939	\$340,000	\$298
Dillon Valley	\$4,809,800	1%	23	3%	\$209,122	\$150,000	\$206,627	\$141,400	\$201
Farmers Corner	\$1,964,800	0%	5	1%	\$392,960	\$405,300	\$405,300	dna	\$154
Frisco	\$45,511,800	11%	92	12%	\$494,693	\$400,000	\$498,680	\$470,000	\$328
Heeney	\$487,500	0%	1	0%	\$487,500	dna	\$487,500	dna	\$272
Keystone	\$44,108,700	11%	106	14%	\$416,120	\$304,000	\$410,027	\$299,000	\$308
Montezuma	\$1,470,000	0%	4	1%	\$367,500	\$362,500	\$632,500	dna	\$188
North Summit County (rural)	\$1,367,500	0%	3	0%	\$455,833	\$350,000	\$947,500	dna	\$284
Peak 7	\$5,132,500	1%	5	1%	\$1,026,500	\$675,000	\$1,026,500	\$675,000	\$341
Silverthorne	\$48,428,600	12%	65	9%	\$745,055	\$567,500	\$629,611	\$590,000	\$257
Summit Cove	\$7,755,000	2%	15	2%	\$517,000	\$475,000	\$517,000	\$475,000	\$253
Wilderness	\$22,403,800	5%	71	10%	\$315,546	\$299,500	\$328,898	\$309,000	\$251
Woodmoor	\$7,469,500	2%	9	1%	\$829,944	\$657,500	\$896,875	\$766,250	\$301
Quit Claim Deeds	\$970,500	0%	9	1%	\$107,833	\$60,000	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$408,625,385</b>	<b>100%</b>	<b>740</b>	<b>100%</b>	<b>\$557,667</b>	<b>\$390,000</b>	<b>\$547,799</b>	<b>\$418,500</b>	<b>\$337</b>
<b>(BANK SALES)</b>	<b>\$3,482,900</b>	<b>1%</b>	<b>8</b>	<b>1%</b>	<b>\$435,363</b>	<b>\$318,250</b>	<b>\$281,980</b>	<b>\$290,000</b>	<b>\$247</b>

NOTES: The above figures do not include time share interests or refinance transactions. Average & Median price calculations do not include Quit Claim Deed transactions. Residential Summary includes statistically viable sales only.

Average PPSF is calculated from the heated living area when available from the Summit County Assessor's Office.

**Brooke Roberts**  
**970-453-2255**  
 broberts@ltgc.com



**Frisco**  
**Land Title**  
 60 Main Street  
 Frisco, CO 80443  
 970.668.2205

**Dillon**  
**Land Title**  
 256 Dillon Ridge  
 Dillon, CO 80435  
 970.262.1883

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

This report is provided to you compliments of  
**Land Title Guarantee Company,**  
 proudly serving our Community for over 49 Years.

Copyright ©2011. All Rights Reserved.

# Land Title Market Snapshot by Area: Summit County

## Full Year 2014 versus YTD. 2015

Area	Average Price Single Family 2014	Average Price Single Family YTD: 2015	% Change vs. Prior Year	Average Price Multi-Family 2014	Average Price Multi-Family YTD: 2015	% Change vs. Prior Year	Average Price Vacant Land 2014	Average Price Vacant Land YTD: 2015	% Change vs. Prior Year
Blue River	\$645,423	\$516,932	-20%	\$198,822	\$127,600	-36%	\$157,895	\$121,857	-23%
Breckenridge	\$990,105	\$1,264,366	28%	\$445,369	\$561,799	26%	\$579,929	\$757,671	31%
Breckenridge Golf Course	\$1,298,733	\$1,387,395	7%	\$565,728	\$426,336	-25%	\$350,089	\$382,700	9%
Copper Mountain	\$1,995,000	\$0	n/a	\$336,043	\$361,326	8%	\$1,030,000	\$1,025,000	0%
Corinthian Hills/Summerwood	\$695,575	\$652,800	-6%	\$449,346	\$649,500	45%	\$0	\$0	0%
Dillon Town & Lake	\$515,403	\$546,667	6%	\$318,220	\$339,980	7%	\$0	\$0	0%
Dillon Valley	\$357,192	\$414,000	16%	\$123,859	\$128,863	4%	\$103,000	\$0	n/a
Farmers Corner	\$635,188	\$405,300	6%	\$0	\$0	n/a	\$218,700	\$0	n/a
Frisco	\$669,198	\$714,235	7%	\$423,583	\$414,149	-2%	\$228,625	\$323,000	41%
Heeney	\$297,667	\$487,500	6%	\$0	\$0	0%	\$0	\$0	0%
Keystone	\$714,536	\$1,150,050	61%	\$311,658	\$328,705	5%	\$306,000	\$0	n/a
Montezuma	\$489,000	\$632,500	6%	\$0	\$0	0%	\$55,000	\$102,500	86%
North Summit County (Rural)	\$752,000	\$947,500	61%	\$0	\$0	0%	\$573,667	\$350,000	-39%
Peak 7	\$640,882	\$1,026,500	60%	\$0	\$0	0%	\$167,800	\$0	n/a
Silverthorne	\$691,129	\$705,081	2%	\$397,347	\$482,642	21%	\$354,500	\$245,067	-31%
Summit Cove	\$500,403	\$602,545	20%	\$262,476	\$281,750	7%	\$146,000	\$0	n/a
Wilderness	\$558,767	\$580,389	4%	\$245,283	\$289,189	18%	\$175,125	\$185,000	6%
Woodmoor	\$967,423	\$1,404,375	45%	\$299,815	\$389,375	30%	\$278,167	\$0	n/a
<b>Gross Live Average:</b>	<b>\$784,779</b>	<b>\$862,364</b>	<b>10%</b>	<b>\$357,612</b>	<b>\$399,449</b>	<b>12%</b>	<b>\$318,230</b>	<b>\$424,063</b>	<b>33%</b>

