

AUGUST 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	\$590,563	1%	\$238,750	\$142,000	-41%	\$156,130	\$133,873	-14%
Breckenridge	\$1,165,304	\$985,229	-15%	\$493,262	\$704,169	43%	\$397,833	\$1,030,929	159%
Breckenridge Golf Course	\$1,323,073	\$1,258,496	-5%	\$500,125	\$420,967	-16%	\$427,325	\$279,100	-35%
Central Summit County (Rural)	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Copper Mountain	\$2,650,000	\$1,700,000	-36%	\$485,617	\$463,964	-4%	\$0	\$0	0%
Corinthian Hills/Summerwood	\$825,750	\$650,000	-21%	\$783,600	\$617,500	-21%	\$0	\$284,750	0%
Dillon Town & Lake	\$592,000	\$419,940	-29%	\$326,622	\$310,664	-5%	\$0	\$0	0%
Dillon Valley	\$342,971	\$357,000	4%	\$149,486	\$161,117	8%	\$0	\$0	0%
Farmers Corner	\$414,867	\$417,100	1%	\$0	\$0	0%	\$222,667	\$335,000	50%
Frisco	\$705,577	\$786,395	11%	\$382,975	\$382,670	0%	\$385,000	\$425,000	10%
Heeny	\$495,000	\$245,333	-50%	\$0	\$0	0%	\$0	\$0	0%
Keystone	\$1,278,333	\$730,333	-43%	\$397,531	\$366,474	-8%	\$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	\$192,500	-87%
Peak 7	\$809,750	\$583,133	-28%	\$0	\$0	0%	\$291,250	\$0	n/a
Silverthorne	\$857,360	\$774,633	-10%	\$469,657	\$428,333	-9%	\$302,265	\$403,429	33%
Summit Cove	\$539,805	\$574,600	6%	\$252,933	\$194,500	-23%	\$192,000	\$154,000	-20%
Wildernest	\$465,414	\$595,031	28%	\$287,397	\$285,695	-1%	\$347,000	\$245,000	-29%
Woodmoor	\$918,524	\$663,571	-28%	\$328,330	\$293,950	-10%	\$0	\$127,500	n/a
Gross Live Average:	\$905,030	\$773,062	-15%	\$398,051	\$467,478	17%	\$399,025	\$353,987	-11%

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	\$604,000	10%	dna	\$157,500	n/a	\$147,650	\$120,000	-19%
Breckenridge	\$800,000	\$812,900	2%	\$410,000	\$465,000	13%	\$415,000	\$789,000	90%
Breckenridge Golf Course	\$1,292,500	\$1,200,000	-7%	\$402,000	\$396,700	-1%	\$399,000	\$263,000	-34%
Central Summit County (Rural)	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Copper Mountain	dna	dna	n/a	\$405,000	\$418,750	3%	\$0	\$0	0%
Corinthian Hills/Summerwood	\$874,500	dna	n/a	dna	dna	n/a	\$0	dna	0%
Dillon Town & Lake	dna	\$417,000	n/a	\$314,900	\$273,000	-13%	\$0	\$0	0%
Dillon Valley	\$340,000	\$371,000	9%	\$137,000	\$155,000	13%	\$0	\$0	0%
Farmers Corner	\$395,000	\$429,000	9%	\$0	\$0	0%	\$230,000	dna	0%
Frisco	\$628,500	\$600,000	-5%	\$335,000	\$340,000	1%	dna	\$0	0%
Heeny	dna	\$230,000	n/a	\$0	\$0	0%	\$0	\$0	0%
Keystone	\$1,265,000	\$715,000	-43%	\$330,000	\$299,000	-9%	\$395,000	dna	0%
Montezuma	\$0	\$0	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	\$579,000	-29%	\$0	\$0	0%	dna	\$0	0%
Silverthorne	\$735,000	\$754,500	3%	\$430,000	\$479,000	11%	\$312,500	\$355,000	14%
Summit Cove	\$479,900	\$545,000	14%	\$248,750	\$179,500	-28%	dna	dna	n/a
Wildernest	\$447,500	\$500,000	12%	\$256,000	\$257,000	0%	dna	\$0	0%
Woodmoor	\$800,000	\$735,000	-8%	\$299,000	dna	n/a	\$0	dna	0%
Gross Live Median:	\$695,750	\$622,050	-11%	\$330,000	\$336,500	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

