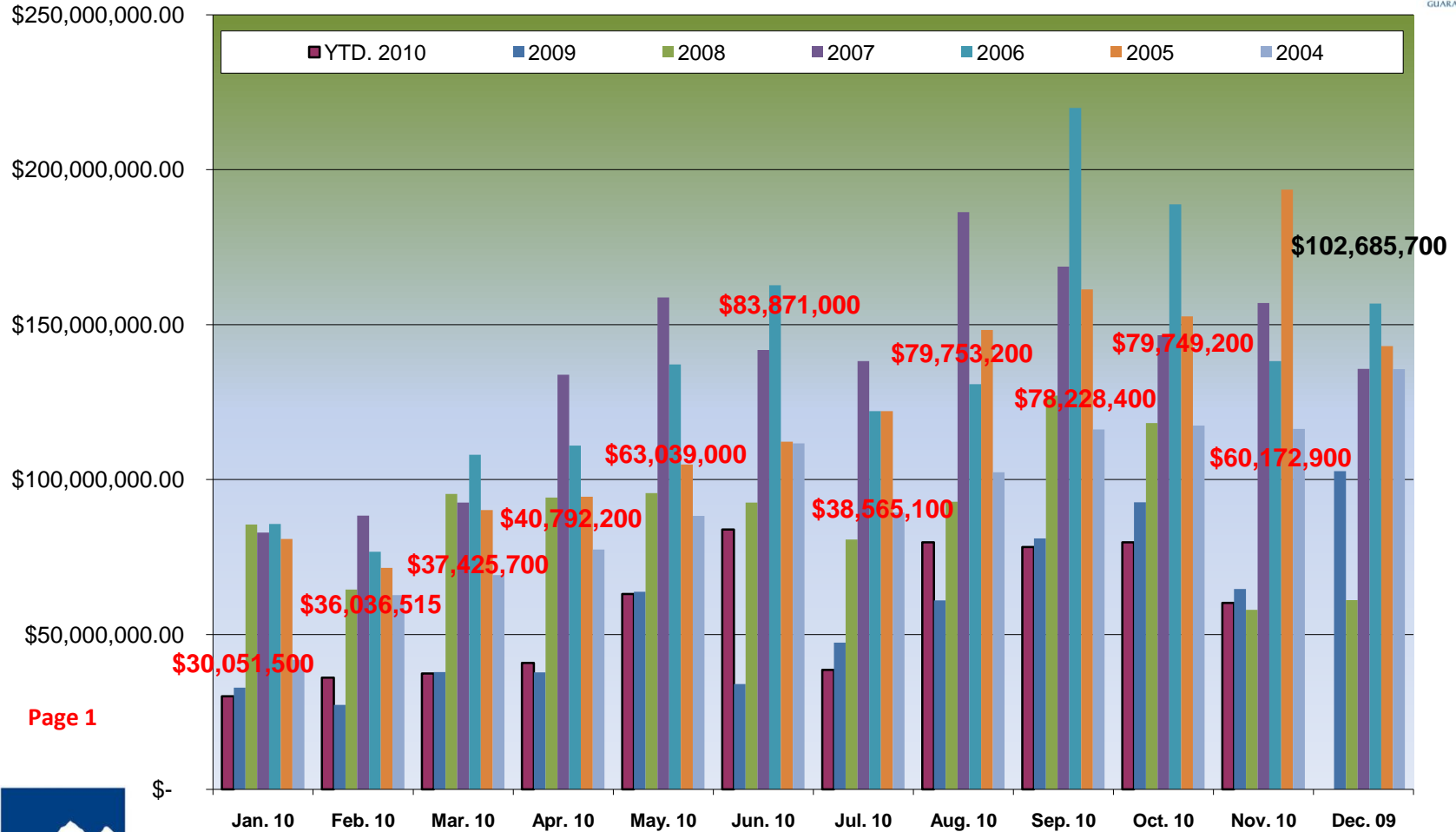


# Summit County Gross Real Estate Volume: 2004 through Year-to-Date 2010

November Edition: 2010



Page 1



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.

# November Market Analysis by Area

## Summit County, Colorado

NOVEMBER 2010

There were 7 Bank Sales in November 2010, totalling \$1,913,000 in Gross Volume, or \$273,286 per Unit . This accounts for 3.18% of the Overall Gross Volume in Sales.

