

# JULY MARKET SNAPSHOT

## Market Snapshot by Area & Property Type Comparison

Summit County, Colorado  
Full Year 2009 vs. Year-To-Date: 2010

Area	Average Price Single Family 2009	Average Price Single Family 2010	% Change vs. Prior Year	Average Price Multi-Family 2009	Average Price Multi-Family 2010	% Change vs. Prior Year	Average Price Residential Land 2009	Average Price Residential Land 2010	% Change vs. Prior Year
Blue River	\$583,119	\$614,145	5%	\$238,750	\$142,000	-41%	\$156,130	\$127,260	-18%
Breckenridge	\$1,165,304	\$1,048,673	-10%	\$493,262	\$748,799	52%	\$397,833	\$1,030,929	159%
Breckenridge Golf Course	\$1,323,073	\$1,212,425	-8%	\$500,125	\$445,463	-11%	\$427,325	\$249,260	-42%
Central Summit County (Rural)	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Copper Mountain	\$2,650,000	\$1,150,000	-57%	\$485,617	\$436,192	-10%	\$0	\$0	0%
Corinthian Hills/Summerwood	\$825,750	\$650,000	-21%	\$783,600	\$617,500	-21%	\$0	\$224,500	0%
Dillon Town & Lake	\$592,000	\$406,733	-31%	\$326,622	\$317,000	-3%	\$0	\$0	0%
Dillon Valley	\$342,971	\$357,000	4%	\$149,486	\$165,013	10%	\$0	\$0	0%
Farmers Corner	\$414,867	\$454,500	10%	\$0	\$0	0%	\$222,667	\$335,000	50%
Frisco	\$705,577	\$746,750	6%	\$382,975	\$371,714	-3%	\$385,000	\$0	n/a
Heeneey	\$495,000	\$245,333	-50%	\$0	\$0	0%	\$0	\$0	0%
Keystone	\$1,278,333	\$771,250	-40%	\$397,531	\$374,803	-6%	\$458,125	\$69,000	-85%
Montezuma	\$0	\$0	n/a	\$0	\$0	0%	\$0	\$140,000	0%
North Summit County (Rural)	\$1,176,329	\$594,000	-50%	\$0	\$0	0%	\$1,475,000	\$295,000	-80%
Peak 7	\$809,750	\$547,300	-32%	\$0	\$0	0%	\$291,250	\$0	n/a
Silverthorne	\$857,360	\$762,312	-11%	\$469,657	\$419,625	-11%	\$302,265	\$403,429	33%
Summit Cove	\$539,805	\$573,921	6%	\$252,933	\$194,500	-23%	\$192,000	\$154,000	-20%
Wilderness	\$465,414	\$595,031	28%	\$287,397	\$287,652	0%	\$347,000	\$245,000	-29%
Woodmoor	\$918,524	\$663,000	-28%	\$328,330	\$293,950	-10%	\$0	\$127,500	n/a
<b>Gross Live Average:</b>	<b>\$905,030</b>	<b>\$774,083</b>	<b>-14%</b>	<b>\$398,051</b>	<b>\$486,939</b>	<b>22%</b>	<b>\$399,025</b>	<b>\$364,773</b>	<b>-9%</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 2009	Median Price Single Family 2010	% Change vs. Prior Year	Median Price Multi-Family 2009	Median Price Multi-Family 2010	% Change vs. Prior Year	Median Price Residential Land 2009	Median Price Residential Land 2010	% Change vs. Prior Year
Blue River	\$547,450	\$610,000	11%	data not applicable	\$157,500	n/a	\$147,650	\$117,500	-20%
Breckenridge	\$800,000	\$850,000	6%	\$410,000	\$498,500	22%	\$415,000	\$789,000	90%
Breckenridge Golf Course	\$1,292,500	\$1,145,000	-11%	\$402,000	\$448,350	12%	\$399,000	\$266,000	-33%
Central Summit County (Rural)	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Copper Mountain	data not applicable	data not applicable	n/a	\$405,000	\$412,500	2%	\$0	\$0	0%
Corinthian Hills/Summerwood	\$874,500	data not applicable	n/a	data not applicable	data not applicable	n/a	\$0	data not applicable	0%
Dillon Town & Lake	data not applicable	\$395,700	n/a	\$314,900	\$273,000	-13%	\$0	\$0	0%
Dillon Valley	\$340,000	\$371,000	9%	\$137,000	\$156,750	14%	\$0	\$0	0%
Farmers Corner	\$395,000	data not applicable	n/a	\$0	\$0	0%	\$230,000	data not applicable	0%
Frisco	\$628,500	\$575,000	-9%	\$335,000	\$325,000	-3%	data not applicable	\$0	0%
Heeneey	data not applicable	\$230,000	n/a	\$0	\$0	0%	\$0	\$0	0%
Keystone	\$1,265,000	\$715,000	-43%	\$330,000	\$326,500	-1%	\$395,000	data not applicable	0%
Montezuma	\$0	\$0	n/a	\$0	\$0	0%	\$0	data not applicable	n/a
North Summit County (Rural)	\$654,800	\$500,000	-24%	\$0	\$0	0%	\$1,500,000	data not applicable	n/a
Peak 7	\$815,000	\$554,000	-32%	\$0	\$0	0%	data not applicable	\$0	0%
Silverthorne	\$735,000	\$542,500	-26%	\$430,000	\$372,000	-13%	\$312,500	\$355,000	14%
Summit Cove	\$479,900	\$489,500	2%	\$248,750	\$179,500	-28%	data not applicable	data not applicable	n/a
Wilderness	\$447,500	\$500,000	12%	\$256,000	\$257,000	0%	data not applicable	\$0	0%
Woodmoor	\$800,000	\$735,000	-8%	\$299,000	data not applicable	n/a	\$0	data not applicable	0%
<b>Gross Live Median:</b>	<b>\$695,750</b>	<b>\$650,000</b>	<b>-7%</b>	<b>\$330,000</b>	<b>\$350,000</b>	<b>6%</b>	<b>\$340,000</b>	<b>\$212,250</b>	<b>-38%</b>