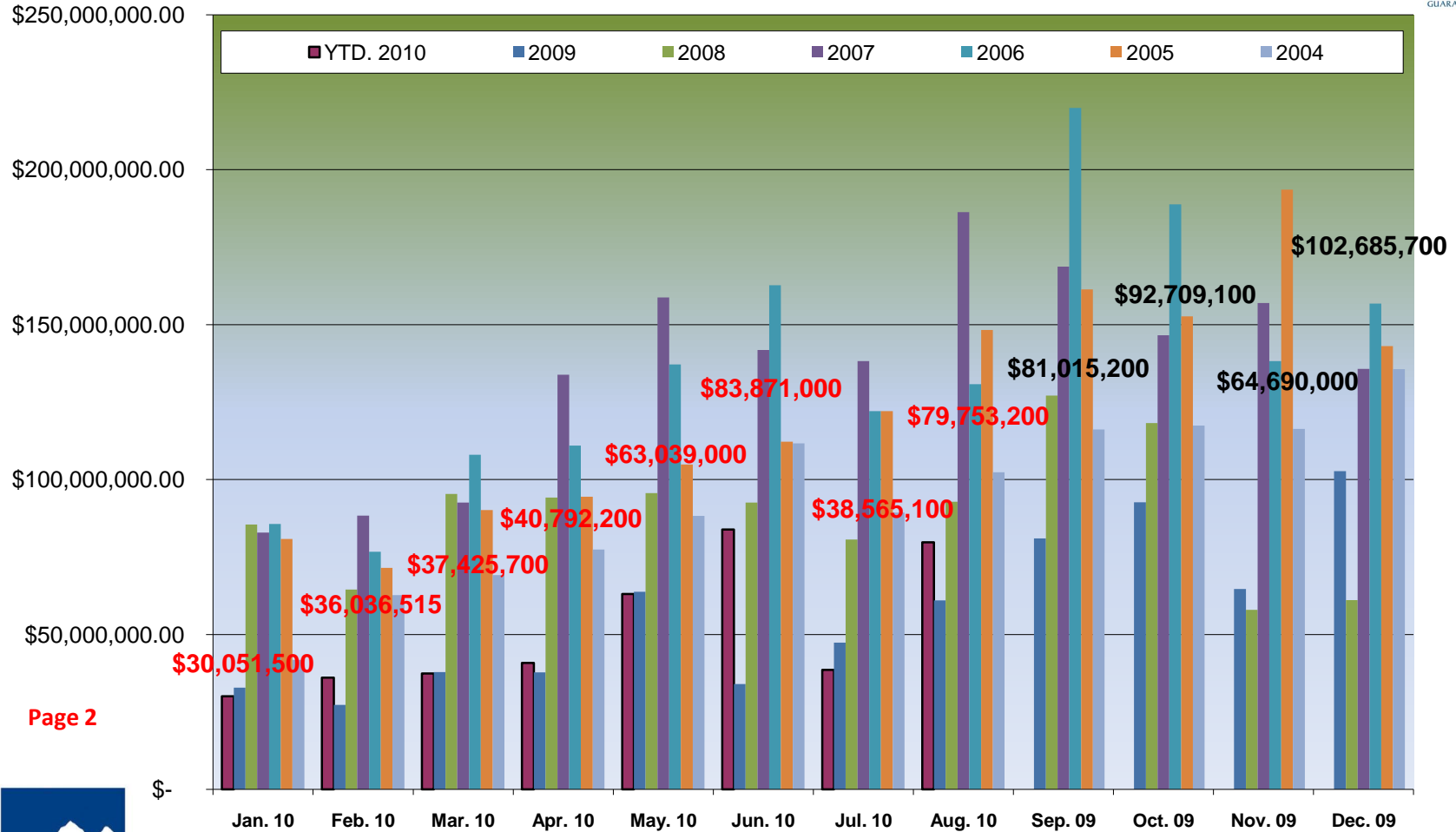
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Summit County Gross Real Estate Volume: 2004 through Year-to-Date 2010

August Edition: 2010



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 60 Main Street
 Frisco, CO 80443
 970.668.2205

