

OCTOBER 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	\$129,600	-46%	\$156,130	\$135,408	-13%
Breckenridge	\$1,165,304	\$990,757	-15%	\$493,262	\$644,230	31%	\$397,833	\$829,682	109%
Breckenridge Golf Course	\$1,323,073	\$1,361,440	3%	\$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	\$454,618	-6%	\$0	\$0	0%
Corinthian Hills/Summerwood	\$825,750	\$626,500	-24%	\$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	\$373,938	9%	\$149,486	\$149,632	0%	\$0	\$0	0%
Farmers Corner	\$414,867	\$417,100	1%	\$0	\$0	0%	\$222,667	\$335,000	50%
Frisco	\$705,577	\$742,461	5%	\$382,975	\$394,280	3%	\$385,000	\$348,750	-9%
Heency	\$495,000	\$281,875	-43%	\$0	\$0	0%	\$0	\$0	0%
Keystone	\$1,278,333	\$741,583	-42%	\$397,531	\$380,153	-4%	\$458,125	\$69,000	-85%
Montezuma	\$0	\$460,000	n/a	\$0	\$0	0%	\$0	\$140,000	0%
North Summit County (Rural)	\$1,176,329	\$624,286	-47%	\$0	\$0	0%	\$1,475,000	\$192,500	-87%
Peak 7	\$809,750	\$576,620	-29%	\$0	\$0	0%	\$291,250	\$0	n/a
Silverthorne	\$857,360	\$751,251	-12%	\$469,657	\$406,306	-13%	\$302,265	\$342,773	13%
Summit Cove	\$539,805	\$534,825	-1%	\$252,933	\$215,833	-15%	\$192,000	\$154,000	-20%
Wilderness	\$465,414	\$546,609	17%	\$287,397	\$274,333	-5%	\$347,000	\$245,000	-29%
Woodmoor	\$918,524	\$761,727	-17%	\$328,330	\$293,950	-10%	\$0	\$127,500	n/a
Gross Live Average:	\$905,030	\$788,789	-13%	\$398,051	\$445,999	12%	\$399,025	\$342,518	-14%

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	\$140,000	n/a	\$147,650	\$127,650	-14%
Breckenridge	\$800,000	\$788,950	-1%	\$410,000	\$434,000	6%	\$415,000	\$789,000	90%
Breckenridge Golf Course	\$1,292,500	\$1,150,000	-11%	\$402,000	\$375,000	-7%	\$399,000	\$257,650	-35%
Central Summit County (Rural)	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Copper Mountain	dna	\$1,212,500	n/a	\$405,000	\$370,000	-9%	\$0	\$0	0%
Corinthian Hills/Summerwood	\$874,500	\$650,000	-26%	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	\$377,500	11%	\$137,000	\$127,000	-7%	\$0	\$0	0%
Farmers Corner	\$395,000	\$429,000	9%	\$0	\$0	0%	\$230,000	dna	0%
Frisco	\$628,500	\$587,500	-7%	\$335,000	\$355,000	6%	dna	\$347,500	0%
Heency	dna	\$310,750	n/a	\$0	\$0	0%	\$0	\$0	0%
Keystone	\$1,265,000	\$680,000	-46%	\$330,000	\$321,500	-3%	\$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	dna	n/a
Peak 7	\$815,000	\$567,350	-30%	\$0	\$0	0%	dna	\$0	0%
Silverthorne	\$735,000	\$740,000	1%	\$430,000	\$421,250	-2%	\$312,500	\$305,000	-2%
Summit Cove	\$479,900	\$539,900	13%	\$248,750	\$207,000	-17%	dna	dna	n/a
Wilderness	\$447,500	\$477,500	7%	\$256,000	\$250,000	-2%	dna	dna	0%
Woodmoor	\$800,000	\$760,000	-5%	\$299,000	dna	n/a	\$0	dna	0%
Gross Live Median:	\$695,750	\$610,000	-12%	\$330,000	\$338,000	2%	\$340,000	\$250,000	-26%