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 2014	Median Price Single Family YTD: 2015	% Change vs. Prior Year	Median Price Multi-Family 2014	Median Price Multi-Family YTD: 2015	% Change vs. Prior Year	Median Price Vacant Land 2014	Median Price Vacant Land YTD: 2015	% Change vs. Prior Year
Blue River	\$525,000	\$510,000	-3%	\$145,000	dna	n/a	\$146,500	\$120,000	-18%
Breckenridge	\$813,500	\$1,214,800	49%	\$408,500	\$445,000	9%	\$560,000	\$655,000	17%
Breckenridge Golf Course	\$1,198,500	\$1,455,000	21%	\$596,000	\$390,000	-35%	\$295,000	\$360,000	22%
Copper Mountain	dna	\$0	n/a	\$320,000	\$368,500	15%	dna	dna	n/a
Corinthian Hills/Summerwood	\$575,000	\$685,000	19%	\$365,000	dna	n/a	\$0	\$0	n/a
Dillon Town & Lake	\$465,000	\$425,000	49%	\$331,000	\$327,500	-1%	\$0	\$0	n/a
Dillon Valley	\$325,000	\$415,000	28%	\$117,000	\$121,750	4%	dna	\$0	n/a
Farmers Corner	\$522,500	dna	n/a	dna	\$0	n/a	\$220,000	\$0	n/a
Frisco	\$674,250	\$637,500	19%	\$402,000	\$370,000	-8%	\$254,550	\$310,000	22%
Heeney	\$320,000	dna	n/a	\$0	\$0	0%	\$0	\$0	0%
Keystone	\$675,000	\$637,500	-6%	\$275,000	\$280,000	2%	\$300,000	\$0	n/a
Montezuma	dna	dna	n/a	\$0	\$0	0%	dna	dna	n/a
North Summit County (Rural)	\$822,500	dna	n/a	\$0	\$0	0%	\$450,000	dna	n/a
Peak 7	\$630,000	\$675,000	78%	\$0	\$0	0%	\$169,000	\$0	n/a
Silverthorne	\$551,250	\$625,000	13%	\$370,000	\$434,500	17%	\$319,000	\$223,000	-30%
Summit Cove	\$450,000	\$800,000	78%	\$253,800	\$210,500	-17%	\$149,500	\$0	n/a
Wilderness	\$550,000	\$627,500	13%	\$232,000	\$285,000	23%	\$210,500	dna	n/a
Woodmoor	\$820,000	\$1,408,750	78%	\$277,500	\$307,500	11%	\$275,000	\$0	n/a
<b>Gross Live Median:</b>	<b>\$642,500</b>	<b>\$679,000</b>	<b>6%</b>	<b>\$285,000</b>	<b>\$340,000</b>	<b>19%</b>	<b>\$241,000</b>	<b>\$317,500</b>	<b>32%</b>



### Frisco Land Title

60 Main Street  
Frisco, CO 80443

970.668.2205

Brooke Roberts  
970-453-2255

broberts@lfgc.com

### Dillon Land Title

256 Dillon Ridge  
Dillon, CO 80435

970.262.1883

### Breckenridge Land Title

200 North Ridge Street  
Breckenridge, CO 80424

970.453.2255

This report is provided to you compliments of  
Land Title Guarantee Company,  
proudly serving our Community for over 49 Years.

Copyright ©2011. All Rights Reserved.

# Land Title Market Analysis: 2015 % Change

## % Change: 2007 through YTD: 2015



### Month to Month Comparison # of Transactions and \$ Volume

Month	2007	% Change 07 to 08	2008	% Change 08 to 09	2009	% Change 09 to 10	2010	% Change 10 to 11	2011	% Change 11 to 12	2012	% Change 12 to 13	2013	% Change 13 to 14	2014	% Change 14 to 15	2015
January	\$82,933,400	3%	\$85,497,600	-62%	\$32,813,600	-8%	\$30,051,500	45%	\$43,547,400	-8%	\$40,184,300	33%	\$53,409,200	-2%	\$52,155,100	28%	\$66,536,300
February	\$88,392,000	-27%	\$64,539,900	-58%	\$27,246,500	32%	\$36,036,515	6%	\$38,351,800	12%	\$43,118,700	-6%	\$40,697,000	-1%	\$40,404,200	25%	\$50,326,500
March	\$92,555,500	3%	\$95,396,600	-60%	\$37,878,500	-1%	\$37,425,700	20%	\$44,858,700	-17%	\$37,384,000	25%	\$46,679,000	30%	\$60,774,200	37%	\$83,058,500
April	\$133,878,100	-30%	\$94,201,300	-60%	\$37,792,900	8%	\$40,792,200	63%	\$66,323,300	-20%	\$52,777,200	22%	\$64,326,500	-7%	\$59,517,300	55%	\$92,373,585
May	\$158,745,300	-40%	\$95,667,500	-33%	\$63,752,300	-1%	\$63,039,000	-11%	\$56,177,600	22%	\$68,527,900	18%	\$81,043,900	13%	\$91,569,106	27%	\$116,330,500
June	\$141,802,500	-35%	\$92,536,900	-63%	\$34,049,300	146%	\$83,871,000	-22%	\$65,751,300	-21%	\$52,117,600	17%	\$61,178,100	1%	\$62,036,850	-100%	
July	\$138,251,700	-42%	\$80,686,100	-41%	\$47,401,000	-19%	\$38,565,100	-8%	\$35,555,500	77%	\$63,074,725	9%	\$68,971,900	32%	\$90,735,125	-100%	
August	\$186,302,600	-50%	\$92,825,200	-34%	\$60,975,000	31%	\$79,753,200	-17%	\$65,898,700	4%	\$68,804,575	53%	\$105,465,200	-16%	\$88,825,100	-100%	
September	\$168,704,900	-25%	\$127,090,100	-36%	\$81,015,200	-3%	\$78,228,400	2%	\$79,799,400	10%	\$88,134,600	21%	\$106,508,200	19%	\$126,325,000	-100%	
October	\$146,546,900	-19%	\$118,230,800	-22%	\$92,709,100	-14%	\$79,749,200	-15%	\$67,816,300	54%	\$104,706,100	6%	\$110,793,800	6%	\$117,477,100	-100%	
November	\$156,934,000	-63%	\$58,002,400	12%	\$64,690,000	-7%	\$60,172,900	-3%	\$58,524,100	14%	\$66,866,100	20%	\$80,099,800	16%	\$93,284,600	-100%	
December	\$135,691,900	-55%	\$61,054,700	68%	\$102,685,700	-31%	\$70,755,100	-13%	\$61,627,700	42%	\$87,217,800	-20%	\$69,685,806	14%	\$79,465,900	-100%	
Year-to-Date through May 31st	\$556,504,300	-22%	\$435,302,900	-54%	\$199,483,800	4%	\$207,344,915	20%	\$249,258,800	-3%	\$241,992,100	18%	\$286,155,600	6%	\$304,419,906	34%	\$408,625,385
Annual Total	\$1,630,738,800	-35%	\$1,065,729,100	-36%	\$683,009,100	2%	\$698,439,815	-2%	\$684,231,800	13%	\$772,913,600	15%	\$888,858,406	8%	\$962,569,581	-58%	\$408,625,385