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

**Breckenridge
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 200 North Ridge
 Street
 Breckenridge, CO
 80424
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AUGUST RESIDENTIAL MARKET SALES BY PRICE POINT

Summit County sales of Improved Residential Units are included in Analysis

August 2010 Residential Improved Units - Price Point Summary			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	6	\$984,400	2%
200,001 to 300,000	22	\$5,451,300	11%
300,001 to 400,000	24	\$8,522,700	17%
400,001 to 500,000	11	\$5,015,500	10%
500,001 to 600,000	11	\$6,230,900	12%
600,001 to 700,000	6	\$3,815,000	8%
700,001 to 800,000	3	\$2,242,000	4%
800,001 to 900,000	7	\$5,930,000	12%
900,001 to 1,000,000	0	\$0	0%
1,000,001 to 1,500,000	3	\$4,261,900	9%
1,500,001 to 2,000,000	2	\$3,235,000	6%
2,000,001 to 2,500,000	2	\$4,450,000	9%
2,500,001 to 3,000,000	0	\$0	0%
over \$ 3 Million	0	\$0	0%
Total:	97	\$50,138,700	100%
New Construction			
	Number Trans.	Total Volume	Average Price
Single Family	5	\$7,096,000	\$1,419,200
Multi Family	1	\$550,000	\$550,000
Vacant Land	0	\$0	\$0
Resales			
	Number Trans.	Total Volume	Average Price
Single Family	31	\$20,540,200	\$662,587
Multi Family	60	\$21,952,500	\$365,875
Vacant Land	7	\$2,046,500	\$292,357
August 2010 Gross Residential Price Index			
	Number Trans.	Total Volume	Average Price
Single Family	36	\$27,636,200	\$767,672
Multi Family	61	\$22,502,500	\$368,893
Vacant Land	7	\$2,046,500	\$292,357
Year - to - Date 2010: Gross Residential Price			
	Number Trans.	Total Volume	Average Price
Single Family	226	\$174,712,000	\$773,062
Multi Family	370	\$172,966,800	\$467,478
Vacant Land	47	\$16,637,400	\$353,987
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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AUGUST HISTORICAL COST BREAKDOWN: SUMMIT COUNTY

Sales of Improved Residential Units are included in Analysis

Year-to-Date Price Point Summary for Residential Volume: Through August 31st, 2010			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	62	\$10,019,200	3%
200,001 to 300,000	115	\$29,229,400	8%
300,001 to 400,000	96	\$33,963,700	10%
400,001 to 500,000	79	\$36,154,900	10%
500,001 to 600,000	48	\$26,551,100	8%
600,001 to 700,000	38	\$24,518,000	7%
700,001 to 800,000	35	\$26,640,400	8%
800,001 to 900,000	34	\$29,404,400	8%
900,001 to 1,000,000	12	\$11,342,500	3%
1,000,001 to 1,500,000	41	\$52,472,700	15%
1,500,001 to 2,000,000	25	\$41,800,000	12%
2,000,001 to 2,500,000	8	\$17,777,500	5%
2,500,001 to 3,000,000	3	\$7,805,000	2%
over \$ 3 Million	0	\$0	0%
Total:	596	\$347,678,800	100%
Year-to-Date Price Point Summary for Residential Volume: Through August 31st, 2009			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	40	\$6,370,100	2%
200,001 to 300,000	89	\$22,925,700	8%
300,001 to 400,000	96	\$33,686,700	11%
400,001 to 500,000	60	\$27,279,400	9%
500,001 to 600,000	58	\$32,088,300	11%
600,001 to 700,000	36	\$23,655,900	8%
700,001 to 800,000	24	\$18,235,100	6%
800,001 to 900,000	13	\$11,081,000	4%
900,001 to 1,000,000	20	\$19,366,400	6%
1,000,001 to 1,500,000	37	\$46,272,100	15%
1,500,001 to 2,000,000	15	\$26,337,800	9%
2,000,001 to 2,500,000	5	\$11,230,000	4%
2,500,001 to 3,000,000	3	\$8,035,000	3%
over \$ 3 Million	4	\$12,783,000	4%
Total:	500	\$299,346,500	100%
Year-to-Date Price Point Summary for Residential Volume: Through August 31st, 2008			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	109	\$17,232,100	3%
200,001 to 300,000	159	\$40,384,400	7%
300,001 to 400,000	183	\$64,525,200	12%
400,001 to 500,000	141	\$62,823,300	11%
500,001 to 600,000	94	\$51,940,700	9%
600,001 to 700,000	63	\$41,197,100	7%
700,001 to 800,000	68	\$50,990,100	9%
800,001 to 900,000	45	\$38,426,500	7%
900,001 to 1,000,000	31	\$29,737,100	5%
1,000,001 to 1,500,000	62	\$75,572,400	13%
1,500,001 to 2,000,000	24	\$41,734,600	7%
2,000,001 to 2,500,000	9	\$20,199,300	4%
2,500,001 to 3,000,000	5	\$13,600,000	2%
over \$ 3 Million	3	\$12,675,000	2%
Total:	996	\$561,037,800	100%