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

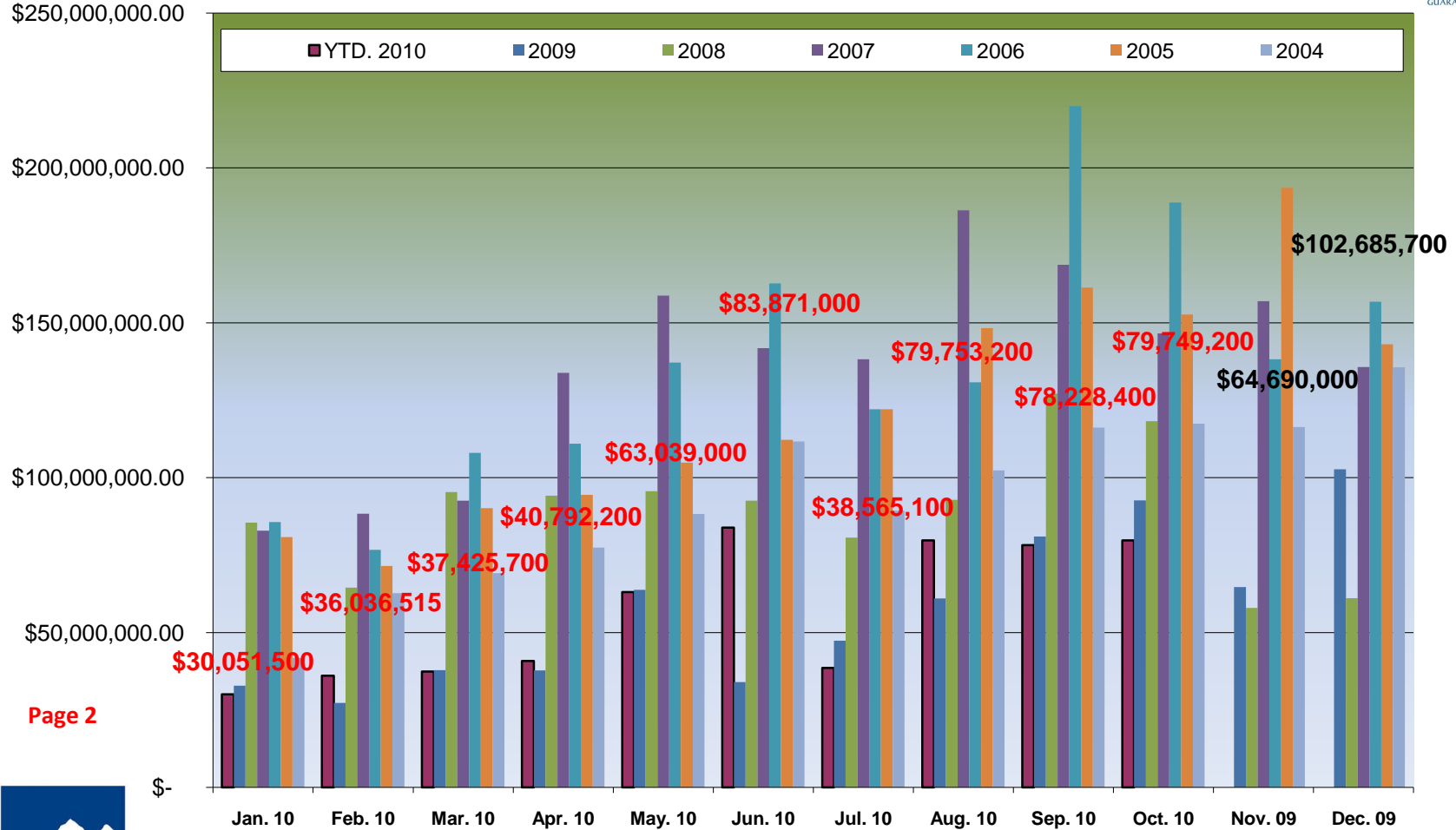
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Summit County Gross Real Estate Volume: 2004 through Year-to-Date 2010

October Edition: 2010



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 Frisco, CO 80443
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Dillon
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 256 Dillon Ridge
 Dillon, CO 80435
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Breckenridge
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 200 North Ridge
 Street
 Breckenridge, CO
 80424
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OCTOBER RESIDENTIAL MARKET SALES BY PRICE POINT