Land Title Guarantee  
Breckenridge, Frisco, Dillon  
Brooke Roberts  
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

**Breckenridge  
Land Title**

200 North Ridge Street  
Breckenridge, CO 80424

970.453.2255

**BUY LOCAL**

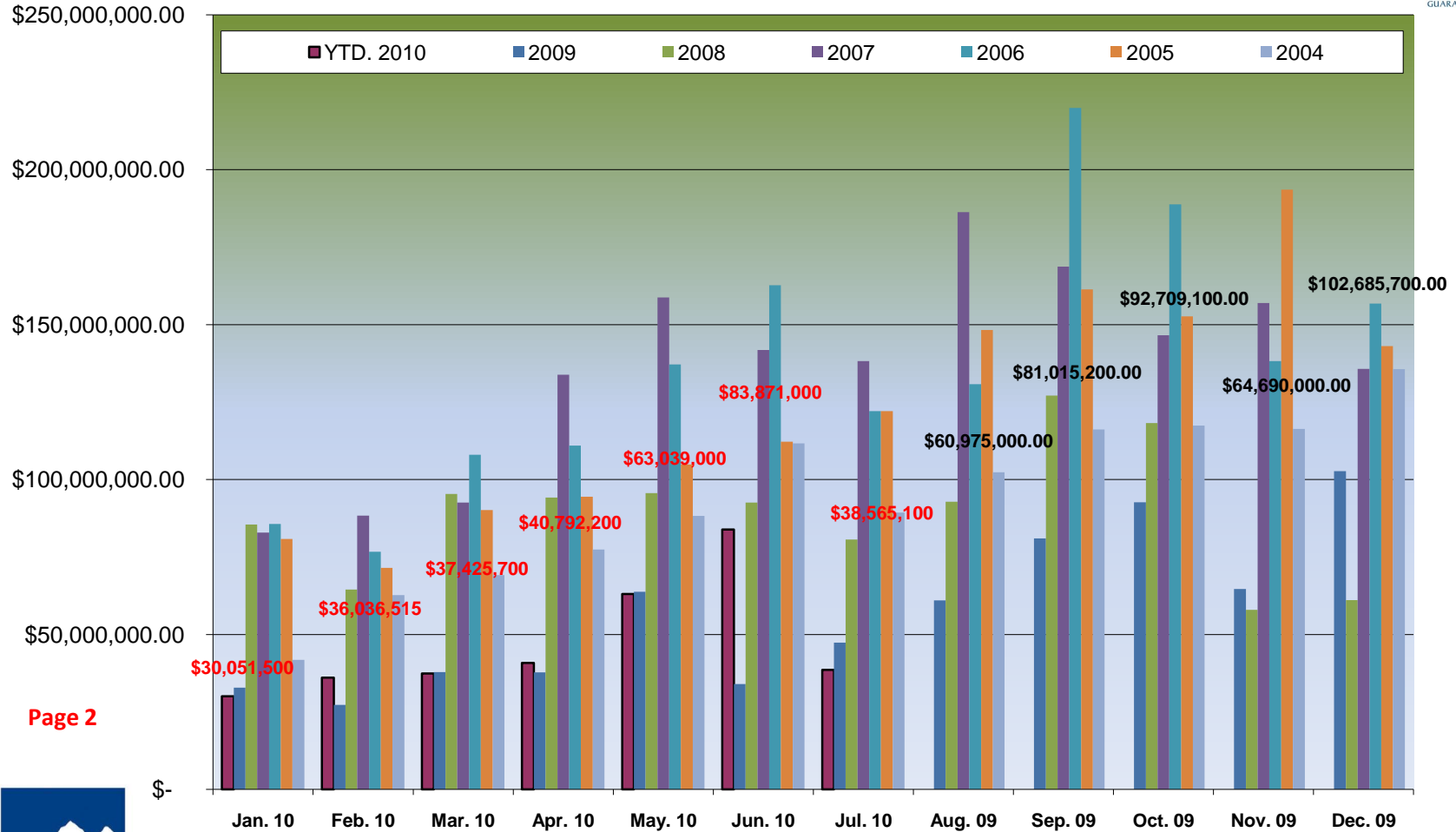


This report is provided to you Compliments of Land Title Guarantee Company, proudly serving our Community for over 40 Years.

Copyright 2010. All Rights Reserved.

# Summit County Gross Real Estate Volume: 2004 through Year-to-Date 2010

July Edition: 2010



This report is provided to you Compliments of Land Title Guarantee Company, proudly serving our Community for over 40 Years.  
 Copyright 2010. All Rights Reserved.

**Land Title Guarantee**  
 Breckenridge, Frisco, Dillon  
 Brooke Roberts - broberts@ltgc.com  
 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