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August 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		
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		
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		\$409,534,215
Month to Date	\$642,626,700	28%	\$824,933,699	13%	\$934,136,600	9%	\$1,022,861,100	-31%	\$701,351,100	-51%	\$341,909,100	20%	\$409,534,215

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		
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		
Year-to-Date TOTAL	3,246	14%	3,699	-2%	3,609	-11%	3,200	-43%	1834	-32%	1245		721
Month to Date	1,838	19%	2,186	-1%	2,168	-4%	2,087	-40%	1254	-50%	625	15%	721

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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August Market Analysis by Area

Summit County, Colorado

AUGUST 2010

There were 6 Bank Sales in August 2010, totalling \$2,279,500 in Gross Volume, or \$379,917 per Unit . This accounts for 2.86% 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	\$2,634,000	3%	6	5%	\$439,000	\$442,500	\$486,800	\$470,000	\$ 264
Breckenridge	\$33,894,100	42%	23	20%	\$1,473,657	\$375,000	\$449,732	\$360,000	\$ 336
Breckenridge Golf Course	\$6,735,400	8%	12	10%	\$561,283	\$255,000	\$1,230,475	\$1,498,450	\$ 374
Central Summit County (non-town)	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Copper Mountain	\$3,075,000	4%	2	2%	\$1,537,500	dna	\$1,537,500	dna	\$ 444
Corinthian Hills & Summerwood	\$345,000	0%	1	1%	\$345,000	dna	\$0	dna	\$ -
Dillon Town & Lake	\$1,443,800	2%	4	3%	\$360,950	\$358,150	\$360,950	\$358,150	\$ 211
Dillon Valley	\$259,900	0%	2	2%	\$129,950	dna	\$129,950	dna	\$ 165
Farmers Corner	\$342,300	0%	1	1%	\$342,300	dna	\$342,300	dna	\$ 232
Frisco	\$8,125,200	10%	17	15%	\$477,953	\$390,000	\$481,263	\$382,500	\$ 342
Heeney	\$0	0%	0	0%	\$0	dna	\$0	\$0	\$ -
Keystone	\$6,230,000	8%	18	15%	\$346,111	\$243,300	\$371,531	\$273,300	\$ 353
Montezuma	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
North Summit County (rural)	\$90,000	0%	1	1%	\$90,000	dna	\$0	\$0	\$ -
Peak 7	\$2,511,700	3%	4	3%	\$627,925	\$612,000	\$627,925	\$612,000	\$ 203
Silverthorne	\$8,745,500	11%	12	10%	\$728,792	\$559,500	\$790,875	\$559,500	\$ 248
Summit Cove	\$1,770,300	2%	4	3%	\$442,575	\$481,650	\$577,767	\$622,800	\$ 208
Wilderness	\$2,221,000	3%	8	7%	\$277,625	\$248,500	\$277,625	\$248,500	\$ 250
Woodmoor	\$1,330,000	2%	2	2%	\$665,000	dna	\$665,000	dna	\$ 250
Quit Claim Deeds	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
TOTAL	\$79,753,200	100%	117	100%	\$681,651	\$380,000	\$516,894	\$399,000	\$ 305

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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August Market Analysis by Area