Summit County sales of Improved Residential Units are included in Analysis

October 2010 Residential Improved Units - Price Point Summary			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	15	\$2,207,200	3%
200,001 to 300,000	26	\$6,608,300	9%
300,001 to 400,000	27	\$9,490,200	13%
400,001 to 500,000	15	\$6,728,000	9%
500,001 to 600,000	17	\$9,158,800	12%
600,001 to 700,000	7	\$4,555,000	6%
700,001 to 800,000	5	\$3,770,300	5%
800,001 to 900,000	8	\$6,884,000	9%
900,001 to 1,000,000	5	\$4,729,500	6%
1,000,001 to 1,500,000	6	\$7,590,000	10%
1,500,001 to 2,000,000	2	\$3,503,000	5%
2,000,001 to 2,500,000	3	\$6,280,000	8%
2,500,001 to 3,000,000	0	\$0	0%
over \$ 3 Million	1	\$3,950,000	5%
Total:	137	\$75,454,300	100%
New Construction	Number Trans.	Total Volume	Average Price
Single Family	4	\$3,253,300	\$813,325
Multi Family	0	\$0	\$0
Vacant Land	0	\$0	\$0
Resales	Number Trans.	Total Volume	Average Price
Single Family	52	\$43,662,300	\$839,660
Multi Family	81	\$28,538,700	\$352,330
Vacant Land	7	\$2,354,900	\$336,414
October 2010 Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	56	\$46,915,600	\$837,779
Multi Family	81	\$28,538,700	\$352,330
Vacant Land	7	\$2,354,900	\$336,414
Year - to - Date 2010: Gross Residential Price	Number Trans.	Total Volume	Average Price
Single Family	327	\$257,934,000	\$788,789
Multi Family	531	\$236,825,400	\$445,999
Vacant Land	62	\$21,236,100	\$342,518
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

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OCTOBER HISTORICAL COST BREAKDOWN: SUMMIT COUNTY

Sales of Improved Residential Units are included in Analysis

Year-to-Date Price Point Summary for Residential Volume: Through October 31st, 2010			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	90	\$14,218,000	3%
200,001 to 300,000	159	\$40,544,800	8%
300,001 to 400,000	146	\$51,721,800	10%
400,001 to 500,000	110	\$49,964,300	10%
500,001 to 600,000	85	\$46,771,700	9%
600,001 to 700,000	51	\$32,885,000	7%
700,001 to 800,000	46	\$35,022,200	7%
800,001 to 900,000	49	\$42,226,400	9%
900,001 to 1,000,000	19	\$18,072,000	4%
1,000,001 to 1,500,000	56	\$71,451,700	14%
1,500,001 to 2,000,000	29	\$48,678,000	10%
2,000,001 to 2,500,000	12	\$26,157,500	5%
2,500,001 to 3,000,000	5	\$13,096,000	3%
over \$ 3 Million	1	\$3,950,000	1%
Total:	858	\$494,759,400	100%
Year-to-Date Price Point Summary for Residential Volume: Through October 31st, 2009			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	71	\$11,399,100	2%
200,001 to 300,000	134	\$34,535,200	7%
300,001 to 400,000	148	\$51,916,800	11%
400,001 to 500,000	90	\$40,603,900	9%
500,001 to 600,000	75	\$41,445,600	9%
600,001 to 700,000	61	\$40,134,700	9%
700,001 to 800,000	36	\$27,202,000	6%
800,001 to 900,000	21	\$17,826,500	4%
900,001 to 1,000,000	26	\$25,223,600	5%
1,000,001 to 1,500,000	66	\$82,321,200	18%
1,500,001 to 2,000,000	25	\$43,359,700	9%
2,000,001 to 2,500,000	8	\$17,719,000	4%
2,500,001 to 3,000,000	4	\$10,985,000	2%
over \$ 3 Million	6	\$19,208,000	4%
Total:	771	\$463,880,300	100%
Year-to-Date Price Point Summary for Residential Volume: Through October 31st, 2008			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	136	\$21,699,100	3%
200,001 to 300,000	194	\$49,352,300	7%
300,001 to 400,000	235	\$82,380,400	11%
400,001 to 500,000	179	\$80,053,300	11%
500,001 to 600,000	130	\$71,825,500	9%
600,001 to 700,000	86	\$56,317,100	7%
700,001 to 800,000	84	\$62,925,100	8%
800,001 to 900,000	56	\$47,837,000	6%
900,001 to 1,000,000	43	\$41,286,600	5%
1,000,001 to 1,500,000	94	\$114,371,900	15%
1,500,001 to 2,000,000	38	\$64,593,600	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	3	\$12,675,000	2%
Total:	1300	\$758,191,200	100%