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	\$634,000	1%	6	4%	\$105,667	\$95,300	\$175,000	dna	\$ 179
Breckenridge	\$16,972,000	28%	35	25%	\$484,914	\$400,000	\$517,400	\$404,500	\$ 376
Breckenridge Golf Course	\$5,388,000	9%	6	4%	\$898,000	\$1,027,500	\$1,060,750	\$1,100,000	\$ 347
Central Summit County (non-town)	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Copper Mountain	\$1,250,000	2%	3	2%	\$416,667	\$380,000	\$416,667	\$380,000	\$ 376
Corinthian Hills & Summerwood	\$670,000	1%	1	1%	\$670,000	dna	\$670,000	dna	\$ 183
Dillon Town & Lake	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Dillon Valley	\$1,137,000	2%	4	3%	\$284,250	\$332,500	\$284,250	\$332,500	\$ 221
Farmers Corner	\$731,100	1%	2	1%	\$365,550	dna	\$365,550	dna	\$ 188
Frisco	\$7,282,200	12%	17	12%	\$428,365	\$370,000	\$448,263	\$377,500	\$ 274
Heeney	\$53,000	0%	1	1%	\$53,000	dna	\$53,000	dna	\$ 74
Keystone	\$7,606,700	13%	24	17%	\$316,946	\$289,000	\$352,176	\$315,000	\$ 352
Montezuma	\$240,000	0%	2	1%	\$120,000	dna	\$140,000	dna	\$ 237
North Summit County (rural)	\$940,000	2%	1	1%	\$940,000	dna	\$0	dna	\$ -
Peak 7	\$423,500	1%	1	1%	\$423,500	dna	\$423,500	dna	\$ 255
Silverthorne	\$10,288,500	17%	17	12%	\$605,206	\$570,000	\$631,469	\$610,000	\$ 261
Summit Cove	\$728,800	1%	3	2%	\$242,933	\$218,800	\$301,900	dna	\$ 261
Wilderness	\$4,532,900	8%	14	10%	\$323,779	\$262,500	\$323,779	\$262,500	\$ 247
Woodmoor	\$1,165,000	2%	2	1%	\$582,500	dna	\$528,500	dna	\$ 229
Quit Claim Deeds	\$130,200	0%	2	1%	\$65,100	dna	\$0	\$0	\$ -
<b>TOTAL</b>	<b>\$60,172,900</b>	<b>100%</b>	<b>141</b>	<b>100%</b>	<b>\$431,962</b>	<b>\$350,000</b>	<b>\$464,855</b>	<b>\$372,500</b>	<b>\$ 306</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.

# November Market Analysis by Area

## Summit County, Colorado

YEAR-TO-DATE 2010: THROUGH NOVEMBER 30th, 2010

There have been 42 Bank Sales YTD through November 2010, totalling \$17,155,200 in Gross Volume, or \$408,457 per Unit . This accounts for 2.73% 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	\$23,697,100	4%	60	5%	\$394,952	\$392,500	\$518,127	\$525,000	\$ 232
Breckenridge	\$220,620,000	35%	285	24%	\$774,105	\$466,500	\$705,170	\$490,000	\$ 448
Breckenridge Golf Course	\$67,779,400	11%	97	8%	\$698,757	\$476,500	\$1,051,296	\$980,000	\$ 322
Central Summit County (non-town)	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Copper Mountain Less Ski Area Sale	\$18,808,800	3%	36	3%	\$522,467	\$385,000	\$546,818	\$390,500	\$ 420
Corinthian Hills & Summerwood	\$4,538,900	1%	9	1%	\$504,322	\$437,000	\$630,750	\$660,000	\$ 233
Dillon Town & Lake	\$12,422,800	2%	27	2%	\$460,104	\$299,300	\$489,075	\$306,400	\$ 291
Dillon Valley	\$7,906,500	1%	38	3%	\$208,066	\$161,750	\$212,684	\$163,500	\$ 195
Farmers Corner	\$2,317,400	0%	6	1%	\$386,233	\$385,650	\$396,480	\$429,000	\$ 220
Frisco	\$64,687,600	10%	137	12%	\$472,172	\$399,000	\$486,798	\$420,000	\$ 299
Heeney	\$1,753,000	0%	10	1%	\$175,300	\$80,000	\$236,100	\$230,000	\$ 235
Keystone	\$60,734,915	10%	162	14%	\$374,907	\$302,500	\$406,012	\$330,000	\$ 341
Montezuma	\$840,000	0%	4	0%	\$210,000	\$140,000	\$300,000	dna	\$ 329
North Summit County (rural)	\$5,695,000	1%	10	1%	\$569,500	\$480,000	\$624,286	\$500,000	\$ 198
Peak 7	\$6,189,700	1%	11	1%	\$562,700	\$555,700	\$562,700	\$554,850	\$ 224
Silverthorne	\$70,050,700	11%	111	10%	\$631,087	\$498,000	\$657,854	\$569,000	\$ 255
Summit Cove	\$15,138,700	2%	38	3%	\$398,387	\$354,250	\$460,456	\$392,500	\$ 227
Wilderness	\$31,859,500	5%	91	8%	\$350,104	\$300,000	\$350,268	\$299,500	\$ 250
Woodmoor	\$10,386,900	2%	17	1%	\$610,994	\$595,000	\$675,460	\$735,000	\$ 242
Quit Claim Deeds	\$2,257,800	0%	16	1%	\$141,113	\$114,100	\$0	\$0	\$ -
<b>TOTAL</b>	<b>\$627,684,715</b>	<b>100%</b>	<b>1165</b>	<b>100%</b>	<b>\$544,323</b>	<b>\$385,000</b>	<b>\$563,027</b>	<b>\$425,000</b>	<b>\$ 329</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.