Summit County, Colorado

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

There have been 24 Bank Sales YTD through August 2010, totalling \$10,451,600 in Gross Volume, or \$435,483 per Unit . This accounts for 2.55% 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	\$18,355,800	4%	44	6%	\$417,177	\$400,000	\$532,684	\$590,000	\$ 246
Breckenridge	\$162,145,900	40%	183	25%	\$886,043	\$535,000	\$768,898	\$545,000	\$ 487
Breckenridge Golf Course	\$38,726,900	9%	63	9%	\$614,713	\$350,000	\$1,022,941	\$965,000	\$ 308
Central Summit County (non-town)	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Copper Mountain Less Ski Area Sale	\$10,112,500	2%	18	2%	\$561,806	\$418,750	\$618,469	\$430,000	\$ 435
Corinthian Hills & Summerwood	\$2,454,500	1%	5	1%	\$490,900	\$345,000	\$628,333	\$650,000	\$ 254
Dillon Town & Lake	\$6,202,000	2%	19	3%	\$326,421	\$290,000	\$344,813	\$302,150	\$ 270
Dillon Valley	\$4,722,300	1%	24	3%	\$196,763	\$167,750	\$203,700	\$172,000	\$ 204
Farmers Corner	\$1,586,300	0%	4	1%	\$396,575	\$385,650	\$417,100	\$429,000	\$ 241
Frisco	\$38,754,700	9%	82	11%	\$472,618	\$377,500	\$483,601	\$382,500	\$ 296
Heeney	\$1,285,000	0%	7	1%	\$183,571	\$107,000	\$245,333	\$230,000	\$ 299
Keystone	\$31,607,715	8%	86	12%	\$367,532	\$292,150	\$394,463	\$326,500	\$ 339
Montezuma	\$140,000	0%	1	0%	\$140,000	dna	\$0	dna	\$ -
North Summit County (rural)	\$3,355,000	1%	7	1%	\$479,286	\$385,000	\$594,000	\$500,000	\$ 183
Peak 7	\$5,248,200	1%	9	1%	\$583,133	\$579,000	\$583,133	\$579,000	\$ 221
Silverthorne	\$45,502,800	11%	66	9%	\$689,436	\$527,500	\$711,027	\$569,000	\$ 255
Summit Cove	\$10,790,200	3%	25	3%	\$431,608	\$390,000	\$502,200	\$539,900	\$ 228
Wilderness	\$22,269,900	5%	60	8%	\$371,165	\$315,000	\$372,526	\$315,000	\$ 258
Woodmoor	\$5,487,900	1%	11	2%	\$498,900	\$489,000	\$581,433	\$560,000	\$ 236
Quit Claim Deeds	\$786,600	0%	7	1%	\$112,371	\$65,900	\$0	\$0	\$ -
TOTAL	\$409,534,215	100%	721	100%	\$572,746	\$390,000	\$583,354	\$440,750	\$ 339

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: August 2010

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The Property located at 0135 Main Street, aka La Riva Del Lago Condo Unit 233 & Garage Unit 233B sold on 8/11/2010 for \$299,300
This Condo is 3 Bedroom 3 Bath, was built in 2005 and has 1,599 SF Living Area. PPSF is \$187.18
The Seller was: FNMA. The purchaser was: Colorado Sequestration, LLC

The Property located at 1283 Straight Creek Drive, aka Dillon Valley East Condo Unit 101, Building B sold on 8/30/2010 for \$160,000
This Condo is 3 Bedroom 2 Bath, was built in 1973 and has 1,007 SF Living Area. PPSF is \$158.89
The Seller was: Deutsche Bank National Trust. The purchaser was: Curtis Banziger

The Property located at 0122 Emmett Lode Road, aka Woodmoor at Breck Subd Lot B (Resub Lots 3 & 4) Block 1 sold on 8/31/2010 for \$841,000
This Duplex is 4 Bedroom 4 Bath, was built in 2008 and has 3,199 SF Living Area on .330 AC. PPSF is \$262.89
The Seller was: Norbel Credit Union. The purchaser was: Douglas Wezniak

The Property located at 0215 Champion Trail, aka Revetts Landing Subd Lot 9, Block 1 sold on 8/23/2010 for \$220,000
This Home is 5 Bedroom 6 Bath, was built in 2008 and has 4,560 SF Living Area on .651 AC. PPSF is \$48.25
The Seller was: Stockton National Bank. The purchaser was: Eric Mamula