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

## JULY RESIDENTIAL MARKET SALES BY PRICE POINT

Summit County sales of Improved Residential Units are included in Analysis

July 2010 Residential Improved Units - Price Point Summary			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	2	\$341,500	1%
200,001 to 300,000	11	\$2,819,800	8%
300,001 to 400,000	9	\$3,194,400	9%
400,001 to 500,000	5	\$2,258,500	7%
500,001 to 600,000	5	\$2,720,000	8%
600,001 to 700,000	4	\$2,587,900	8%
700,001 to 800,000	9	\$6,960,000	20%
800,001 to 900,000	0	\$0	0%
900,001 to 1,000,000	3	\$2,860,000	8%
1,000,001 to 1,500,000	0	\$0	0%
1,500,001 to 2,000,000	5	\$8,155,000	24%
2,000,001 to 2,500,000	1	\$2,428,500	7%
2,500,001 to 3,000,000	0	\$0	0%
over \$ 3 Million	0	\$0	0%
<b>Total:</b>	<b>54</b>	<b>\$34,325,600</b>	<b>100%</b>
<b>New Construction</b>	<b>Number Trans.</b>	<b>Total Volume</b>	<b>Average Price</b>
Single Family	5	\$5,560,400	\$1,112,080
Multi Family	4	\$4,155,000	\$1,038,750
Vacant Land	0	\$0	\$0
<b>Resales</b>	<b>Number Trans.</b>	<b>Total Volume</b>	<b>Average Price</b>
Single Family	19	\$14,871,900	\$782,732
Multi Family	26	\$9,738,300	\$374,550
Vacant Land	9	\$1,599,400	\$177,711
<b>July 2010 Gross Residential Price Index</b>	<b>Number Trans.</b>	<b>Total Volume</b>	<b>Average Price</b>
Single Family	24	\$20,432,300	\$851,346
Multi Family	30	\$13,893,300	\$463,110
Vacant Land	9	\$1,599,400	\$177,711
<b>Year - to - Date 2010: Gross Residential Price Index</b>	<b>Number Trans.</b>	<b>Total Volume</b>	<b>Average Price</b>
Single Family	190	\$147,075,800	\$774,083
Multi Family	309	\$150,464,300	\$486,939
Vacant Land	40	\$14,590,900	\$364,773
<b>Full Year 2009: Gross Residential Price Index</b>	<b>Number Trans.</b>	<b>Total Volume</b>	<b>Average Price</b>
Single Family	392	\$354,771,700	\$905,030
Multi Family	655	\$260,723,700	\$398,051
Vacant Land	69	\$27,532,700	\$399,025
<b>Full Year 2008: Gross Residential Price Index</b>	<b>Number Trans.</b>	<b>Total Volume</b>	<b>Average Price</b>
Single Family	470	\$392,827,200	\$835,803
Multi Family	1001	\$464,096,800	\$463,633
Vacant Land	151	\$71,009,300	\$470,260
<b>Full Year 2007: Gross Residential Price Index</b>	<b>Number Trans.</b>	<b>Total Volume</b>	<b>Average Price</b>
Single Family	801	\$639,910,300	\$798,889
Multi Family	1779	\$723,215,400	\$406,529
Vacant Land	334	\$130,790,200	\$391,587
<b>Full Year 2006: Gross Residential Price Index</b>	<b>Number Trans.</b>	<b>Total Volume</b>	<b>Average Price</b>
Single Family	874	\$644,359,000	\$737,253
Multi Family	1978	\$659,665,700	\$333,501
Vacant Land	447	\$139,442,300	\$311,951

This report is provided to you Compliments of Land Title Guarantee Company, proudly serving our Community for over 40 Years.

Copyright 2010. All Rights Reserved.

BUY LOCAL



**Land Title Guarantee**  
 Breckenridge, Frisco, Dillon  
 Brooke Roberts - broberts@ltgc.com  
 970.453.2255



**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

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



## JULY HISTORICAL COST BREAKDOWN: SUMMIT COUNTY

Sales of Improved Residential Units are included in Analysis

Year-to-Date Price Point Summary for Residential Volume: Through July 31st, 2010			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	56	\$9,034,800	3%
200,001 to 300,000	93	\$23,778,100	8%
300,001 to 400,000	72	\$25,441,000	9%
400,001 to 500,000	68	\$31,139,400	10%
500,001 to 600,000	37	\$20,320,200	7%
600,001 to 700,000	32	\$20,703,000	7%
700,001 to 800,000	32	\$24,398,400	8%
800,001 to 900,000	27	\$23,474,400	8%
900,001 to 1,000,000	12	\$11,342,500	4%
1,000,001 to 1,500,000	38	\$48,210,800	16%
1,500,001 to 2,000,000	23	\$38,565,000	13%
2,000,001 to 2,500,000	6	\$13,327,500	4%
2,500,001 to 3,000,000	3	\$7,805,000	3%
over \$ 3 Million	0	\$0	0%
<b>Total:</b>	<b>499</b>	<b>\$297,540,100</b>	<b>100%</b>
Year-to-Date Price Point Summary for Residential Volume: Through July 31st, 2009			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	31	\$4,852,600	2%
200,001 to 300,000	76	\$19,635,700	8%
300,001 to 400,000	77	\$27,280,200	11%
400,001 to 500,000	45	\$20,430,800	8%
500,001 to 600,000	52	\$28,788,400	12%
600,001 to 700,000	29	\$19,101,900	8%
700,001 to 800,000	18	\$13,624,800	6%
800,001 to 900,000	11	\$9,406,000	4%
900,001 to 1,000,000	15	\$14,456,400	6%
1,000,001 to 1,500,000	34	\$42,222,100	17%
1,500,001 to 2,000,000	10	\$17,839,800	7%
2,000,001 to 2,500,000	4	\$8,750,000	4%
2,500,001 to 3,000,000	2	\$5,385,000	2%
over \$ 3 Million	4	\$12,783,000	5%
<b>Total:</b>	<b>408</b>	<b>\$244,556,700</b>	<b>100%</b>
Year-to-Date Price Point Summary for Residential Volume: Through July 31st, 2008			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	101	\$15,625,000	3%
200,001 to 300,000	139	\$35,246,900	7%
300,001 to 400,000	155	\$54,781,700	11%
400,001 to 500,000	130	\$57,882,800	12%
500,001 to 600,000	84	\$46,492,900	9%
600,001 to 700,000	54	\$35,305,600	7%
700,001 to 800,000	55	\$41,461,700	8%
800,001 to 900,000	33	\$28,134,500	6%
900,001 to 1,000,000	27	\$25,891,400	5%
1,000,001 to 1,500,000	53	\$63,909,100	13%
1,500,001 to 2,000,000	21	\$36,554,600	7%
2,000,001 to 2,500,000	8	\$18,049,300	4%
2,500,001 to 3,000,000	4	\$10,800,000	2%
over \$ 3 Million	6	\$25,527,000	5%
<b>Total:</b>	<b>870</b>	<b>\$495,662,500</b>	<b>100%</b>

Page 4

This report is provided to you Compliments of Land Title Guarantee Company, proudly serving our Community for over 40 Years.

