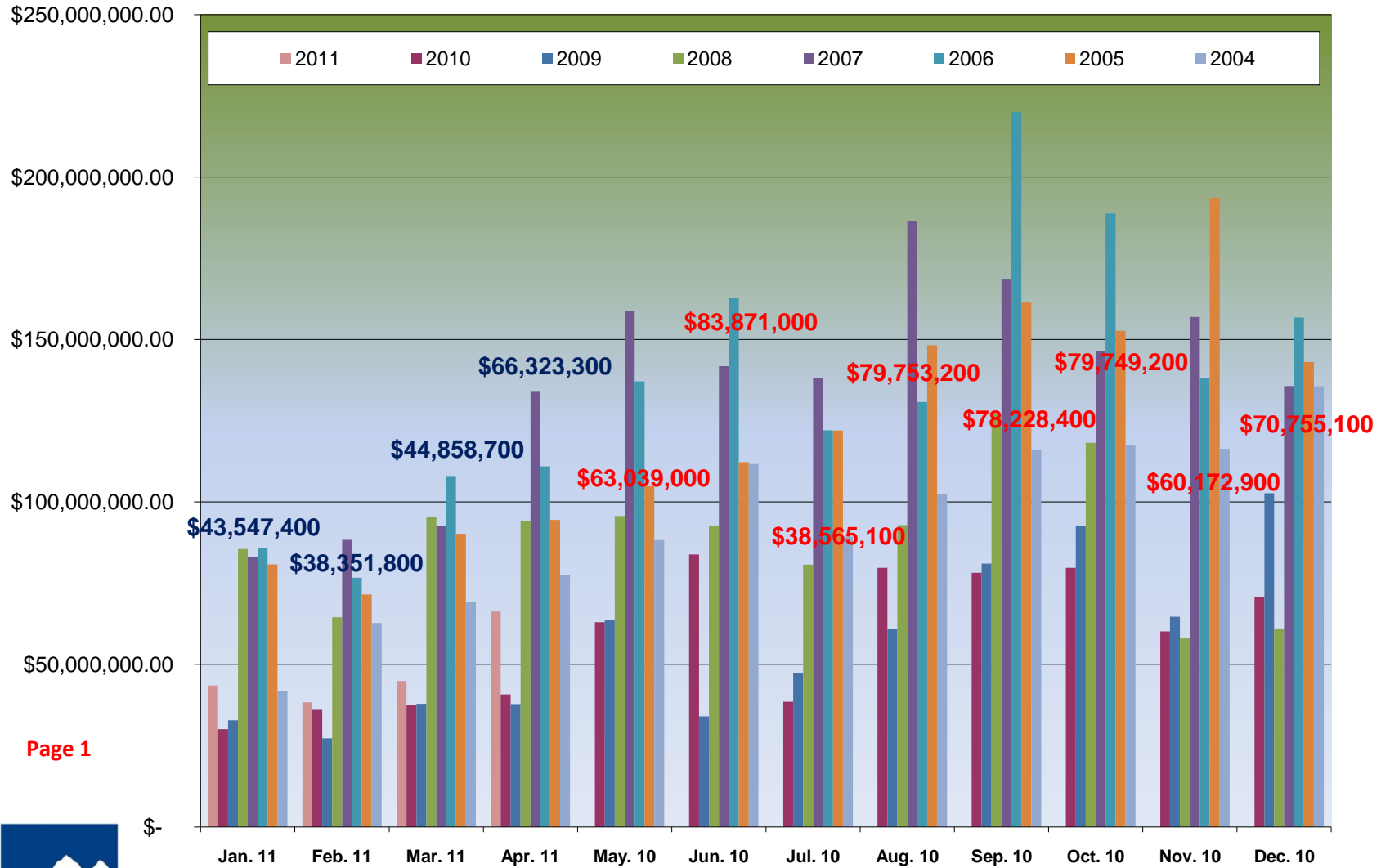


## Summit County Gross Real Estate Volume: 2004 through 2011



April Edition: 2011



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# April Market Analysis by Area