The Property located at 1105 Ski Hill Road, aka Gold Camp II Condo Unit 75, Building C sold on 8/26/2010 for \$203,500
This Condo is 2 Bedroom 1 Bath, was built in 1972 and has 836 SF Living Area. PPSF is \$243.42
The Seller was: FHLMC. The purchaser was: Hamid Khatibi

The Property located at 0167 Independence Circle, aka Winterwood Subd Lot 24 sold on 8/10/2010 for \$555,700
This Home is 4 Bedroom 4 Bath, was built in 2000 and has 4,466 SF Living Area on .43 AC. PPSF is \$124.43
The Seller was: Bank of America. The purchaser was: Kent Mestayer

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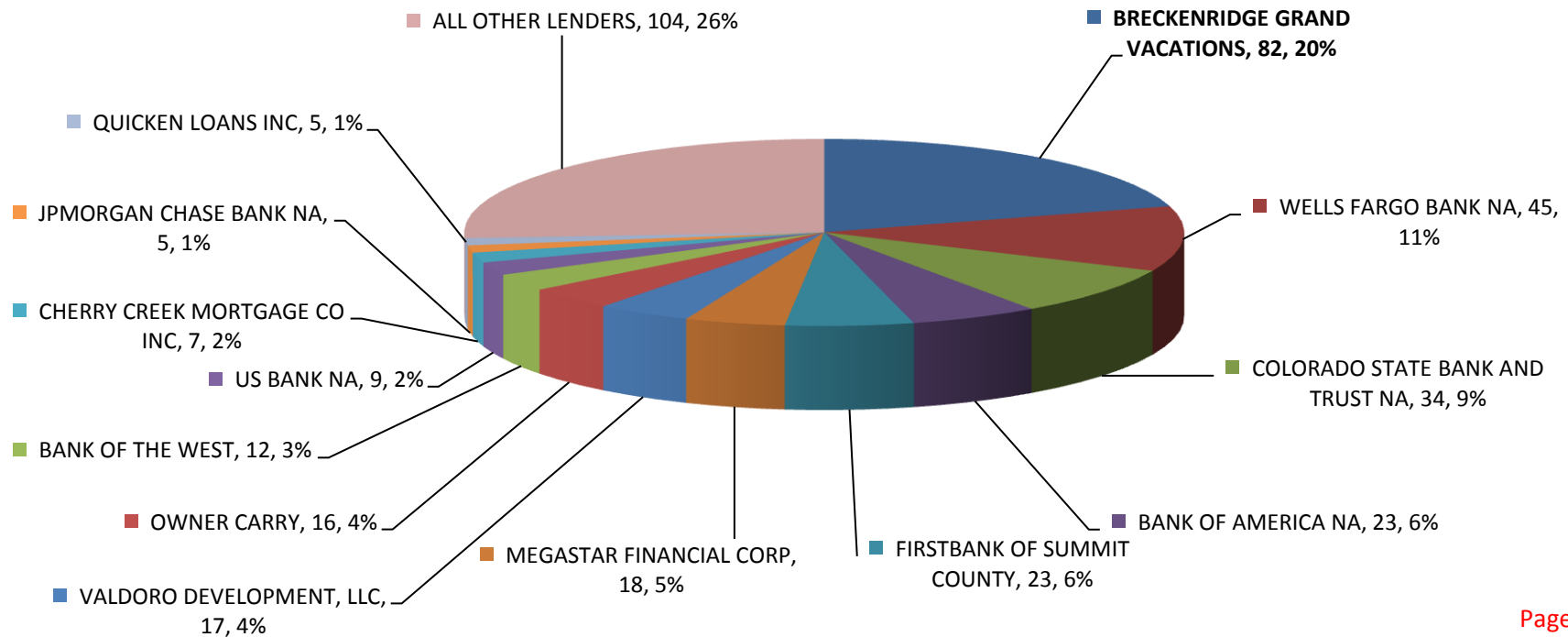
Top 74% Lenders for August 2010: Summit County