Copyright 2010. All Rights Reserved.

## July Market Analysis % Change % Change: 2004 through Year-to-Date 2010

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

Month	2004	% Change 04 to 05	2005	% Change 05 to 06	2006	% Change 06 to 07	2007	% Change 07 to 08	2008	% Change 08 to 09	2009	% Change 09 to 10	2010
January	\$41,825,900	93%	\$80,788,900	6%	\$85,701,700	-3%	\$82,933,400	3%	\$85,497,600	-62%	\$32,813,600	-8%	\$30,051,500
February	\$62,725,300	15%	\$72,151,200	6%	\$76,698,900	15%	\$88,392,000	-27%	\$64,539,900	-58%	\$27,246,500	32%	\$36,036,515
March	\$69,129,000	30%	\$90,177,800	20%	\$108,018,500	-14%	\$92,555,500	3%	\$95,396,600	-60%	\$37,878,500	-1%	\$37,425,700
April	\$77,378,000	22%	\$94,438,600	17%	\$110,949,200	21%	\$133,878,100	-30%	\$94,201,300	-60%	\$37,792,900	8%	\$40,792,200
May	\$88,236,800	19%	\$104,834,400	31%	\$137,133,800	16%	\$158,745,300	-40%	\$95,667,500	-33%	\$63,752,300	-1%	\$63,039,000
June	\$111,700,400	0%	\$112,232,799	45%	\$162,725,600	-13%	\$141,802,500	-35%	\$92,536,900	-63%	\$34,049,300	146%	\$83,871,000
<b>July</b>	<b>\$89,310,400</b>	<b>37%</b>	<b>\$122,040,800</b>	<b>0%</b>	<b>\$122,097,500</b>	<b>13%</b>	<b>\$138,251,700</b>	<b>-42%</b>	<b>\$80,686,100</b>	<b>-41%</b>	<b>\$47,401,000</b>	<b>-19%</b>	<b>\$38,565,100</b>
August	\$102,320,900	45%	\$148,269,200	-12%	\$130,811,400	42%	\$186,302,600	-50%	\$92,825,200	-34%	\$60,975,000		
September	\$116,154,100	39%	\$161,353,500	36%	\$219,939,000	-23%	\$168,704,900	-25%	\$127,090,100	-36%	\$81,015,200		
October	\$117,417,900	30%	\$152,693,400	24%	\$188,770,200	-22%	\$146,546,900	-19%	\$118,230,800	-22%	\$92,709,100		
November	\$116,352,500	66%	\$193,562,600	-29%	\$138,233,900	14%	\$156,934,000	-63%	\$58,002,400	12%	\$64,690,000		
December	\$135,624,700	6%	\$143,084,300	10%	\$156,795,100	-13%	\$135,691,900	-55%	\$61,054,700	68%	\$102,685,700		
<b>Year-to-Date TOTAL</b>	<b>\$1,128,175,900</b>	<b>31%</b>	<b>\$1,475,627,499</b>	<b>11%</b>	<b>\$1,637,874,800</b>	<b>0%</b>	<b>\$1,630,738,800</b>	<b>-35%</b>	<b>\$1,065,729,100</b>	<b>-36%</b>	<b>\$683,009,100</b>		<b>\$329,781,015</b>
<b>Month to Date</b>	<b>\$540,305,800</b>	<b>25%</b>	<b>\$676,664,499</b>	<b>19%</b>	<b>\$803,325,200</b>	<b>4%</b>	<b>\$836,558,500</b>	<b>-27%</b>	<b>\$608,525,900</b>	<b>-54%</b>	<b>\$280,934,100</b>	<b>17%</b>	<b>\$329,781,015</b>

### Month to Month Comparison by Number of Transactions

Month	2004	% Change 04 to 05	2005	% Change 05 to 06	2006	% Change 06 to 07	2007	% Change 07 to 08	2008	% Change 08 to 09	2009	% Change 09 to 10	2010
January	118	82%	215	-11%	192	-4%	185	-11%	165	-67%	54	0%	54
February	221	-23%	171	6%	181	-8%	166	-23%	128	-57%	55	20%	66
March	212	24%	262	2%	266	-23%	206	-21%	162	-56%	71	21%	86
April	240	3%	247	12%	276	-5%	261	-38%	163	-58%	68	34%	91
May	247	6%	263	18%	310	5%	324	-50%	162	-46%	88	7%	94
June	278	10%	305	11%	340	-17%	283	-45%	155	-48%	80	73%	138
<b>July</b>	<b>229</b>	<b>41%</b>	<b>323</b>	<b>-3%</b>	<b>312</b>	<b>-4%</b>	<b>301</b>	<b>-55%</b>	<b>136</b>	<b>-30%</b>	<b>95</b>	<b>-21%</b>	<b>75</b>
August	293	37%	400	-27%	291	24%	361	-49%	183	-38%	114		
September	368	21%	445	0%	444	-32%	301	-33%	201	-27%	147		
October	371	5%	389	3%	400	-22%	311	-43%	176	-9%	160		
November	343	11%	381	-14%	326	-14%	281	-63%	105	29%	135		
December	326	-9%	298	-9%	271	-19%	220	-55%	98	82%	178		
<b>Year-to-Date TOTAL</b>	<b>3,246</b>	<b>14%</b>	<b>3,699</b>	<b>-2%</b>	<b>3,609</b>	<b>-11%</b>	<b>3,200</b>	<b>-43%</b>	<b>1834</b>	<b>-32%</b>	<b>1245</b>		<b>604</b>
<b>Month to Date</b>	<b>1,545</b>	<b>16%</b>	<b>1,786</b>	<b>5%</b>	<b>1,877</b>	<b>-8%</b>	<b>1,726</b>	<b>-38%</b>	<b>1071</b>	<b>-52%</b>	<b>511</b>	<b>18%</b>	<b>604</b>