## Summit County, Colorado

APRIL 2011

There were 10 Bank Sales in April 2011, totalling \$5,130,000 in Gross Volume, or \$513,000 per Unit. This accounts for 7.73% 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	\$2,727,000	4%	7	7%	\$389,571	\$300,000	\$612,500	\$679,500	\$ 250
Breckenridge	\$27,177,300	41%	39	37%	\$696,854	\$605,000	\$730,494	\$659,000	\$ 431
Breckenridge Golf Course	\$10,017,900	15%	10	9%	\$1,001,790	\$738,500	\$1,191,625	\$1,070,000	\$ 322
Central Summit County (non-town)	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Copper Mountain	\$2,002,000	3%	5	5%	\$400,400	\$250,000	\$472,250	\$269,500	\$ 273
Corinthian Hills & Summerwood	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Dillon Town & Lake	\$586,000	1%	2	2%	\$293,000	dna	\$293,000	dna	\$ 253
Dillon Valley	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Farmers Corner	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Frisco	\$2,682,000	4%	6	6%	\$447,000	\$402,000	\$447,000	\$402,000	\$ 324
Heeney	\$160,000	0%	1	1%	\$160,000	dna	\$160,000	dna	\$ 290
Keystone	\$5,163,000	8%	13	12%	\$397,154	\$217,000	\$441,773	\$217,000	\$ 293
Montezuma	\$125,000	0%	1	1%	\$125,000	dna	\$0	\$0	\$ -
North Summit County (rural)	\$1,583,000	2%	3	3%	\$527,667	\$753,000	\$779,000	dna	\$ 187
Peak 7	\$1,110,000	2%	1	1%	\$1,110,000	dna	\$1,110,000	dna	\$ 195
Silverthorne	\$8,984,600	14%	8	8%	\$1,123,075	\$390,750	\$378,500	\$377,500	\$ 253
Summit Cove	\$1,425,000	2%	3	3%	\$475,000	\$525,000	\$632,500	dna	\$ 197
Wilderness	\$2,580,500	4%	7	7%	\$368,643	\$305,000	\$425,417	\$312,500	\$ 242
Woodmoor	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Quit Claim Deeds	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
<b>TOTAL</b>	<b>\$66,323,300</b>	<b>100%</b>	<b>106</b>	<b>100%</b>	<b>\$625,692</b>	<b>\$422,000</b>	<b>\$640,837</b>	<b>\$500,000</b>	<b>\$ 336</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.

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Brooke Roberts - broberts@ltgc.com  
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**Dillon  
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Dillon, CO 80435

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**Frisco  
Land Title**

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Frisco, CO 80443

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**Breckenridge  
Land Title**

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# April Market Analysis by Area

## Summit County, Colorado

April Issue: Ytd. 2011

There have been 44 Bank Sales YTD through April 2011, totalling \$19,152,100 in Gross Volume, or \$435,275 per Unit. This accounts for 9.92% 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	\$8,260,600	4%	26	7%	\$317,715	\$195,000	\$516,600	\$502,500	\$ 216
Breckenridge	\$72,723,700	38%	126	33%	\$577,172	\$486,750	\$609,677	\$551,000	\$ 427
Breckenridge Golf Course	\$28,083,200	15%	32	8%	\$877,600	\$815,000	\$1,055,220	\$957,000	\$ 317
Central Summit County (non-town)	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Copper Mountain Less Ski Area Sale	\$6,788,500	4%	17	4%	\$399,324	\$321,000	\$434,214	\$330,500	\$ 339
Corinthian Hills & Summerwood	\$2,720,000	1%	6	2%	\$453,333	\$450,000	\$770,000	dna	\$ 248
Dillon Town & Lake	\$2,266,000	1%	7	2%	\$323,714	\$280,000	\$323,714	\$280,000	\$ 223
Dillon Valley	\$932,200	0%	7	2%	\$133,171	\$115,000	\$133,171	\$115,000	\$ 145
Farmers Corner	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Frisco	\$13,012,000	7%	28	7%	\$464,714	\$382,500	\$446,047	\$400,000	\$ 267
Heeney	\$160,000	0%	1	0%	\$160,000	dna	\$160,000	dna	\$ 290
Keystone	\$16,890,700	9%	41	11%	\$411,968	\$280,000	\$425,313	\$300,000	\$ 310
Montezuma	\$284,500	0%	2	1%	\$142,250	dna	\$0	dna	\$ -
North Summit County (rural)	\$1,613,000	1%	4	1%	\$403,250	\$391,500	\$779,000	dna	\$ 187
Peak 7	\$2,600,000	1%	4	1%	\$650,000	\$605,000	\$650,000	\$605,000	\$ 221
Silverthorne	\$16,836,400	9%	26	7%	\$647,554	\$377,500	\$422,705	\$375,000	\$ 230
Summit Cove	\$4,032,000	2%	11	3%	\$366,545	\$351,000	\$408,111	\$380,000	\$ 200
Wilderness	\$8,638,900	4%	29	8%	\$297,893	\$273,000	\$311,237	\$275,000	\$ 231
Woodmoor	\$5,921,300	3%	5	1%	\$1,184,260	\$551,300	\$1,384,075	\$668,150	\$ 260
Quit Claim Deeds	\$1,318,200	1%	12	3%	\$109,850	\$45,500	\$0	\$0	\$ -
<b>TOTAL</b>	<b>\$193,081,200</b>	<b>100%</b>	<b>384</b>	<b>100%</b>	<b>\$515,492</b>	<b>\$367,500</b>	<b>\$547,185</b>	<b>\$408,750</b>	<b>\$ 321</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.