Total Loans Recorded in August 2010: 400 Loans

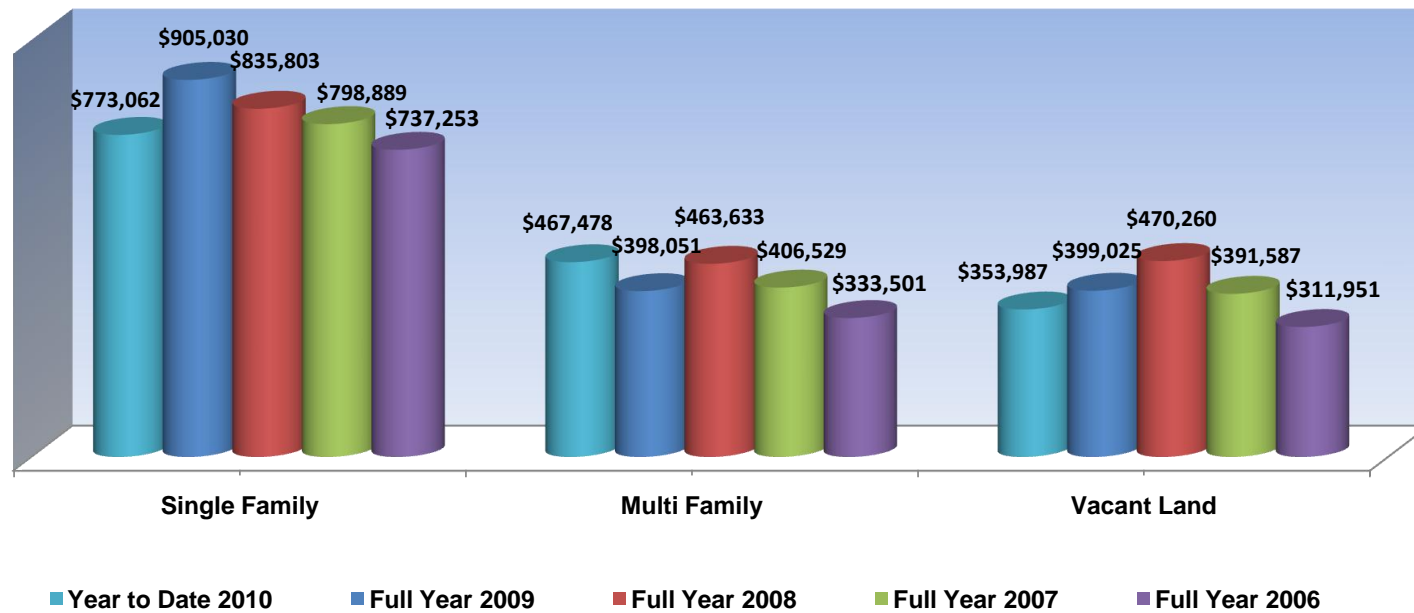
LOAN BREAKDOWN: 62 Loans related to Sales: 53% of the 117 Sales Transactions.

There were 237 Refinance/Equity Loans, and 101 Loans related to Timeshare Sales.

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



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



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August 2010 Foreclosure Process Document Breakdown: Summit County

AUGUST 2010:		Total	Timeshare	Fee Simple	Unknown: No legal shown
#1	Notice of Election & Demand for Sale: (NED)	18	1	13	4
#2	Certificate of Purchase: (CTP)	0	0	0	0
#3	Public Trustee's Deeds: (PTD)	20	9	9	2
Total Foreclosure Documents Filed:		38	10	22	6

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.*



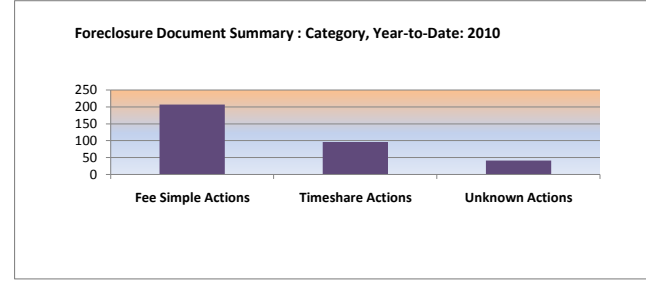
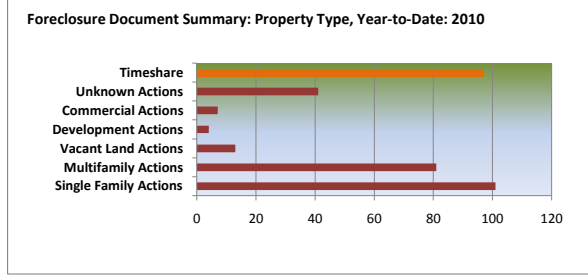
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YEAR-TO-DATE SUMMARY OF FORECLOSURE ACTIONS: August Edition