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

#### Land Title Guarantee

Breckenridge, Frisco, Dillon  
Brooke Roberts - broberts@ltgc.com  
970.453.2255



#### 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

BUY LOCAL



This report is provided to you Compliments of Land Title Guarantee Company, proudly serving our Community for over 40 Years.  
Copyright 2010. All Rights Reserved.

# July Market Analysis by Area

## Summit County, Colorado

JULY 2010

There were 2 Bank Sales in July 2010, totalling \$863,300 in Gross Volume, or \$431,650 per Unit . This accounts for 2.24% of the Overall Gross Volume in Sales.

*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	\$895,600	2%	3	4%	\$298,533	\$152,300	\$608,000	data not applicable	\$ 120
Breckenridge	\$11,131,900	29%	17	23%	\$654,818	\$425,000	\$749,100	\$552,500	\$ 619
Breckenridge Golf Course	\$6,166,300	16%	9	12%	\$685,144	\$710,000	\$1,117,000	\$950,000	\$ 285
Central Summit County (non-town)	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Copper Mountain	\$853,000	2%	3	4%	\$284,333	\$245,000	\$284,333	\$245,000	\$ 433
Corinthian Hills & Summerwood	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Dillon Town & Lake	\$845,000	2%	3	4%	\$281,667	\$287,500	\$270,000	data not applicable	\$ 347
Dillon Valley	\$454,000	1%	2	3%	\$227,000	data not applicable	\$227,000	data not applicable	\$ 228
Farmers Corner	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Frisco	\$5,607,500	15%	10	13%	\$560,750	\$373,750	\$581,389	\$372,500	\$ 281
Heeney	\$399,000	1%	1	1%	\$399,000	data not applicable	\$399,000	data not applicable	\$ 533
Keystone	\$2,798,300	7%	8	11%	\$349,788	\$325,900	\$423,800	\$400,500	\$ 359
Montezuma	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
North Summit County (rural)	\$950,000	2%	1	1%	\$950,000	data not applicable	\$950,000	data not applicable	\$ 264
Peak 7	\$669,900	2%	1	1%	\$669,900	data not applicable	\$669,900	data not applicable	\$ 113
Silverthorne	\$5,036,000	13%	8	11%	\$629,500	\$782,500	\$764,333	\$785,000	\$ 221
Summit Cove	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Wilderness	\$2,028,000	5%	5	7%	\$405,600	\$340,000	\$422,000	\$390,000	\$ 275
Woodmoor	\$0	0%	0	0%	\$0	data not applicable	\$0	data not applicable	\$ -
Quit Claim Deeds	\$730,600	2%	4	5%	\$182,650	\$127,350	\$0	\$0	\$ -
<b>TOTAL</b>	<b>\$38,565,100</b>	<b>100%</b>	<b>75</b>	<b>100%</b>	<b>\$532,880</b>	<b>\$375,000</b>	<b>\$635,659</b>	<b>\$497,500</b>	<b>\$ 377</b>

Please note: The above figures do not include time share interests or refinance transactions. Average & Median price calculations do not include Quit Claim Deed transactions. Calculations are an unofficial tabulation of Summit County records that are believed to be reasonably accurate but are not guaranteed.

**Land Title Guarantee**  
 Breckenridge, Frisco, Dillon  
 Brooke Roberts - broberts@ltgc.com  
 970.453.2255



**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 40 Years.  
 Copyright 2010. All Rights Reserved.

# July Market Analysis by Area

## Summit County, Colorado

YEAR-TO-DATE 2010: THROUGH JULY 31st, 2010

There have been 18 Bank Sales YTD through July 2010, totalling \$8,172,100 in Gross Volume, or \$454,006 per Unit . This accounts for 2.48% of the Overall Gross Volume in Sales.