page 5

### Month to Month Comparison by Number of Transactions

Month	2007	% Change 07 to 08	2008	% Change 08 to 09	2009	% Change 09 to 10	2010	% Change 10 to 11	2011	% Change 11 to 12	2012	% Change 12 to 13	2013	% Change 13 to 14	2014	% Change 14 to 15	2015
January	185	-11%	165	-67%	54	0%	54	61%	87	10%	96	13%	108	-6%	102	25%	127
February	166	-23%	128	-57%	55	20%	66	35%	89	-11%	79	16%	92	-10%	83	28%	106
March	206	-21%	162	-56%	71	21%	86	19%	102	-21%	81	46%	118	1%	119	25%	149
April	261	-38%	163	-58%	68	34%	91	16%	106	7%	113	19%	134	-13%	117	31%	153
May	324	-50%	162	-46%	88	7%	94	14%	107	25%	134	18%	158	10%	174	18%	205
June	283	-45%	155	-48%	80	73%	138	-25%	104	5%	109	28%	140	6%	148	-100%	
July	301	-55%	136	-30%	95	-21%	75	31%	98	29%	126	23%	155	26%	195	-100%	
August	361	-49%	183	-38%	114	3%	117	28%	150	6%	159	36%	216	-6%	203	-100%	
September	301	-33%	201	-27%	147	1%	149	9%	162	-2%	158	54%	244	11%	272	-100%	
October	311	-43%	176	-9%	160	-4%	154	5%	161	43%	230	5%	241	5%	252	-100%	
November	281	-63%	105	29%	135	4%	141	1%	142	8%	154	10%	170	19%	203	-100%	
December	220	-55%	98	82%	178	-13%	154	-9%	140	32%	185	-29%	132	32%	174	-100%	
Year-to-Date through May 31st	1,142	-32%	780	-57%	336	16%	391	26%	491	2%	503	21%	610	-2%	595	24%	740
Annual Total	3,200	-43%	1,834	-32%	1,245	6%	1,319	10%	1,448	12%	1,624	17%	1,908	7%	2,042	-64%	740

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

Brooke Roberts  
970-453-2255  
broberts@ltgc.com



Dillon  
Land Title

256 Dillon Ridge  
Dillon, CO 80435

970.262.1883

Frisco  
Land Title

60 Main Street  
Frisco, CO 80443

970.668.2205

Breckenridge  
Land Title

200 North Ridge Street  
Breckenridge, CO 80424

970.453.2255

This report is provided to you compliments of  
Land Title Guarantee Company,  
proudly serving our Community for over 49 Years.

Copyright ©2011. All Rights Reserved.

Frisco  
Land Title  
60 Main Street  
Frisco, CO  
80443

Dillon  
Land Title  
256 Dillon Ridge  
Dillon, CO 80435  
970.262.1883

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



## Land Title Residential Cost Analysis: Summit County

### May 2015 Residential Improved Units - Price Point Summary

	# Transactions	Gross Volume	Percentage Gross
<=200,000	19	\$3,061,900	3%
200,001 to 300,000	23	\$5,666,300	6%
300,001 to 400,000	35	\$12,121,400	13%
400,001 to 500,000	22	\$9,719,200	10%
500,001 to 600,000	24	\$13,118,000	14%
600,001 to 700,000	20	\$13,083,700	14%
700,001 to 800,000	10	\$7,373,000	8%
800,001 to 900,000	4	\$3,395,000	4%
900,001 to 1,000,000	4	\$3,757,900	4%
1,000,001 to 1,500,000	5	\$6,747,500	7%
1,500,001 to 2,000,000	1	\$1,530,000	2%
2,000,001 to 2,500,000	4	\$8,754,000	9%
2,500,001 to 3,000,000	2	\$5,215,000	6%
over \$ 3 Million	0	\$0	0%
<b>Total:</b>	<b>173</b>	<b>\$93,542,900</b>	<b>100%</b>

New Construction	Number Trans.	Total Volume	Average Price
Single Family	3	\$5,550,400	\$1,850,133
Multi Family	4	\$3,551,900	\$887,975
Vacant Land	1	\$237,000	\$237,000

Resales	Number Trans.	Total Volume	Average Price
Single Family	47	\$36,067,300	\$767,389
Multi Family	119	\$48,373,300	\$406,498
Vacant Land	10	\$4,588,000	\$458,800

May 2015 Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	50	\$41,617,700	\$832,354
Multi Family	123	\$51,925,200	\$422,156
Vacant Land	11	\$4,825,000	\$438,636

YTD: 2015: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	191	\$164,711,500	\$862,364
Multi Family	405	\$161,777,000	\$399,449
Vacant Land	52	\$22,051,300	\$424,063

Full Year 2014: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	561	\$440,261,075	\$784,779
Multi Family	1170	\$418,406,606	\$357,612
Vacant Land	126	\$40,097,000	\$318,230

Full Year 2013: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	569	\$427,455,600	\$751,240
Multi Family	994	\$342,510,355	\$344,578
Vacant Land	118	\$38,248,200	\$324,137

Full Year 2012: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	509	\$389,107,600	\$764,455
Multi Family	805	\$284,438,000	\$353,339
Vacant Land	114	\$35,284,400	\$309,512

Full Year 2011: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	454	\$333,355,100	\$734,262
Multi Family	722	\$265,175,800	\$367,280
Vacant Land	91	\$22,429,500	\$246,478

Full Year 2010: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	415	\$319,880,900	\$770,797
Multi Family	691	\$293,730,300	\$425,080
Vacant Land	77	\$25,920,100	\$336,625

Full Year 2009: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	392	\$354,771,700	\$905,030
Multi Family	655	\$260,723,700	\$398,051
Vacant Land	69	\$27,532,700	\$399,025

Full Year 2008: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	470	\$392,827,200	\$835,803
Multi Family	1001	\$464,096,800	\$463,633
Vacant Land	151	\$71,009,300	\$470,260

Full Year 2007: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	801	\$639,910,300	\$798,889
Multi Family	1779	\$723,215,400	\$406,529
Vacant Land	334	\$130,790,200	\$391,587

Full Year 2006: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	874	\$644,359,000	\$737,253
Multi Family	1978	\$659,665,700	\$333,501
Vacant Land	447	\$139,442,300	\$311,951