# NOVEMBER 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	\$583,434	0%	\$238,750	\$137,167	-43%	\$156,130	\$122,582	-21%
Breckenridge	\$1,165,304	\$974,077	-16%	\$493,262	\$615,534	25%	\$397,833	\$773,042	94%
Breckenridge Golf Course	\$1,323,073	\$1,330,600	1%	\$500,125	\$410,541	-18%	\$427,325	\$266,780	-38%
Central Summit County (Rural)	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Copper Mountain	\$2,650,000	\$1,537,500	-42%	\$485,617	\$450,945	-7%	\$0	\$0	0%
Corinthian Hills/Summerwood	\$825,750	\$637,375	-23%	\$783,600	\$617,500	-21%	\$0	\$251,467	0%
Dillon Town & Lake	\$592,000	\$772,300	30%	\$326,622	\$319,140	-2%	\$0	\$0	0%
Dillon Valley	\$342,971	\$364,227	6%	\$149,486	\$148,569	-1%	\$0	\$0	0%
Farmers Corner	\$414,867	\$396,480	-4%	\$0	\$0	0%	\$222,667	\$335,000	50%
Frisco	\$705,577	\$712,672	1%	\$382,975	\$396,449	4%	\$385,000	\$348,750	-9%
Heeny	\$495,000	\$236,100	-52%	\$0	\$0	0%	\$0	\$0	0%
Keystone	\$1,278,333	\$748,308	-41%	\$397,531	\$372,302	-6%	\$458,125	\$69,000	-85%
Montezuma	\$0	\$300,000	n/a	\$0	\$0	0%	\$0	\$120,000	0%
North Summit County (Rural)	\$1,176,329	\$624,286	-47%	\$0	\$0	0%	\$1,475,000	\$441,667	-70%
Peak 7	\$809,750	\$562,700	-31%	\$0	\$0	0%	\$291,250	\$0	n/a
Silverthorne	\$857,360	\$746,895	-13%	\$469,657	\$424,121	-10%	\$302,265	\$329,625	9%
Summit Cove	\$539,805	\$534,825	-1%	\$252,933	\$237,350	-6%	\$192,000	\$139,500	-27%
Wilderness	\$465,414	\$559,436	20%	\$287,397	\$267,265	-7%	\$347,000	\$245,000	-29%
Woodmoor	\$918,524	\$734,154	-20%	\$328,330	\$293,950	-10%	\$0	\$127,500	n/a
Gross Live Average:	\$905,030	\$774,798	-14%	\$398,051	\$434,501	9%	\$399,025	\$322,154	-19%

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	\$600,000	10%	dna	\$157,500	n/a	\$147,650	\$115,000	-22%
Breckenridge	\$800,000	\$776,450	-3%	\$410,000	\$425,000	4%	\$415,000	\$749,500	81%
Breckenridge Golf Course	\$1,292,500	\$1,150,000	-11%	\$402,000	\$375,000	-7%	\$399,000	\$244,750	-39%
Central Summit County (Rural)	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Copper Mountain	dna	\$1,212,500	n/a	\$405,000	\$380,000	-6%	\$0	\$0	0%
Corinthian Hills/Summerwood	\$874,500	\$660,000	-25%	dna	dna	n/a	\$0	\$224,500	0%
Dillon Town & Lake	dna	\$462,500	n/a	\$314,900	\$275,000	-13%	\$0	\$0	0%
Dillon Valley	\$340,000	\$365,000	7%	\$137,000	\$126,000	-8%	\$0	\$0	0%
Farmers Corner	\$395,000	\$429,000	9%	\$0	\$0	0%	\$230,000	dna	0%
Frisco	\$628,500	\$540,000	-14%	\$335,000	\$353,750	6%	dna	\$347,500	0%
Heeny	dna	\$230,000	n/a	\$0	\$0	0%	\$0	\$0	0%
Keystone	\$1,265,000	\$829,000	-34%	\$330,000	\$317,750	-4%	\$395,000	dna	0%
Montezuma	\$0	dna	n/a	\$0	\$0	0%	\$0	dna	n/a
North Summit County (Rural)	\$654,800	\$500,000	-24%	\$0	\$0	0%	\$1,500,000	\$295,000	-80%
Peak 7	\$815,000	\$555,700	-32%	\$0	\$0	0%	dna	\$0	0%
Silverthorne	\$735,000	\$740,000	1%	\$430,000	\$432,500	1%	\$312,500	\$290,000	-7%
Summit Cove	\$479,900	\$539,950	13%	\$248,750	\$221,900	-11%	dna	dna	n/a
Wilderness	\$447,500	\$475,000	6%	\$256,000	\$244,000	-5%	dna	dna	0%
Woodmoor	\$800,000	\$760,000	-5%	\$299,000	dna	n/a	\$0	dna	0%
Gross Live Median:	\$695,750	\$608,000	-13%	\$330,000	\$334,000	1%	\$340,000	\$200,000	-41%