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	\$15,721,800	5%	38	6%	\$413,732	\$348,450	\$541,508	\$599,000	\$ 243
Breckenridge	\$128,251,800	39%	160	26%	\$801,574	\$602,500	\$818,001	\$655,000	\$ 511
Breckenridge Golf Course	\$31,991,500	10%	51	8%	\$627,284	\$396,700	\$993,293	\$950,000	\$ 298
Central Summit County (non-town)	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Copper Mountain Less Ski Area Sale	\$7,037,500	2%	16	3%	\$439,844	\$401,750	\$487,179	\$418,750	\$ 434
Corinthian Hills & Summerwood	\$2,109,500	1%	4	1%	\$527,375	\$467,500	\$628,333	\$650,000	\$ 254
Dillon Town & Lake	\$4,758,200	1%	15	2%	\$317,213	\$287,500	\$339,433	\$297,500	\$ 290
Dillon Valley	\$4,462,400	1%	22	4%	\$202,836	\$178,500	\$210,724	\$185,000	\$ 208
Farmers Corner	\$1,244,000	0%	3	0%	\$414,667	\$370,250	\$454,500	data not applicable	\$ 246
Frisco	\$30,629,500	9%	65	11%	\$471,223	\$375,000	\$484,225	\$382,500	\$ 284
Heeney	\$1,285,000	0%	7	1%	\$183,571	\$107,000	\$245,333	\$230,000	\$ 299
Keystone	\$25,377,715	8%	68	11%	\$373,202	\$296,150	\$400,381	\$330,000	\$ 336
Montezuma	\$140,000	0%	1	0%	\$140,000	data not applicable	\$0	data not applicable	\$ -
North Summit County (rural)	\$3,265,000	1%	6	1%	\$544,167	\$442,500	\$594,000	\$500,000	\$ 183
Peak 7	\$2,736,500	1%	5	1%	\$547,300	\$554,000	\$547,300	\$554,000	\$ 236
Silverthorne	\$36,757,300	11%	54	9%	\$680,691	\$486,500	\$695,446	\$650,000	\$ 256
Summit Cove	\$9,019,900	3%	21	3%	\$429,519	\$390,000	\$489,606	\$515,950	\$ 232
Wilderness	\$20,048,900	6%	52	9%	\$385,556	\$320,000	\$388,020	\$315,000	\$ 260
Woodmoor	\$4,157,900	1%	9	1%	\$461,989	\$326,000	\$557,557	\$560,000	\$ 233
Quit Claim Deeds	\$786,600	0%	7	1%	\$112,371	\$65,900	\$0	\$0	\$ -
<b>TOTAL</b>	<b>\$329,781,015</b>	<b>100%</b>	<b>604</b>	<b>100%</b>	<b>\$551,079</b>	<b>\$393,000</b>	<b>\$596,273</b>	<b>\$450,000</b>	<b>\$ 346</b>

Please note: The above figures do not include time share interests or refinance transactions. Average & Median price calculations do not include Quit Claim Deed transactions. Calculations are an unofficial tabulation of Summit County records that are believed to be reasonably accurate but are not guaranteed.

### Land Title Guarantee

Breckenridge, Frisco, Dillon  
 Brooke Roberts - broberts@ltgc.com  
 970.453.2255



### 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

BUY LOCAL



This report is provided to you Compliments of Land Title Guarantee Company, proudly serving our Community for over 40 Years.

Copyright 2010. All Rights Reserved.

## SUMMIT COUNTY BANK SALES: July 2010

**Page 8**

The Property located at 0035 Timber Court, aka Timber Creek Estates Subd #3 Lot 10C sold on July 22nd, 2010 for \$608,000  
This home is 5 Bedroom 4 Bath and has 5,085 SF Living Area and was built in 2006. The landsize is .8450 AC. PPSF is \$119.57  
The Seller was: JPMorgan Chase Bank. The Purchaser was: Dennis Britten

The Property located at 0834 Preston Way, aka Highlands at Breckenridge Subd #8 Lot 200 sold on 7/16/2010 for \$255,300  
This vacant lot is .2110 AC in size. PPAC is \$1,209,953  
The Seller was: FDIC. The Purchaser was: John Bradley Smith

### **Land Title Guarantee**

Breckenridge.Frisco.Dillon

**Brooke Roberts - [broberts@ltgc.com](mailto:broberts@ltgc.com)**

970.453.2255



Land Title Guarantee  
 Breckenridge.Frisco.Dillon  
**Brooke Roberts**  
 970.453.2255  
 broberts@ltgc.com



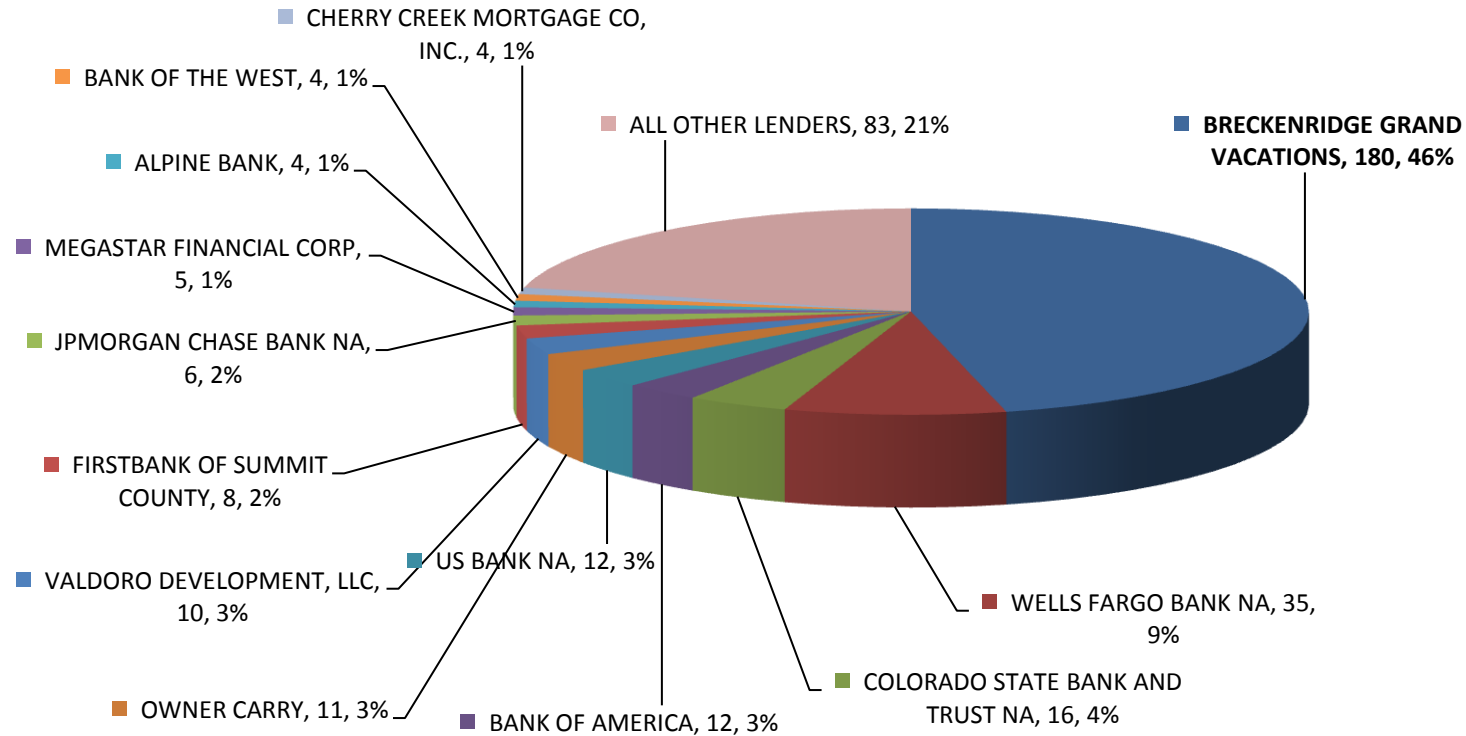
## Top 79% Lenders for July 2010: Summit County