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October 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
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		
Year-to-Date TOTAL	\$1,128,175,900	31%	\$1,475,627,499	11%	\$1,637,874,800	0%	\$1,630,738,800	-35%	\$1,065,729,100	-36%	\$683,009,100		\$567,511,815
Month to Date	\$876,198,700	30%	\$1,138,980,599	18%	\$1,342,845,800	0%	\$1,338,112,900	-29%	\$946,672,000	-46%	\$515,633,400	10%	\$567,511,815

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
November	343	11%	381	-14%	326	-14%	281	-63%	105	29%	135		
December	326	-9%	298	-9%	271	-19%	220	-55%	98	82%	178		
Year-to-Date TOTAL	3,246	14%	3,699	-2%	3,609	-11%	3,200	-43%	1834	-32%	1245		1024
Month to Date	2,577	17%	3,020	0%	3,012	-10%	2,699	-40%	1631	-43%	932	10%	1024

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

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October Market Analysis by Area

Summit County, Colorado

OCTOBER 2010

There were 6 Bank Sales in October 2010, totalling \$2,420,600 in Gross Volume, or \$403,433 per Unit . This accounts for 3.04% 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	\$2,445,000	3%	5	3%	\$489,000	\$510,000	\$489,000	\$510,000	\$ 204
Breckenridge	\$23,590,300	30%	37	24%	\$637,576	\$465,000	\$646,723	\$465,000	\$ 366
Breckenridge Golf Course	\$14,129,500	18%	16	10%	\$883,094	\$737,500	\$1,085,875	\$920,000	\$ 312
Central Summit County (non-town)	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Copper Mountain	\$1,893,000	2%	5	3%	\$378,600	\$325,000	\$378,600	\$325,000	\$ 394
Corinthian Hills & Summerwood	\$184,900	0%	1	1%	\$184,900	dna	\$0	dna	\$ -
Dillon Town & Lake	\$3,107,800	4%	5	3%	\$621,560	\$560,000	\$621,560	\$560,000	\$ 332
Dillon Valley	\$1,351,700	2%	7	5%	\$193,100	\$127,000	\$193,100	\$127,000	\$ 164
Farmers Corner	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Frisco	\$9,992,200	13%	22	14%	\$454,191	\$440,000	\$464,860	\$450,000	\$ 307
Heeney	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Keystone	\$7,904,500	10%	19	12%	\$416,026	\$400,000	\$484,800	\$425,000	\$ 345
Montezuma	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
North Summit County (rural)	\$1,400,000	2%	2	1%	\$700,000	dna	\$700,000	dna	\$ 233
Peak 7	\$518,000	1%	1	1%	\$518,000	dna	\$518,000	dna	\$ 212
Silverthorne	\$5,844,400	7%	13	8%	\$449,569	\$333,000	\$515,100	\$363,750	\$ 262
Summit Cove	\$2,310,100	3%	7	5%	\$330,014	\$280,000	\$379,167	\$286,000	\$ 222
Wilderness	\$3,722,800	5%	12	8%	\$310,233	\$292,150	\$310,233	\$292,150	\$ 226
Woodmoor	\$1,355,000	2%	2	1%	\$677,500	dna	\$677,500	dna	\$ 242
Quit Claim Deeds	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
TOTAL	\$79,749,200	100%	154	100%	\$517,852	\$371,250	\$550,761	\$405,000	\$ 303

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.