### Land Title Guarantee

Breckenridge, Frisco, Dillon  
Brooke Roberts  
970.453.2255

### Frisco Land Title

60 Main Street  
Frisco, CO 80443

### Dillon Land Title

256 Dillon Ridge  
Dillon, CO 80435

### Breckenridge Land Title

200 North Ridge Street  
Breckenridge, CO 80424



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



# November 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
July	\$89,310,400	37%	\$122,040,800	0%	\$122,097,500	13%	\$138,251,700	-42%	\$80,686,100	-41%	\$47,401,000	-19%	\$38,565,100
August	\$102,320,900	45%	\$148,269,200	-12%	\$130,811,400	42%	\$186,302,600	-50%	\$92,825,200	-34%	\$60,975,000	31%	\$79,753,200
September	\$116,154,100	39%	\$161,353,500	36%	\$219,939,000	-23%	\$168,704,900	-25%	\$127,090,100	-36%	\$81,015,200	-3%	\$78,228,400
October	\$117,417,900	30%	\$152,693,400	24%	\$188,770,200	-22%	\$146,546,900	-19%	\$118,230,800	-22%	\$92,709,100	-14%	\$79,749,200
<b>November</b>	<b>\$116,352,500</b>	<b>66%</b>	<b>\$193,562,600</b>	<b>-29%</b>	<b>\$138,233,900</b>	<b>14%</b>	<b>\$156,934,000</b>	<b>-63%</b>	<b>\$58,002,400</b>	<b>12%</b>	<b>\$64,690,000</b>	<b>-7%</b>	<b>\$60,172,900</b>
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>\$627,684,715</b>
<b>Month to Date</b>	<b>\$992,551,200</b>	<b>34%</b>	<b>\$1,332,543,199</b>	<b>11%</b>	<b>\$1,481,079,700</b>	<b>1%</b>	<b>\$1,495,046,900</b>	<b>-33%</b>	<b>\$1,004,674,400</b>	<b>-42%</b>	<b>\$580,323,400</b>	<b>8%</b>	<b>\$627,684,715</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
July	229	41%	323	-3%	312	-4%	301	-55%	136	-30%	95	-21%	75
August	293	37%	400	-27%	291	24%	361	-49%	183	-38%	114	3%	117
September	368	21%	445	0%	444	-32%	301	-33%	201	-27%	147	1%	149
October	371	5%	389	3%	400	-22%	311	-43%	176	-9%	160	-4%	154
<b>November</b>	<b>343</b>	<b>11%</b>	<b>381</b>	<b>-14%</b>	<b>326</b>	<b>-14%</b>	<b>281</b>	<b>-63%</b>	<b>105</b>	<b>29%</b>	<b>135</b>	<b>4%</b>	<b>141</b>
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>1165</b>
<b>Month to Date</b>	<b>2,920</b>	<b>16%</b>	<b>3,401</b>	<b>-2%</b>	<b>3,338</b>	<b>-11%</b>	<b>2,980</b>	<b>-42%</b>	<b>1736</b>	<b>-39%</b>	<b>1067</b>	<b>9%</b>	<b>1165</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

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.