Total Loans Recorded in July 2010: 390 Loans

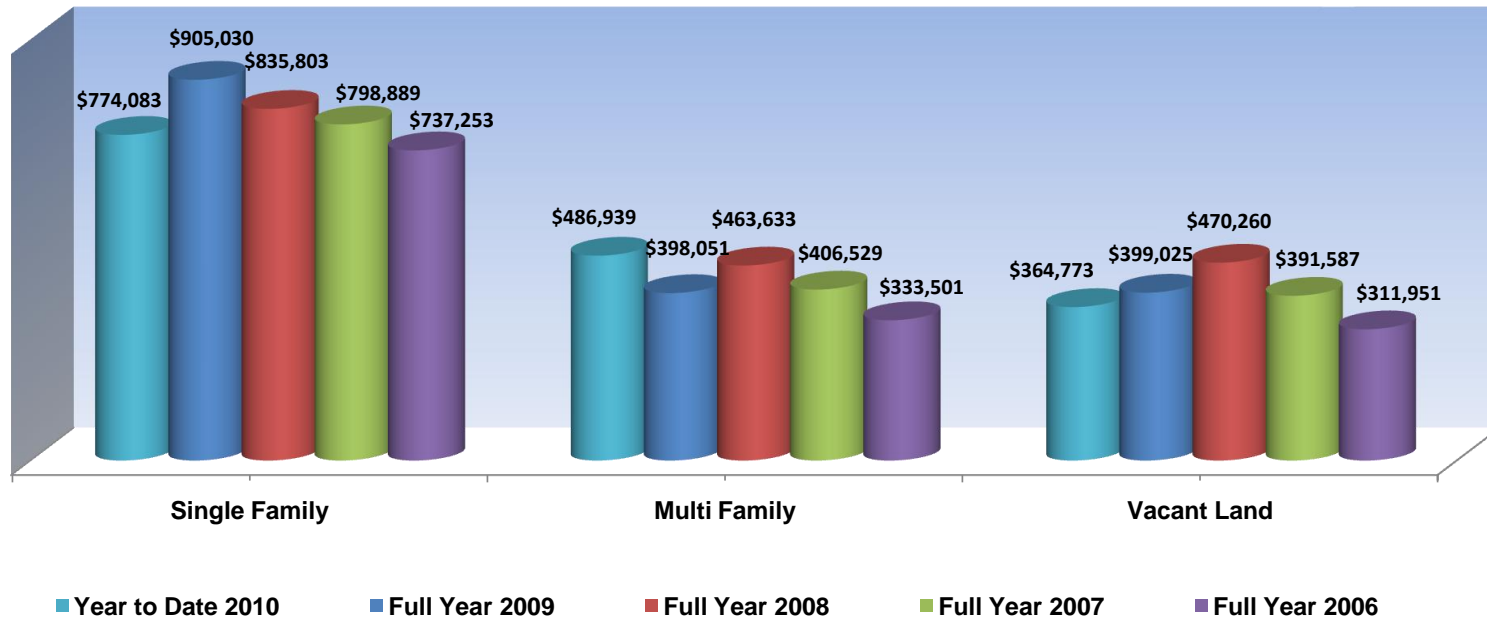
**LOAN BREAKDOWN:** 40 Loans related to Sales: 53% of the 75 Sales Transactions.

There were 157 Refinance/Equity Loans, and 193 Loans related to Timeshare Sales.

The Remainder of Sales: 47% of Real Estate closings were Cash Transactions at the time of closing.



July 2010 Average Price History for Real Estate Transactions in Summit County, Colorado: 2006 through Year-to-Date 2010



**Land Title Guarantee**  
 Breckenridge.Frisco.Dillon  
 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 40 Years.  
 Copyright 2010. All Rights Reserved.

**July 2010 Foreclosure Process Document Breakdown: Summit County**

JULY 2010:		Total	Timeshare	Fee Simple	Unknown: No legal shown
#1	Notice of Election & Demand for Sale: (NED)	21	0	13	8
#2	Certificate of Purchase: (CTP)	0	0	0	0
#3	Public Trustee's Deeds: (PTD)	22	12	9	1
<b>Total Foreclosure Documents Filed:</b>		<b>43</b>	<b>12</b>	<b>22</b>	<b>9</b>

**STEP #1: Notice of Election & Demand for Sale:**

This is the first step in the process of foreclosure when an owner is in default. This starts the foreclosure timeline. Possible outcomes are deferment, cure, withdrawal certificate of purchase, and finally Public Trustee's Deed. This is not a sale of the property it is a Notice of Action. There is no Doc Fee.