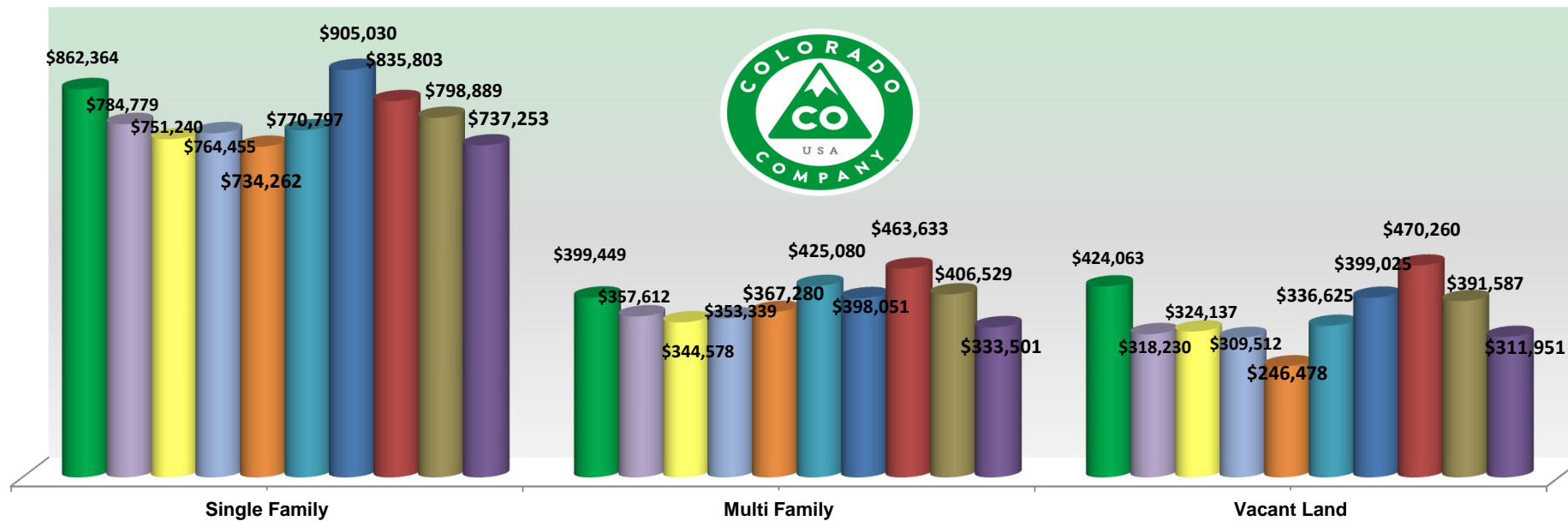
Brooke Roberts  
970-453-2255  
broberts@ltgc.com



This report is provided to you compliments of  
Land Title Guarantee Company,  
proudly serving our Community for over 49 Years.  
Copyright ©2011. All Rights Reserved.



## Land Title Average Price History by Property Type Summit County: 2006 - YTD. 2015



Brooke Roberts  
970-453-2255  
broberts@lfgc.com

■ YTD: 2015  
 ■ 2014  
 ■ 2013  
 ■ 2012  
 ■ 2011  
 ■ 2010  
 ■ 2009  
 ■ 2008  
 ■ 2007  
 ■ 2006

This report is provided to you compliments of  
 Land Title Guarantee Company,  
 proudly serving our Community for over 49 Years.  
Copyright ©2011. All Rights Reserved.



Frisco  
Land Title  
60 Main Street  
Frisco, CO 80443  
970.668.2205

Dillon  
Land Title  
256 Dillon Ridge  
Dillon, CO 80435  
970.262.1883

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



## Land Title Comparative Historical Cost Analysis

### YTD. 2015 Price Point Summary for Residential Volume

	# Transactions	Gross Volume	Percentage Gross
<=200,000	71	\$10,756,600	3%
200,001 to 300,000	102	\$25,613,000	8%
300,001 to 400,000	109	\$37,838,900	12%
400,001 to 500,000	72	\$32,114,600	10%
500,001 to 600,000	61	\$33,758,000	10%
600,001 to 700,000	56	\$36,305,700	11%
700,001 to 800,000	32	\$23,705,300	7%
800,001 to 900,000	22	\$18,691,000	6%
900,001 to 1,000,000	16	\$15,159,400	5%
1,000,001 to 1,500,000	27	\$34,454,000	11%
1,500,001 to 2,000,000	16	\$27,364,000	8%
2,000,001 to 2,500,000	6	\$13,589,000	4%
2,500,001 to 3,000,000	4	\$10,589,000	3%
over \$ 3 Million	2	\$6,550,000	2%
<b>Total:</b>	<b>596</b>	<b>\$326,488,500</b>	<b>100%</b>

### YTD. 2014 Price Point Summary for Residential Volume

	# Transactions	Gross Volume	Percentage Gross
<=200,000	72	\$10,808,100	4%
200,001 to 300,000	94	\$23,699,100	9%
300,001 to 400,000	84	\$29,700,381	11%
400,001 to 500,000	69	\$30,983,200	12%
500,001 to 600,000	43	\$23,415,600	9%
600,001 to 700,000	40	\$25,921,000	10%
700,001 to 800,000	26	\$19,523,500	7%
800,001 to 900,000	17	\$14,555,400	5%
900,001 to 1,000,000	12	\$11,229,925	4%
1,000,001 to 1,500,000	30	\$37,312,200	14%
1,500,001 to 2,000,000	8	\$13,465,000	5%
2,000,001 to 2,500,000	5	\$11,165,000	4%
2,500,001 to 3,000,000	3	\$7,660,000	3%
over \$ 3 Million	2	\$6,995,000	3%
<b>Total:</b>	<b>505</b>	<b>\$266,433,406</b>	<b>100%</b>

### YTD. 2013 Price Point Summary for Residential Volume

	# Transactions	Gross Volume	Percentage Gross
<=200,000	61	\$8,959,500	4%
200,001 to 300,000	101	\$25,200,600	10%
300,001 to 400,000	100	\$35,074,300	14%
400,001 to 500,000	54	\$23,786,000	10%
500,001 to 600,000	53	\$29,400,800	12%
600,001 to 700,000	40	\$25,989,200	10%
700,001 to 800,000	24	\$18,076,800	7%
800,001 to 900,000	9	\$7,554,900	3%
900,001 to 1,000,000	11	\$10,705,000	4%
1,000,001 to 1,500,000	18	\$22,385,800	9%
1,500,001 to 2,000,000	12	\$19,506,500	8%
2,000,001 to 2,500,000	2	\$4,525,000	2%
2,500,001 to 3,000,000	3	\$8,290,000	3%
over \$ 3 Million	3	\$10,850,000	4%
<b>Total:</b>	<b>491</b>	<b>\$250,304,400</b>	<b>100%</b>