**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

## NOVEMBER RESIDENTIAL MARKET SALES BY PRICE POINT

Summit County sales of Improved Residential Units are included in Analysis

November 2010 Residential Improved Units - Price Point Summary			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	17	\$2,564,800	5%
200,001 to 300,000	22	\$5,769,700	10%
300,001 to 400,000	28	\$9,887,000	18%
400,001 to 500,000	16	\$7,123,100	13%
500,001 to 600,000	11	\$5,855,000	11%
600,001 to 700,000	5	\$3,237,500	6%
700,001 to 800,000	5	\$3,836,600	7%
800,001 to 900,000	5	\$4,194,000	8%
900,001 to 1,000,000	5	\$4,765,000	9%
1,000,001 to 1,500,000	4	\$5,085,000	9%
1,500,001 to 2,000,000	0	\$0	0%
2,000,001 to 2,500,000	0	\$0	0%
2,500,001 to 3,000,000	1	\$3,000,000	5%
over \$ 3 Million	0	\$0	0%
<b>Total:</b>	<b>119</b>	<b>\$55,317,700</b>	<b>100%</b>
New Construction	Number Trans.	Total Volume	Average Price
Single Family	7	\$8,319,900	\$1,188,557
Multi Family	4	\$2,300,000	\$575,000
Vacant Land	0	\$0	\$0
Resales	Number Trans.	Total Volume	Average Price
Single Family	35	\$19,646,700	\$561,334
Multi Family	73	\$25,051,100	\$343,166
Vacant Land	10	\$1,959,000	\$195,900
November 2010 Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	42	\$27,966,600	\$665,871
Multi Family	77	\$27,351,100	\$355,209
Vacant Land	10	\$1,959,000	\$195,900
Year - to - Date 2010: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	369	\$285,900,600	\$774,798
Multi Family	608	\$264,176,500	\$434,501
Vacant Land	72	\$23,195,100	\$322,154
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

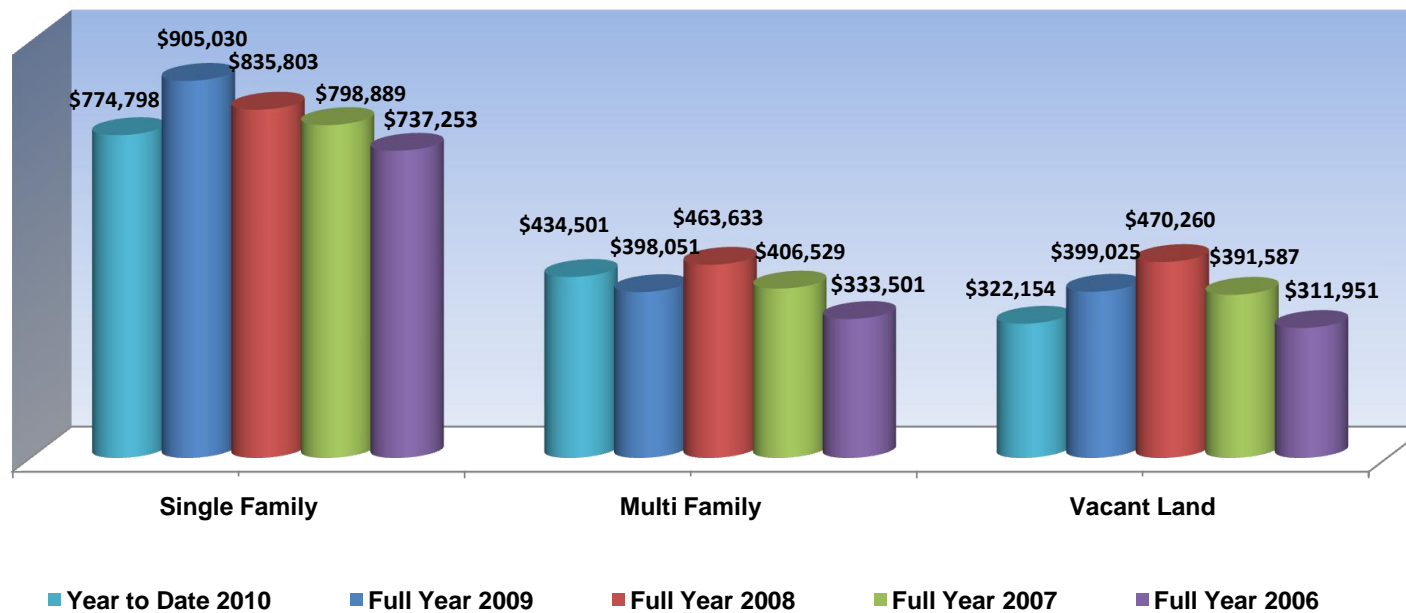
This report is provided to you Compliments of Land Title Guarantee Company, proudly serving our Community for over 40 Years.

Copyright 2010. All Rights Reserved.

BUY LOCAL



November 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.