**STEP #2: Certificate of Purchase:**

The Public Trustee must offer the sale of the qualifying debt at a Public Auction. The sale of the debt must ALWAYS be higher than the debt itself to protect the Lien holder, including fees and outstanding interest unless the lien holder has agreed in advance in writing that there will be unpaid debt to be settled in another fashion, and that they guarantee that amount will be paid. This is for the NED debt only, there could be other debts/liens/fees/judgements against any given property, it is up to the bidder to research this aspect of their investment. *The Certificate of Purchase is the purchase of a lien only.* It is not the sale of the property, it is sale of the debt. There is no Doc Fee.

**STEP #3: Public Trustee's Deed:**

After the redemption period where all debts are settled and the property is cleared, the entity that has possession of the Certificate of Purchase can THEN request a Public Trustee's Deed to transfer the title of the property to them by paying the applicable fees and providing the paperwork. This can only happen if the property has not been redeemed, cured, deferred or withdrawn from the process and all debts including judgements/liens & other fees have been settled. It is not a market sale of the property, but it does transfer property rights to the Certificate of Purchase holder. There is no Doc Fee.

**AFTER THE LAST STEP:**

*Once the Bank receives the Public Trustee's Deed, they are the legal owners and now free to Re-Sell the property via Warranty Deed. All of these Re-Sales are shown in our Monthly Market Analysis, as they are market transactions and they do have a Doc Fee.*

**Land Title Guarantee**  
 Breckenridge.Frisco.Dillon  
 Brooke Roberts  
 970.453.2255  
 broberts@ltgc.com



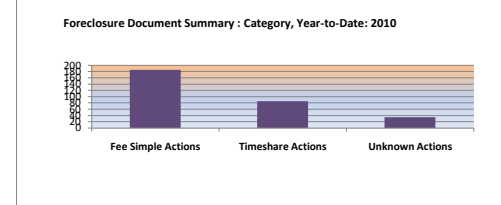
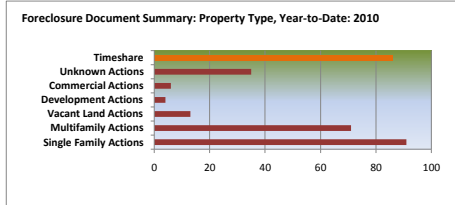
This report is provided to you Compliments of Land Title Guarantee Company, proudly serving our Community for over 40 Years. Copyright 2010. All Rights Reserved.



# YEAR-TO-DATE SUMMARY OF FORECLOSURE ACTIONS: July Edition

Property Foreclosure Summary:	
Fee Simple Actions	185
Timeshare Actions	86
Unknown Actions	35

Property Type Breakdown:	
Single Family Actions	91
Multifamily Actions	71
Vacant Land Actions	13
Development Actions	4
Commercial Actions	6
Unknown Actions	35
Timeshare	86

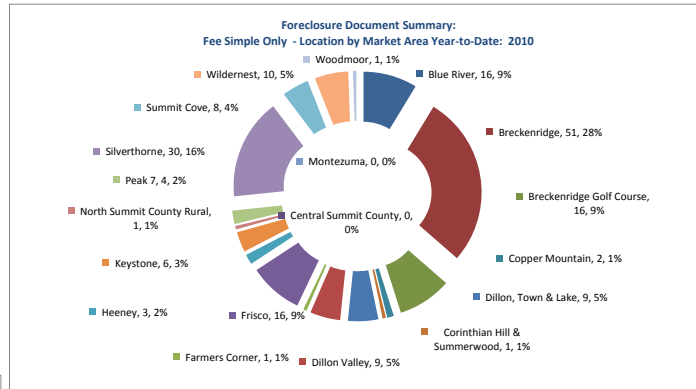
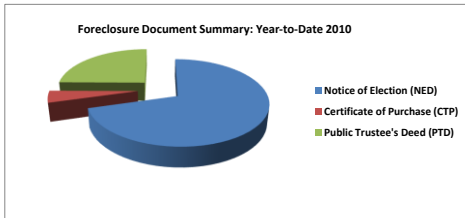


Location Summary: ALL TYPES	
Blue River	16
Breckenridge	137
Breckenridge Golf Course	16
Central Summit County	0
Copper Mountain	2
Corinthian Hill & Summerwood	1
Dillon, Town & Lake	9
Dillon Valley	9
Farmers Corner	1
Frisco	16
Heeney	3
Keystone	6
Montezuma	0
North Summit County Rural	1
Peak 7	4
Silverthorne	30
Summit Cove	8
Wilderness	10
Woodmoor	1

Location Summary: Fee Simple Only	
Blue River	16
Breckenridge	51
Breckenridge Golf Course	16
Central Summit County	0
Copper Mountain	2
Corinthian Hill & Summerwood	1
Dillon, Town & Lake	9
Dillon Valley	9
Farmers Corner	1
Frisco	16
Heeney	3
Keystone	6
Montezuma	0
North Summit County Rural	1
Peak 7	4
Silverthorne	30
Summit Cove	8
Wilderness	10
Woodmoor	1

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

Document Summary:	
Notice of Election (NED)	216
Certificate of Purchase (CTP)	14
Public Trustee's Deed (PTD)	76



**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 Guarantee**  
 Breckenridge, Frisco, Dillon  
 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 40 Years.  
 Copyright 2010. All Rights Reserved.



**2009 Summit County Foreclosure Summary:**

Notice of Election & Demand for Sale: (NED)	300
Withdrawn NED'S	117
Active NED's for 2009:	183
<b>Public Trustee's Deeds: (PTD)</b>	<b>86</b>

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

**Land Title Guarantee**  
**Breckenridge.Frisco.Dillon**  
**Brooke Roberts**  
**970.453.2255**  
**broberts@ltgc.com**



**Page 13**

**This report is provided to you Compliments of Land Title Guarantee Company, proudly serving our  
Community for over 40 Years.**

**Copyright 2010. All Rights Reserved.**