Brooke Roberts  
970-453-2255  
broberts@ltgc.com



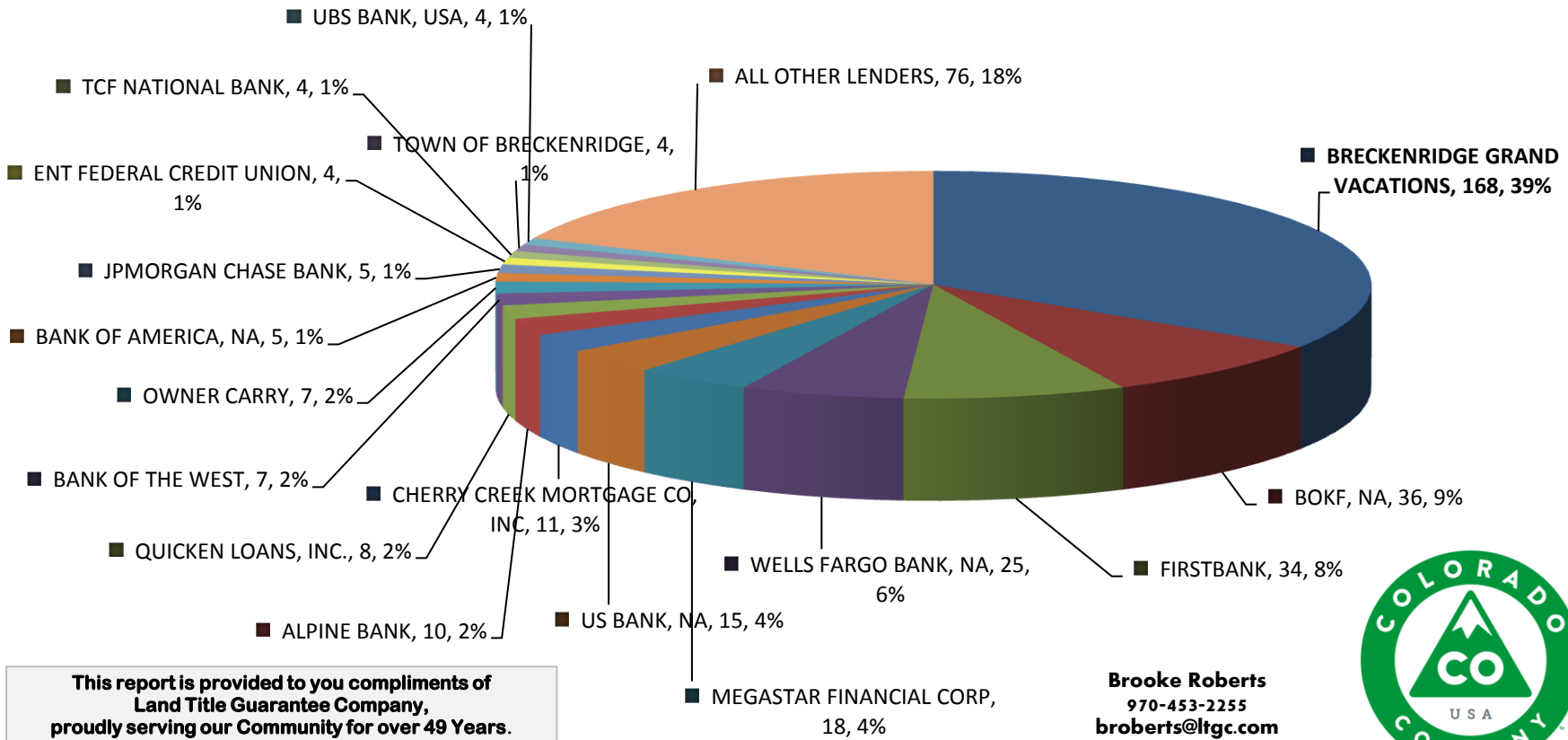
This report is provided to you compliments of  
Land Title Guarantee Company,  
proudly serving our Community for over 49 Years.  
Copyright ©2011. All Rights Reserved.



# Land Title Lender Analysis: Summit County Top 82% Lenders - May 2015



**LOAN BREAKDOWN:** 148 Loans related to Sales: 72% of the 205 Sales Transactions.  
There were 125 Refinance/Equity Loans, and 142 Loans related to Timeshare Sales.  
**The Remainder of Sales: 28% of Real Estate closings were Cash Transactions at the time of closing.**  
**Total Loans: 415**



**This report is provided to you compliments of  
Land Title Guarantee Company,  
proudly serving our Community for over 49 Years.**

Copyright©2011. All Rights Reserved.

**Brooke Roberts**  
970-453-2255  
broberts@ltgc.com



## Land Title Market Highlights: Summit County

### Highest Priced Residential Sale: May 2015

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Bank Reference
4	4.00	2008	2269	\$ 2,665,000	One Ski Hill Place Condo Unit 8505/8506	P:Hilton Koch	\$ 1,174.53	5/13/2015	1521 Ski Hill Road	

1521 Ski Hill Road



### Highest Price PSF Residential Sale: May 2015

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Bank Reference
2	2.00	2008	1134	\$ 1,530,000	One Ski Hill Place Condo Unit 8513	P:Mark Patrick Donovan	\$ 1,349.21	5/19/2015	1521 Ski Hill Road	

### Bank Sales Detail: May 2015

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Bank Reference
			.6448 AC	\$ 840,000	Estates at Alders Subd Lots 2 & 3	P:Independence Mountain Builders	\$ -	5/22/2015	11 & 27 Independence Lane	Bank: Minnwest Bank
2	2.00	1973	1168	\$ 183,000	Vienna TH Unit 23, Outlot F	P:Eileen Taylor	\$ 156.68	5/28/2015	0901 Fairview Boulevard	Bank: FNMA
1	2.00	1996	779	\$ 195,500	Crossroads Condo Unit 206, Building A	P:Jeffrey Skinner	\$ 250.96	5/22/2015	0730 North Summit Blvd	Bank: Mellon Bank of New York
3	3.00	1994	1336	\$ 421,000	Silverthorne Subd Lot 15, Block H	P:Matthew Wolfgang	\$ 315.12	5/7/2015	0420 Brian Avenue	Bank: FNMA



Brooke Roberts  
970-453-2255  
broberts@ltgc.com

This report is provided to you compliments of  
Land Title Guarantee Company,  
proudly serving our Community for over 49 Years.  
Copyright ©2011. All Rights Reserved.