**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



## NOVEMBER HISTORICAL COST BREAKDOWN: SUMMIT COUNTY

Sales of Improved Residential Units are included in Analysis

Year-to-Date Price Point Summary for Residential Volume: Through November 30th, 2010			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	107	\$16,782,800	3%
200,001 to 300,000	181	\$46,314,500	8%
300,001 to 400,000	174	\$61,608,800	11%
400,001 to 500,000	126	\$57,087,400	10%
500,001 to 600,000	96	\$52,626,700	10%
600,001 to 700,000	56	\$36,122,500	7%
700,001 to 800,000	51	\$38,858,800	7%
800,001 to 900,000	54	\$46,420,400	8%
900,001 to 1,000,000	24	\$22,837,000	4%
1,000,001 to 1,500,000	60	\$76,536,700	14%
1,500,001 to 2,000,000	29	\$48,678,000	9%
2,000,001 to 2,500,000	12	\$26,157,500	5%
2,500,001 to 3,000,000	6	\$16,096,000	3%
over \$ 3 Million	1	\$3,950,000	1%
<b>Total:</b>	<b>977</b>	<b>\$550,077,100</b>	<b>100%</b>
Year-to-Date Price Point Summary for Residential Volume: Through November 30th, 2009			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	88	\$13,936,700	3%
200,001 to 300,000	163	\$41,886,600	8%
300,001 to 400,000	172	\$60,234,800	11%
400,001 to 500,000	101	\$45,599,300	9%
500,001 to 600,000	89	\$49,093,100	9%
600,001 to 700,000	69	\$45,193,200	9%
700,001 to 800,000	37	\$27,967,000	5%
800,001 to 900,000	27	\$23,021,500	4%
900,001 to 1,000,000	27	\$26,133,600	5%
1,000,001 to 1,500,000	75	\$93,461,400	18%
1,500,001 to 2,000,000	28	\$48,720,700	9%
2,000,001 to 2,500,000	9	\$20,069,000	4%
2,500,001 to 3,000,000	4	\$10,985,000	2%
over \$ 3 Million	6	\$19,208,000	4%
<b>Total:</b>	<b>895</b>	<b>\$525,509,900</b>	<b>100%</b>
Year-to-Date Price Point Summary for Residential Volume: Through November 30th, 2008			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	141	\$22,644,100	3%
200,001 to 300,000	209	\$53,369,200	7%
300,001 to 400,000	250	\$87,501,400	11%
400,001 to 500,000	192	\$86,066,200	11%
500,001 to 600,000	145	\$79,790,300	10%
600,001 to 700,000	93	\$60,973,000	8%
700,001 to 800,000	89	\$66,653,100	8%
800,001 to 900,000	58	\$49,526,000	6%
900,001 to 1,000,000	45	\$43,181,600	5%
1,000,001 to 1,500,000	99	\$120,384,100	15%
1,500,001 to 2,000,000	43	\$72,861,600	9%
2,000,001 to 2,500,000	14	\$31,224,300	4%
2,500,001 to 3,000,000	8	\$21,650,000	3%
over \$ 3 Million	4	\$16,050,000	2%
<b>Total:</b>	<b>1390</b>	<b>\$811,874,900</b>	<b>100%</b>

Page 8

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**  
 970.453.2255  
 broberts@ltgc.com



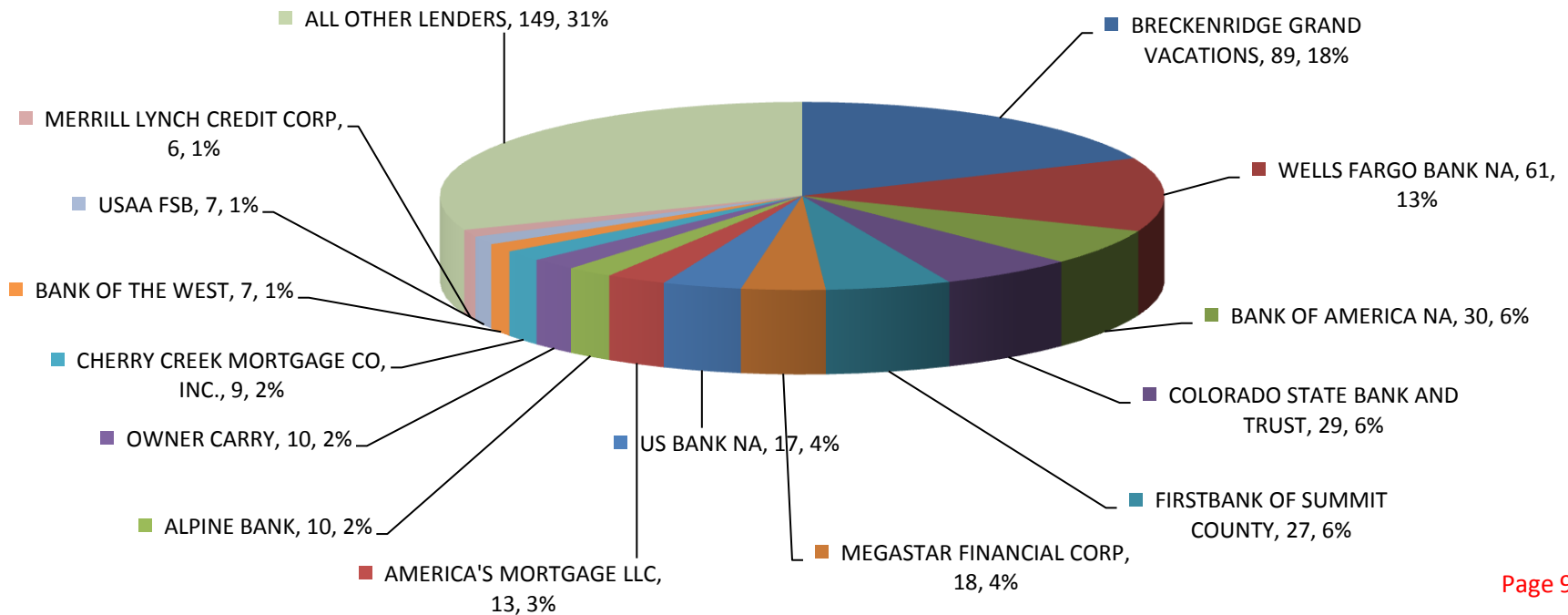
## Top 69% Lenders for November 2010: Summit County