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October Market Analysis by Area

Summit County, Colorado

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

There have been 35 Bank Sales YTD through October 2010, totalling \$15,242,200 in Gross Volume, or \$435,491 per Unit . This accounts for 2.69% 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	\$23,063,100	4%	54	5%	\$427,094	\$447,500	\$526,705	\$528,750	\$ 233
Breckenridge	\$203,648,000	36%	250	24%	\$814,592	\$517,500	\$730,095	\$527,500	\$ 458
Breckenridge Golf Course	\$62,391,400	11%	91	9%	\$685,620	\$400,000	\$1,050,569	\$965,000	\$ 320
Central Summit County (non-town)	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Copper Mountain Less Ski Area Sale	\$17,558,800	3%	33	3%	\$532,085	\$390,000	\$559,413	\$391,000	\$ 424
Corinthian Hills & Summerwood	\$3,868,900	1%	8	1%	\$483,613	\$391,000	\$622,900	\$650,000	\$ 244
Dillon Town & Lake	\$12,422,800	2%	27	3%	\$460,104	\$299,300	\$489,075	\$306,400	\$ 291
Dillon Valley	\$6,769,500	1%	34	3%	\$199,103	\$155,000	\$204,009	\$160,000	\$ 192
Farmers Corner	\$1,586,300	0%	4	0%	\$396,575	\$385,650	\$417,100	\$429,000	\$ 241
Frisco	\$57,405,400	10%	120	12%	\$478,378	\$400,000	\$492,404	\$430,000	\$ 303
Heeney	\$1,700,000	0%	9	1%	\$188,889	\$107,000	\$281,875	\$310,750	\$ 276
Keystone	\$53,128,215	9%	138	13%	\$384,987	\$310,250	\$415,130	\$344,950	\$ 339
Montezuma	\$600,000	0%	2	0%	\$300,000	dna	\$460,000	dna	\$ 421
North Summit County (rural)	\$4,755,000	1%	9	1%	\$528,333	\$460,000	\$624,286	\$500,000	\$ 198
Peak 7	\$5,766,200	1%	10	1%	\$576,620	\$567,350	\$576,620	\$567,350	\$ 220
Silverthorne	\$59,762,200	11%	94	9%	\$635,768	\$486,500	\$663,800	\$550,000	\$ 254
Summit Cove	\$14,409,900	3%	35	3%	\$411,711	\$368,000	\$471,027	\$443,500	\$ 225
Wilderness	\$27,326,600	5%	77	8%	\$354,891	\$309,000	\$355,280	\$304,000	\$ 251
Woodmoor	\$9,221,900	2%	15	1%	\$614,793	\$595,000	\$689,762	\$735,000	\$ 244
Quit Claim Deeds	\$2,127,600	0%	14	1%	\$151,971	\$123,350	\$0	\$0	\$ -
TOTAL	\$567,511,815	100%	1024	100%	\$559,786	\$391,250	\$576,643	\$436,000	\$ 332

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.

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BUY LOCAL



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SUMMIT COUNTY BANK SALES: October 2010

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The Property located at 0121 Cydney Lane aka Forest Park at Wildernest TH #2 Unit 8E, sold on 10/19/2010 for \$299,000
This Townhome is 2 Bedroom 3 Bath, was built in 1998 and has 1,376 SF Living Area on .035 AC Land. PPSF is \$217.30
The Seller was: FHLMC. The Purchaser was: 725 Rood Lacroix Family Partnership

The Property located at 0421 Alpine Road aka Dillon Valley Subd Lot 21, Block 5, sold on 10/5/2010 for \$385,000
This Home is 6 Bedroom 3 Bath, was built in 1976 and has 3,448 SF Living Area on .36 AC Land. PPSF is \$111.66
The Seller was: Wells Fargo Bank. The Purchaser was: Charles Dean Lausten

The Property located at 0101 Marks Lane aka Highlands Golf Course Subd #1 Lot 19, sold on 10/5/2010 for \$860,000
This home is 5 Bedroom 4 Bath, was built in 2000 and has 4,265 SF Living Area on .53 AC Land. PPSF is \$201.64
The Seller was: Bank of America. The Purchaser was: Christopher O'Toole

The Property located at 0505 Straight Creek Drive aka Dillon Valley West Condo Unit 202, Building B, sold on 10/13/2010 for \$124,800
This Condo is 2 Bedroom 2 Bath, was built in 1978 and has 739 SF Living Area. PPSF is \$168.88
The Seller was: FNMA. The Purchaser was: Dale McCaw

The Property located at 0010 Larson Lane aka Aspen Branch TH Unit B, sold on 10/28/2010 for \$321,800
This Townhome is 2 Bedroom 2 Bath, was built in 1976 and has 1,488 SF Living Area on .1186 AC Land. PPSF is \$216.26
The Seller was: HSBC Bank, USA. The Purchaser was: Max Millen