## Land Title Foreclosure Process Document Breakdown: Summit County

May 2015:	Total	Timeshare	Fee Simple	Unknown: No legal shown
#1 Notice Election & Demand: (NED)	4	0	4	0
#2 Certificate of Purchase: (CTP)	0	0	0	0
#3 Public Trustee's Deeds: (PTD)	0	0	0	0
<b>Total Foreclosure Docs Filed:</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>0</b>

## Land Title Historical Foreclosure Summary

2009 Summary:	
NED:	300
Withdrawn NED'S	117
Active NED's for 2009:	183
Public Trustee's Deeds Issued:	86

2010 Summary:	
NED:	367
Withdrawn NED'S	162
Active NED's for 2010:	205
Public Trustee's Deeds Issued:	148

2011 Summary:	
NED:	326
Withdrawn NED'S	148
Active NED's for 2011:	178
Public Trustee's Deeds Issued:	227

2012 Summary:	
NED:	251
Withdrawn NED'S	132
Active NED's for 2012:	119
Public Trustee's Deeds Issued:	165

2013 Summary:	
NED:	138
Withdrawn NED'S	86
Active NED's for 2013:	52
Public Trustee's Deeds Issued:	92

2014 Summary:	
NED:	86
Withdrawn NED'S	27
Active NED's for 2014:	59
Public Trustee's Deeds Issued:	65

2015 Summary:	
NED:	16
Withdrawn NED'S	
Active NED's for 2015:	16
Public Trustee's Deeds Issued:	12

This report is provided to you compliments of  
**Land Title Guarantee Company,**  
 proudly serving our Community for over 49 Years.  
 Copyright ©2011. All Rights Reserved.

Six Year Foreclosure Summary & Analysis:	
Total Active NED's for Period from 1-1-2009 thru 12/31/2014:	796
Total Public Trustee's Deeds Issued from 1-1-2009 thru 12/31/2014:	783
Unissued Public Trustee's Deeds Remaining:	13

Brooke Roberts  
 970-453-2255  
 broberts@ltgc.com



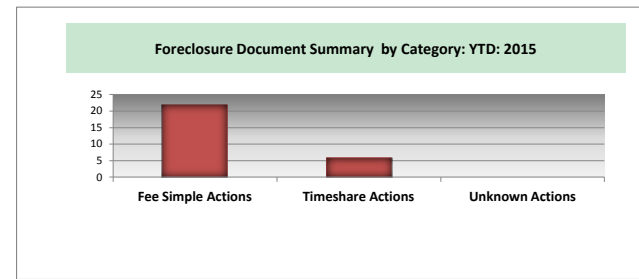
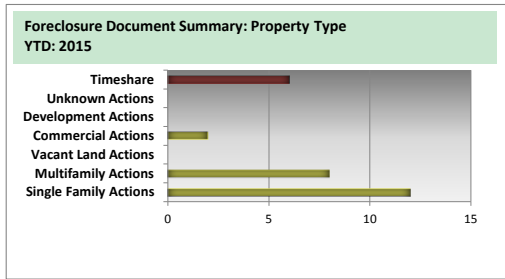
\*data is obtained from the Summit County Treasurer's Office; it is deemed reliable but it is not guaranteed.



# Land Title Summary of Foreclosure Actions: Summit County

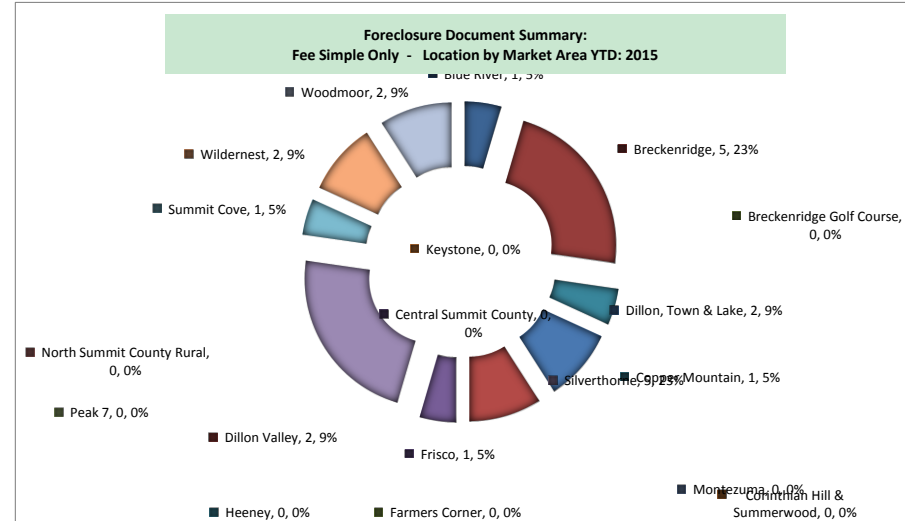
Property Foreclosure Summary:	
Fee Simple Actions	22
Timeshare Actions	6
Unknown Actions	0

Property Type Breakdown:	
Single Family Actions	12
Multifamily Actions	8
Vacant Land Actions	0
Commercial Actions	2
Development Actions	0
Unknown Actions	0
Timeshare	6



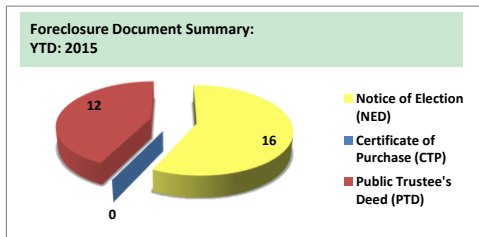
Location Summary: ALL TYPES	
Blue River	1
Breckenridge	11
Breckenridge Golf Course	0
Central Summit County	0
Copper Mountain	1
Corinthian Hill & Summerwoo	0
Dillon, Town & Lake	2
Dillon Valley	2
Farmers Corner	0
Frisco	1
Heeny	0
Keystone	0
Montezuma	0
North Summit County Rural	0
Peak 7	0
Silverthorne	5
Summit Cove	1
Wilderness	2
Woodmoor	2

Location Summary: Fee Simple Only	
Blue River	1
Breckenridge	5
Breckenridge Golf Course	0
Central Summit County	0
Copper Mountain	1
Corinthian Hill & Summerwoo	0
Dillon, Town & Lake	2
Dillon Valley	2
Farmers Corner	0
Frisco	1
Heeny	0
Keystone	0
Montezuma	0
North Summit County Rural	0
Peak 7	0
Silverthorne	5
Summit Cove	1
Wilderness	2
Woodmoor	2



\* Location Summaries do not include recordings with Unknown Legal Descriptions

Document Summary:	
Notice of Election (NED)	16
Certificate of Purchase (CTP)	0
Public Trustee's Deed (PTD)	12



Brooke Roberts  
970-453-2255  
broberts@ltgc.com

This report is provided to you compliments of Land Title Guarantee Company, proudly serving our Community for over 49 Years. Copyright ©2011. All Rights Reserved.