Total Loans Recorded in November 2010: 482 Loans

**LOAN BREAKDOWN:** 79 Loans related to Sales: 56% of the 141 Sales Transactions.

There were 310 Refinance/Equity Loans, and 93 Loans related to Timeshare Sales.

The Remainder of Sales: 44% of Real Estate closings were Cash Transactions at the time of closing.



## SUMMIT COUNTY BANK SALES: November 2010

**Page 10**

The Property located at Hawk Circle (number not available) aka Red Hawk Townhome Unit 2332, Building B, sold on 11/1/2010 for \$750,000  
This Townhome is 4 Bedroom 3 Bath, was built in 1999 and has 1,837 SF Living Area. PPSF is \$408.27  
The Seller was: US Bank, NA. The Purchaser was: Hawk 201, LLC

The Property located at 134 SCR #534 aka Breckenridge Park Estates Subd Lot 48, sold on 11/16/2010 for \$505,000  
This Home is 3 Bedroom 3 Bath, was built in 1995 and has 2,856 SF Living Area on .960 AC Land. PPSF is \$176.82  
The Seller was: Mellon Bank of New York. The Purchaser was: John T. Wagle

The Property located at 665 Reiling Road aka Vista Point Subd #1 Lot 2, Block 6, sold on 11/24/2010 for \$150,000  
This Vacant Residential Site is .5399 AC in Size. PPAC is \$277,829  
The Seller was: Trego Wakeeney State Bank. The Purchaser was: Loretta J. Prussman

The Property (no street address on record) Vista Point Subd #1 Lot 1, Block 6, sold on 11/4/2010 for \$170,000  
This Vacant Residential Site is 1.1391 AC in Size. PPAC is \$149,241  
The Seller was: Trego Wakeeney State Bank. The Purchaser was: Park Hill 71, LLC

The Property located at 156 Lance Lane aka Valley of the Blue Condo Unit 4, Building A, sold on 11/5/2010 for \$175,000  
This Condo is 2 Bedroom 2 Bath, was built in 1968, and has 980 SF Living Area. PPSF is \$178.57  
The Seller was: FirstBank of Summit County. The Purchaser was: Scott N. Smith

The Property (no street address on record) Green Mountain Halldorson Tract 6/7, Block 1, sold on 11/3/2010 for \$53,000  
This Home is 1 Bedroom 1 Bath, was built in 1952, and has 720 SF Living Area on .14 AC Land. PPSF is \$73.61  
The Seller was: FHLMC. The Purchaser was: Tim Cook

The Property located at 1205 Keystone Road, aka Slopeside Condo Unit 2782, sold on 11/22/2010 for \$110,000  
This Condo is a Studio with 1 Bath, was built in 1986, and has 382 SF Living Area. PPSF is \$287.96.  
The Seller was: FHLMC. The Purchaser was: Tyson Robert Horner

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



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

NOVEMBER 2010:		Total	Timeshare	Fee Simple	Unknown: No legal shown
#1	Notice of Election & Demand for Sale: (NED)	52	4	18	30
#2	Certificate of Purchase: (CTP)	0	0	0	0
#3	Public Trustee's Deeds: (PTD)	8	1	1	6
<b>Total Foreclosure Documents Filed:</b>		<b>60</b>	<b>5</b>	<b>19</b>	<b>36</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, withdraw 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.*