The Property located at 0513 Rena Road aka Valley of the Blue Subd Lot 12, sold on 10/6/2010 for \$430,000
This Home is 3 Bedroom 3 Bath, was built in 2007 and has 2,274 SF Living Area on .69 AC Land. PPSF is \$189.09
The Seller was: Homesales, Inc. The Purchaser was: Roger W. Maul

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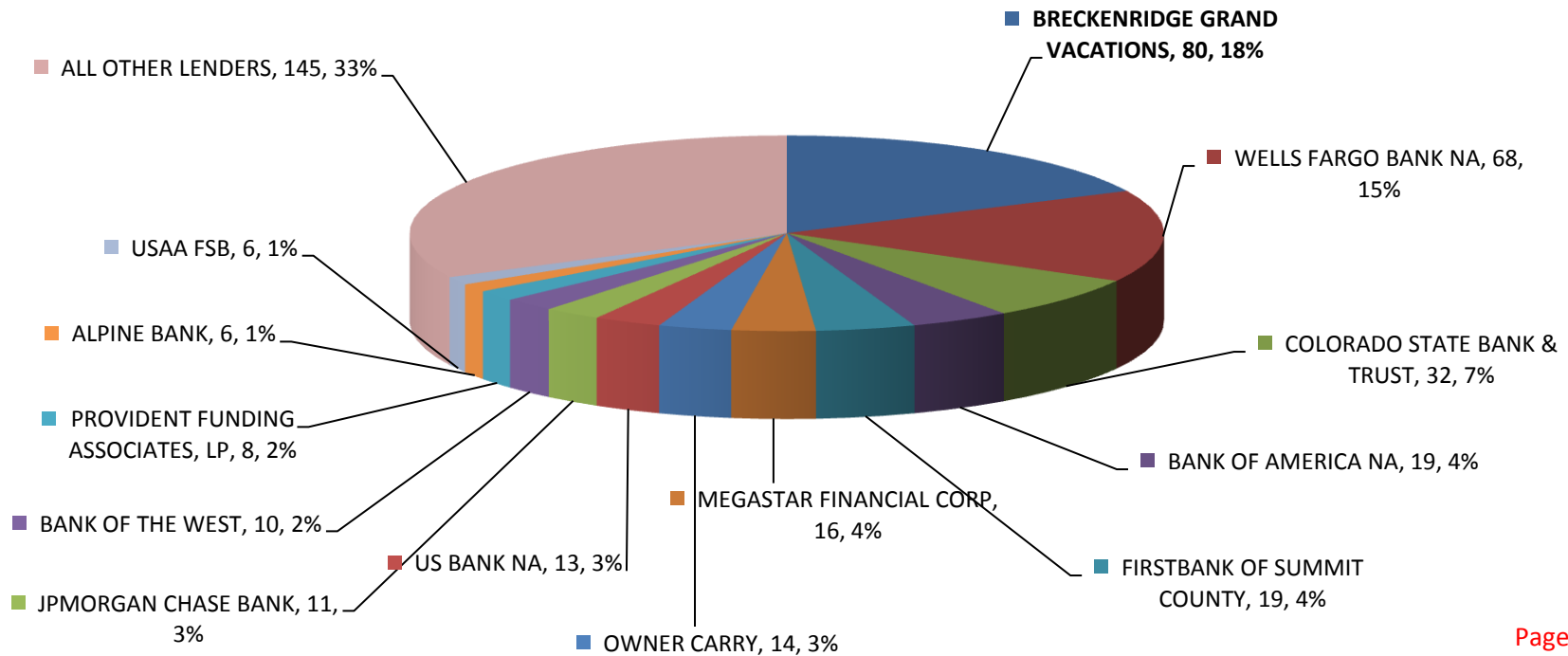
Top 68% Lenders for October 2010: Summit County