# Land Title Top Lender List: Summit County

LENDER	NUMBER LOANS	PERCENTAGE TOTAL	
<b>BRECKENRIDGE GRAND VACATIONS</b>	<b>142</b>	<b>34.22%</b>	<b>Top 82% Lenders for May</b>
BOKF, NA	36	8.67%	<b>Summit County</b>
FIRSTBANK	34	8.19%	
WELLS FARGO BANK, NA	25	6.02%	
MEGASTAR FINANCIAL CORP	18	4.34%	
US BANK, NA	15	3.61%	
CHERRY CREEK MORTGAGE CO, INC	11	2.65%	
ALPINE BANK	10	2.41%	
QUICKEN LOANS, INC.	8	1.93%	
BANK OF THE WEST	7	1.69%	
OWNER CARRY	7	1.69%	
BANK OF AMERICA, NA	5	1.20%	
JPMORGAN CHASE BANK	5	1.20%	
ENT FEDERAL CREDIT UNION	4	0.96%	
TCF NATIONAL BANK	4	0.96%	
TOWN OF BRECKENRIDGE	4	0.96%	
UBS BANK, USA	4	0.96%	
<b>ALL OTHER LENDERS</b>	<b>76</b>	<b>18.31%</b>	
BANK OF ENGLAND	3	0.72%	
CENTENNIAL BANK	3	0.72%	
MB FINANCIAL BANK, NA	3	0.72%	
NATIONSTAR MORTGAGE, LLC	3	0.72%	
VECTRA BANK COLORADO, NA	3	0.72%	
BLUE SKY MORTGAGE, LLC	2	0.48%	
CITYWIDE HOME LOANS	2	0.48%	
COLORADO BUSINESS BANK	2	0.48%	
COMMERCE HOME MORTGAGE	2	0.48%	
CREDIT UNION OF THE ROCKIES	2	0.48%	
FAIRWAY INDEPENDENT MORTGAGE CORP	2	0.48%	
FIRST CALIFORNIA MORTGAGE COMPANY	2	0.48%	
LIBERTY SAVINGS BANK, FSB	2	0.48%	
PEOPLES NATIONAL BANK	2	0.48%	
ABLE FINANCIAL	1	0.24%	
ALLIANT CREDIT UNION	1	0.24%	
AMERICAN FINANCIAL RESOURCES, INC.	1	0.24%	
AMERICAN LIBERTY MORTGAGE, INC.	1	0.24%	
AMERICAN SOUTHWEST MORTGAGE CORP	1	0.24%	
AMG NATIONAL TRUST BANK	1	0.24%	
BANK OF SOUTHERN CALIFORNIA, NA	1	0.24%	
BELLCO CREDIT UNION	1	0.24%	
BMO HARRIS BANK, NA	1	0.24%	
CATALYST LENDING, INC.	1	0.24%	
CITIBANK, NA	1	0.24%	
CMG MORTGAGE, INC.	1	0.24%	
COLONIAL NATIONAL MORTGAGE	1	0.24%	
CORNERSTONE HOME LENDING INC	1	0.24%	
FIRST MORTGAGE COMPANY, LLC	1	0.24%	
FIRST NATIONAL BANK OF TRENTON	1	0.24%	
FREEDOM MORTGAGE CORP	1	0.24%	
GREEN TREE SERVICING, LLC	1	0.24%	
GUARANTEED RATE, INC.	1	0.24%	
HOME STATE BANK	1	0.24%	
HOMEBRIDGE FINANCIAL SERVICES, INC.	1	0.24%	
HUNTINGTON NATIONAL BANK	1	0.24%	
KS STATEBANK	1	0.24%	
MINNWEST BANK	1	0.24%	
MORGAN STANLEY PRIVAGTE BANK, NA	1	0.24%	
MORTGAGE RESEARCH CENTER, LLC	1	0.24%	
MOUNTAIN TROPIC CONNECTIONS INC	1	0.24%	
NAVY FEDERAL CREDIT UNION	1	0.24%	
NORTH AMERICAN SAVINGS BANK, FSB	1	0.24%	
NOVA FINANCIAL & INVESTMENT CORP	1	0.24%	
PHH HOME LOANS, LLC	1	0.24%	
PREMIER MORTGAGE ADVISORS, LLC	1	0.24%	
PROVIDENT FUNDING ASSOC, LP	1	0.24%	
QUAD CITY BANK & TRUST COMPANY	1	0.24%	
RED ROCKS CREDIT UNION	1	0.24%	
RUEDY & STILES ADVERTISING COMPANY	1	0.24%	
STEARNS LENDING, LLC	1	0.24%	
SUMMIT COMBINED HOUSING AUTHORITY	1	0.24%	
THE MORTGAGE COMPANY	1	0.24%	
TREGO WAKEENEY STATE BANK	1	0.24%	
UNITED MORTGAGE CORP	1	0.24%	
UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC	1	0.24%	
W J BRADLEY MORTGAGE CAPITAL, LLC	1	0.24%	
<b>TOTAL LOANS FOR MAY 2015:</b>	<b>415</b>	<b>100.00%</b>	