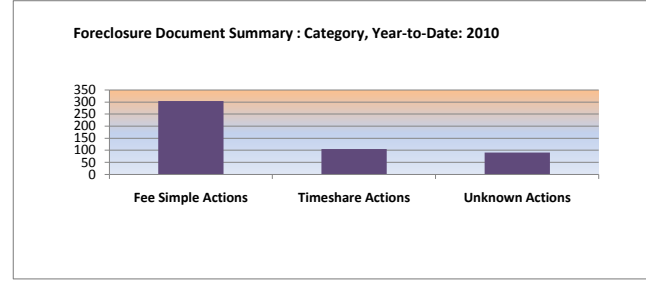
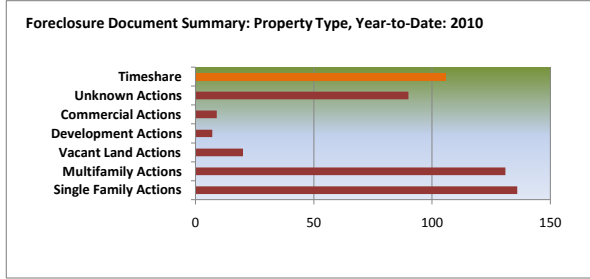
**Land Title Guarantee**  
 Breckenridge.Frisco.Dillon  
 Brooke Roberts  
 970.453.2255  
 broberts@ltgc.com

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: November Edition

Property Foreclosure Summary:	
Fee Simple Actions	304
Timeshare Actions	105
Unknown Actions	90
Property Type Breakdown:	
Single Family Actions	136
Multifamily Actions	131
Vacant Land Actions	20
Development Actions	7
Commercial Actions	9
Unknown Actions	90
Timeshare	106

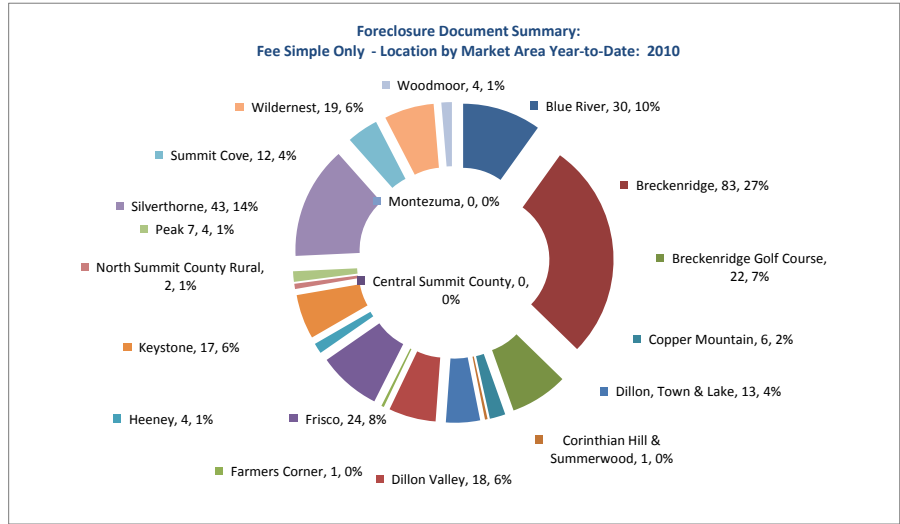
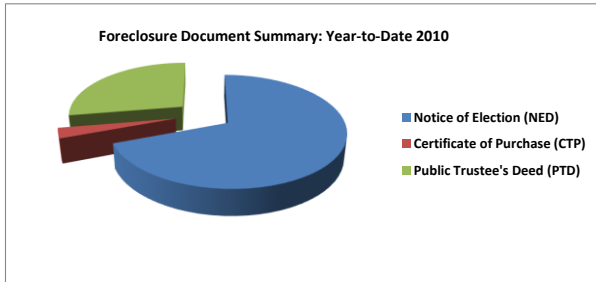


Location Summary: ALL TYPES	
Blue River	30
Breckenridge	188
Breckenridge Golf Course	22
Central Summit County	0
Copper Mountain	6
Corinthian Hill & Summerwood	1
Dillon, Town & Lake	13
Dillon Valley	18
Farmers Corner	1
Frisco	24
Heeney	4
Keystone	17
Montezuma	0
North Summit County Rural	3
Peak 7	4
Silverthorne	43
Summit Cove	12
Wilderness	19
Woodmoor	4

Location Summary: Fee Simple Only	
Blue River	30
Breckenridge	83
Breckenridge Golf Course	22
Central Summit County	0
Copper Mountain	6
Corinthian Hill & Summerwood	1
Dillon, Town & Lake	13
Dillon Valley	18
Farmers Corner	1
Frisco	24
Heeney	4
Keystone	17
Montezuma	0
North Summit County Rural	2
Peak 7	4
Silverthorne	43
Summit Cove	12
Wilderness	19
Woodmoor	4

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

Document Summary:	
Notice of Election (NED)	346
Certificate of Purchase (CTP)	15
Public Trustee's Deed (PTD)	138



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

**2009 Summit County Foreclosure Summary:**

Notice of Election & Demand for	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 Treasurer's Office

**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.