Property Foreclosure Summary:	
Fee Simple Actions	207
Timeshare Actions	96
Unknown Actions	41
Property Type Breakdown:	
Single Family Actions	101
Multifamily Actions	81
Vacant Land Actions	13
Development Actions	4
Commercial Actions	7
Unknown Actions	41
Timeshare	97

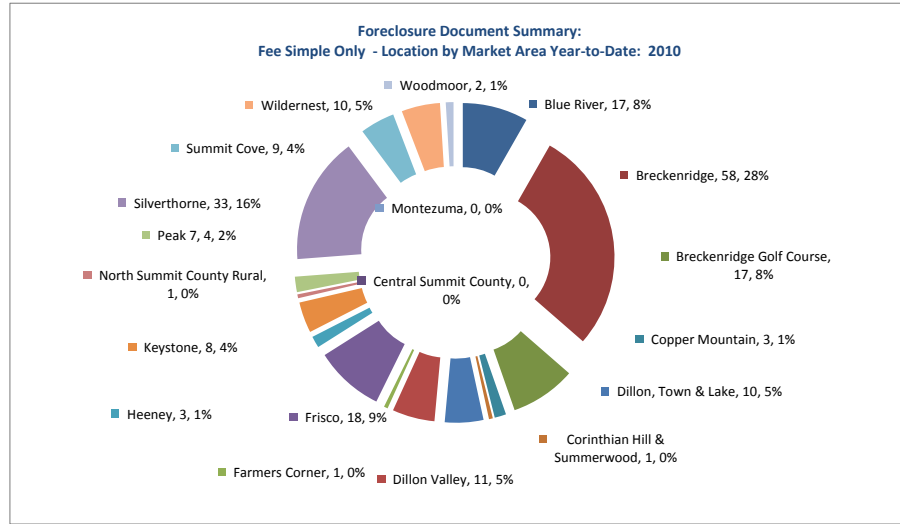
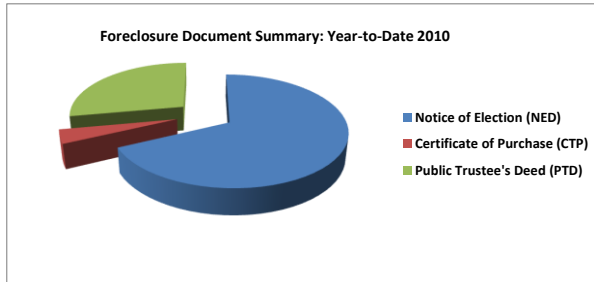


Location Summary: ALL TYPES	
Blue River	17
Breckenridge	154
Breckenridge Golf Course	17
Central Summit County	0
Copper Mountain	3
Corinthian Hill & Summerwood	1
Dillon, Town & Lake	10
Dillon Valley	11
Farmers Corner	1
Frisco	18
Heeney	3
Keystone	5
Montezuma	0
North Summit County Rural	2
Peak 7	4
Silverthorne	33
Summit Cove	9
Wilderness	10
Woodmoor	2

Location Summary: Fee Simple Only	
Blue River	17
Breckenridge	58
Breckenridge Golf Course	17
Central Summit County	0
Copper Mountain	3
Corinthian Hill & Summerwood	1
Dillon, Town & Lake	10
Dillon Valley	11
Farmers Corner	1
Frisco	18
Heeney	3
Keystone	8
Montezuma	0
North Summit County Rural	1
Peak 7	4
Silverthorne	33
Summit Cove	9
Wilderness	10
Woodmoor	2

* Location Summaries do not include recordings with Unknown Legal Descriptions

Document Summary:	
Notice of Election (NED)	234
Certificate of Purchase (CTP)	14
Public Trustee's Deed (PTD)	96



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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 Treasure's Office

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