Brooke Roberts  
970-453-2255  
broberts@ltgc.com



# Land Title Purchaser Profile Highlights & Abstract: Summit County

## Upper End Purchaser Details: May 2015

Brm	Bath	Year Built	Size	Price	Legal	PPSF	Date	Street Address	Origin of Buyer: City	Origin of Buyer: State
		6.67 AC		\$ 10,250,000	Shock Hill Subd Tract E	\$ -	5/19/2015	0260 Shock Hill Drive	BRECKENRIDGE	CO
4	4.00	2008	2269	\$ 2,665,000	One Ski Hill Place Condo Unit 8505 & 8506	\$ 1,174.53	5/13/2015	1521 Ski Hill Road	SEABROOK	TX
4	5.00	2014	4697	\$ 2,550,000	Highlands Park Subd Lot 83	\$ 542.90	5/19/2015	0201 Lake Edge Drive	COLORADO SPRINGS	CO
4	5.00	2002	4869	\$ 2,400,000	Sunrise Point PUD Lot 13	\$ 492.91	5/13/2015	0095 Sunrise Point Drive	DUBLIN	OH
5	6.00	2001	5515	\$ 2,275,000	Highlands Park Subd Lot 60	\$ 412.51	5/11/2015	0159 Sage Drive	BOSSIER CITY	LA
4	5.00	2007	4366	\$ 2,050,000	Boulder Ridge III Subd Lot 4	\$ 469.54	5/4/2015	0080 North Woods Lane	AMSTERDAM	NETHERLANDS
4	5.00	2010	4134	\$ 2,029,000	Highlands Discovery Hill Subd #2 Lot 114	\$ 490.81	5/6/2015	0584 Discovery Hill Drive	EASTON	CT
2	2.00	2008	1134	\$ 1,530,000	One Ski Hill Place Condo Unit 8513	\$ 1,349.21	5/19/2015	1521 Ski Hill Road	NEW YORK	NY
4	4.00	1995	4917	\$ 1,455,000	Highlands @ Breck Subd #1 Lot 29	\$ 295.91	5/28/2015	0165 Hghlands Drive	LEAWOOD	KS
2	2.00	2008	1131	\$ 1,455,000	One Ski Hill Place Condo Unit 8407	\$ 1,286.47	5/13/2015	1521 Ski Hill Road	DENVER	CO
4	5.00	2003	3904	\$ 1,400,000	Eagles Nest Golf Course Subd #5 Lot 2	\$ 358.61	5/28/2015	2560 Hunters Knob Road	SPRING	TX
3	5.00	1982	4615	\$ 1,237,500	Moon Valley Subd #1 Lot 19	\$ 268.15	5/11/2015	0248 Wild Irishman Road	LITTLETON	CO
4	5.00	2001	5373	\$ 1,200,000	Eagles Nest Golf Course Subd #1 Lot 20	\$ 223.34	5/21/2015	0180 Bull Lake Court	DILLON	CO
		.64 AC		\$ 1,150,000	Shock Hill Subd Lot 5	\$ -	5/19/2015	0127 Penn Lode Drive	SEATTLE	WA

This report is provided to you compliments of Land Title Guarantee Company, proudly serving our Community for over 49 Years. Copyright©2011. All Rights Reserved.

Brooke Roberts  
970-453-2255  
broberts@ltgc.com



### All Sales: May 2015

Origin of Buyer	# of Trans.	% Overall
Local	66	32%
Front Range	77	38%
Out of State: Domestic	60	29%
International	2	1%
<b>Total Sales</b>	<b>205</b>	<b>100%</b>

### YTD. May Sales: 2015

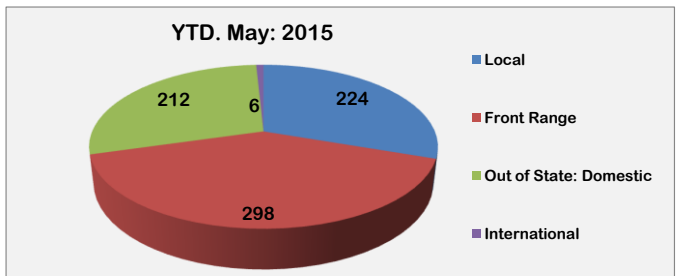
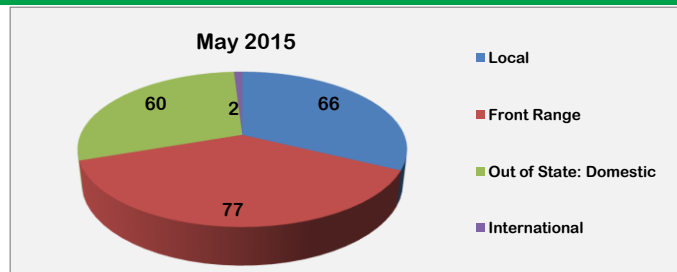
Origin of Buyer	# of Trans.	% Overall
Local	224	30%
Front Range	298	40%
Out of State: Domestic	212	29%
International	6	1%
<b>Total Sales</b>	<b>740</b>	<b>100%</b>

### All Sales: 2014

Origin of Buyer	# of Trans.	% Overall
Local	492	24%
Front Range	896	44%
Out of State: Domestic	635	31%
International	19	1%
<b>Total Sales</b>	<b>2042</b>	<b>100%</b>

### All Sales: 2013

Origin of Buyer	# of Trans.	% Overall
Local	502	26%
Front Range	765	40%
Out of State: Domestic	624	33%
International	17	1%
<b>Total Sales</b>	<b>1908</b>	<b>100%</b>





## Land Title New Development Summary: Summit County

### Improved Residential New Unit Sales detail: May 2015

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
4	5.00	2014	4697	\$ 2,550,000	Highlands Park Subd Lot 83	SINGLEFAM	\$ 542.90	0201 Lake Edge Drive
2	2.00	2008	1131	\$ 1,455,000	One Ski Hill Place Condo Unit 8407	MULTIFAM	\$ 1,286.47	1521 Ski Hill Road
3	3.00	2014	2228	\$ 738,000	Angler Mountain Ranch Lakeside TH #5 Unit 26B	MULTIFAM	\$ 331.24	0179 Fly Line Drive
3	3.00	2014	2228	\$ 699,000	Angler Mountain Ranch Lakeside TH #5 Unit 32B	MULTIFAM	\$ 313.73	0261 Fly Line Drive
4	5.00	2010	4134	\$ 2,029,000	Highlands Discovery Hill Subd #2 Lot 114	SINGLEFAM	\$ 490.81	0584 Discovery Hill Drive
4	4.00	2014	3328	\$ 971,400	Cabins at Angler Mountain Ranch Subd #3 Lot 14	SINGLEFAM	\$ 291.89	0160 Stonefly Drive
		2015	N/A	\$ 659,900	Alders TH Unit 6A	MULTIFAM	N/A	0086 Independence Lane

### Summary of Improved Residential New Unit Sales: May 2015

Average Price:	\$1,300,329
Average PPSF:	\$542.84
Median Price:	\$ 971,400
# Transactions:	7
Gross Volume:	\$ 9,102,300



Brooke Roberts  
970-453-2255  
broberts@ltgc.com

This report is provided to you compliments of  
Land Title Guarantee Company,  
proudly serving our Community for over 49 Years.  
Copyright©2011. All Rights Reserved.



NOTE: The above figures do not include time share interests, new vacant site transactions, or new commercial unit transactions. Data is deemed reliable but not guaranteed.