Total Loans Recorded in October 2010: 447 Loans

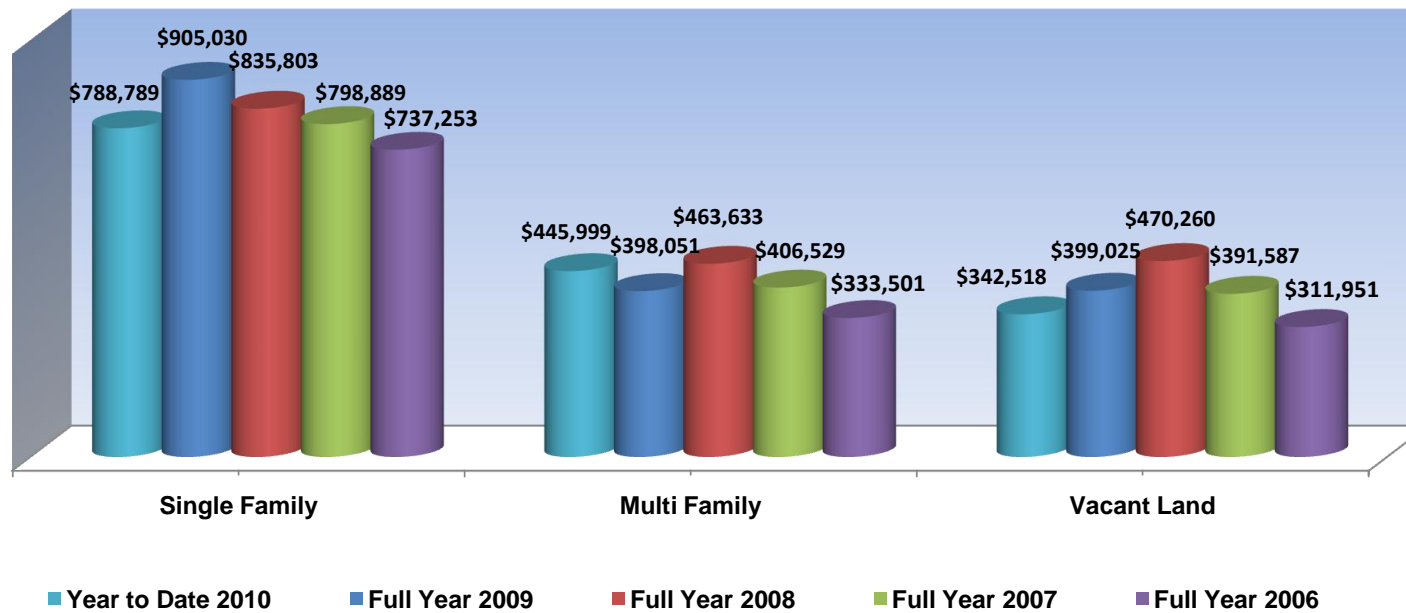
LOAN BREAKDOWN: 87 Loans related to Sales: 56% of the 154 Sales Transactions.

There were 279 Refinance/Equity Loans, and 81 Loans related to Timeshare Sales.

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



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



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October 2010 Foreclosure Process Document Breakdown: Summit County

OCTOBER 2010:		Total	Timeshare	Fee Simple	Unknown: No legal shown
#1	Notice of Election & Demand for Sale: (NED)	29	1	23	5
#2	Certificate of Purchase: (CTP)	0	0	0	0
#3	Public Trustee's Deeds: (PTD)	18	2	14	2
Total Foreclosure Documents Filed:		47	3	37	7

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 deferrment, 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 lein 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/lients & 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.*



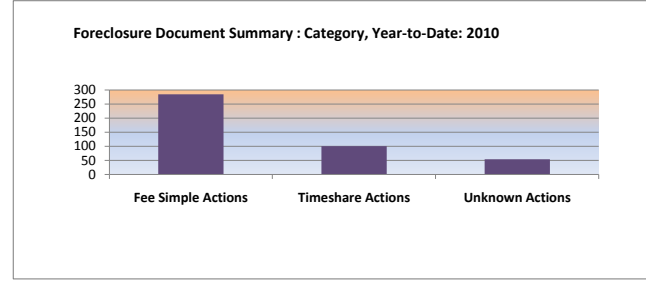
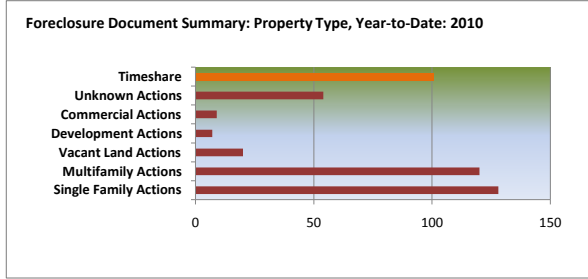
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YEAR-TO-DATE SUMMARY OF FORECLOSURE ACTIONS: October Edition

Property Foreclosure Summary:	
Fee Simple Actions	285
Timeshare Actions	100
Unknown Actions	54
Property Type Breakdown:	
Single Family Actions	128
Multifamily Actions	120
Vacant Land Actions	20
Development Actions	7
Commercial Actions	9
Unknown Actions	54
Timeshare	101

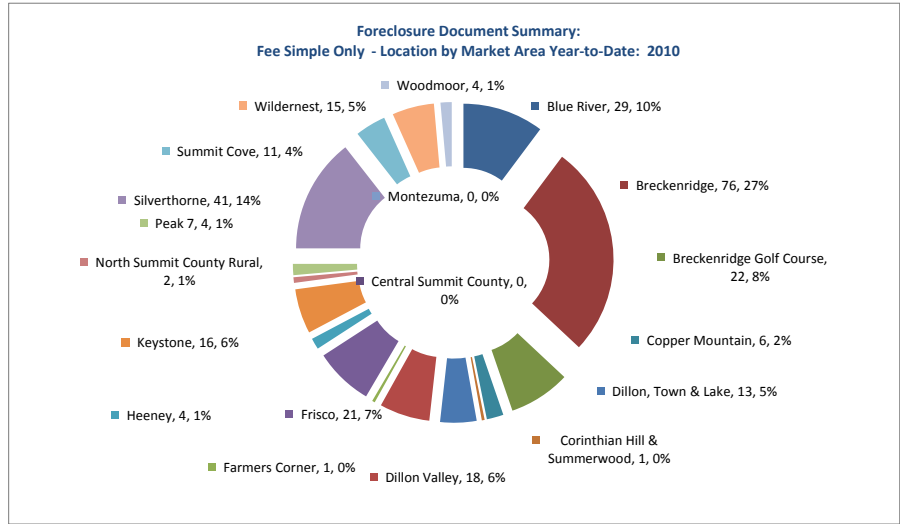
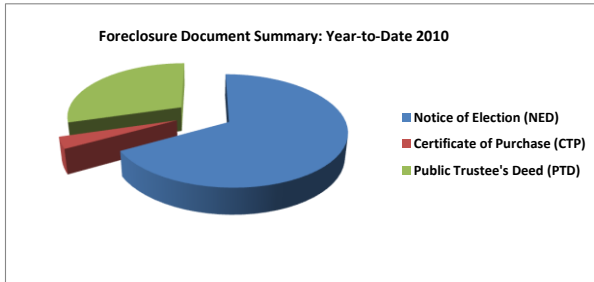


Location Summary: ALL TYPES	
Blue River	29
Breckenridge	176
Breckenridge Golf Course	22
Central Summit County	0
Copper Mountain	6
Corinthian Hill & Summerwoo	1
Dillon, Town & Lake	13
Dillon Valley	18
Farmers Corner	1
Frisco	21
Heeney	4
Keystone	16
Montezuma	0
North Summit County Rural	3
Peak 7	4
Silverthorne	41
Summit Cove	11
Wilderness	15
Woodmoor	4

Location Summary: Fee Simple Only	
Blue River	29
Breckenridge	76
Breckenridge Golf Course	22
Central Summit County	0
Copper Mountain	6
Corinthian Hill & Summerwo	1
Dillon, Town & Lake	13
Dillon Valley	18
Farmers Corner	1
Frisco	21
Heeney	4
Keystone	16
Montezuma	0
North Summit County Rural	2
Peak 7	4
Silverthorne	41
Summit Cove	11
Wilderness	15
Woodmoor	4

* Location Summaries do not include recordings with Unknown Legal Descriptions

Document Summary:	
Notice of Election (NED)	294
Certificate of Purchase (CTP)	15
Public Trustee's Deed (PTD)	130



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2009 Summit County Foreclosure Summary:

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

*data is obtained from the Summit County Treasurer's Office

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