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# APRIL MARKET SNAPSHOT

## Market Snapshot by Area & Property Type Comparison

Summit County, Colorado  
April Issue: Full Year 2010 vs. Ytd. 2011

Area	Average Price Single Family 2010	Average Price Single Family 2011	% Change vs. Prior Year	Average Price Multi-Family 2010	Average Price Multi-Family 2011	% Change vs. Prior Year	Average Price Residential Land 2010	Average Price Residential Land 2011	% Change vs. Prior Year
Blue River	\$569,870	\$516,600	-9%	\$137,167	\$0	n/a	\$117,439	\$105,900	-10%
Breckenridge	\$925,045	\$784,377	-15%	\$591,193	\$540,717	-9%	\$727,038	\$707,167	-3%
Breckenridge Golf Course	\$1,321,675	\$1,294,306	-2%	\$416,900	\$440,429	6%	\$247,527	\$260,450	5%
Central Summit County (Rural)	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Copper Mountain	\$1,742,917	\$1,100,000	-37%	\$436,921	\$323,250	-26%	\$0	\$0	0%
Corinthian Hills/Summerwood	\$637,375	\$770,000	21%	\$617,500	\$0	n/a	\$251,467	\$0	0%
Dillon Town & Lake	\$772,300	\$454,500	-41%	\$312,041	\$225,625	-28%	\$0	\$0	0%
Dillon Valley	\$364,227	\$285,000	-22%	\$147,600	\$107,867	-27%	\$0	\$0	0%
Farmers Corner	\$503,533	\$0	n/a	\$0	\$0	0%	\$335,000	\$0	n/a
Frisco	\$688,010	\$528,313	-23%	\$387,691	\$386,218	0%	\$348,750	\$248,500	-29%
Heeny	\$248,417	\$160,000	-36%	\$0	\$0	0%	\$0	\$0	0%
Keystone	\$703,200	\$1,292,367	84%	\$368,878	\$353,058	-4%	\$57,667	\$0	n/a
Montezuma	\$266,667	\$0	n/a	\$0	\$0	0%	\$120,000	\$142,250	19%
North Summit County (Rural)	\$830,000	\$779,000	-6%	\$0	\$0	0%	\$938,750	\$30,000	-97%
Peak 7	\$536,900	\$650,000	21%	\$0	\$0	0%	\$0	\$0	n/a
Silverthorne	\$716,759	\$454,715	-37%	\$407,755	\$370,688	-9%	\$329,625	\$151,000	-54%
Summit Cove	\$543,622	\$501,333	-8%	\$225,850	\$221,667	-2%	\$139,500	\$179,500	29%
Wilderness	\$550,996	\$527,667	-4%	\$259,485	\$249,400	-4%	\$245,000	\$207,500	-15%
Woodmoor	\$726,357	\$1,384,075	91%	\$293,950	\$0	n/a	\$127,500	\$385,000	202%
Gross Live Average:	\$770,797	\$764,853	-1%	\$425,080	\$409,960	-4%	\$336,625	\$285,563	-15%

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 2010	Median Price Single Family 2011	% Change vs. Prior Year	Median Price Multi-Family 2010	Median Price Multi-Family 2011	% Change vs. Prior Year	Median Price Residential Land 2010	Median Price Residential Land 2011	% Change vs. Prior Year
Blue River	\$590,000	\$502,500	-15%	\$157,500	\$0	n/a	\$147,650	\$121,500	-18%
Breckenridge	\$735,000	\$715,000	-3%	\$425,000	\$459,750	8%	\$415,000	\$602,500	45%
Breckenridge Golf Course	\$1,175,000	\$1,374,000	17%	\$385,850	\$365,000	-5%	\$399,000	\$199,000	-50%
Central Summit County (Rural)	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Copper Mountain	\$1,425,000	dna	n/a	\$372,500	\$310,500	-17%	\$0	\$0	0%
Corinthian Hills/Summerwood	\$660,000	dna	n/a	dna	\$0	n/a	\$0	\$0	0%
Dillon Town & Lake	\$462,500	\$440,000	-5%	\$273,000	\$230,000	-16%	\$0	\$0	0%
Dillon Valley	\$365,000	dna	n/a	\$127,000	\$107,450	-15%	\$0	\$0	0%
Farmers Corner	\$454,500	\$0	n/a	\$0	\$0	0%	\$230,000	\$0	n/a
Frisco	\$522,500	\$490,000	-6%	\$350,000	\$357,000	2%	dna	dna	n/a
Heeny	\$270,000	dna	n/a	\$0	\$0	0%	\$0	\$0	0%
Keystone	\$530,000	\$986,300	86%	\$315,500	\$275,000	-13%	\$395,000	\$0	0%
Montezuma	\$200,000	\$0	n/a	\$0	\$0	0%	\$0	dna	n/a
North Summit County (Rural)	\$700,000	dna	n/a	\$0	\$0	0%	\$1,500,000	\$0	n/a
Peak 7	\$554,000	\$605,000	9%	\$0	\$0	0%	dna	\$0	0%
Silverthorne	\$654,500	\$375,000	-43%	\$417,000	\$362,000	-13%	\$312,500	dna	n/a
Summit Cove	\$540,000	\$456,500	-15%	\$221,900	\$155,000	-30%	dna	dna	n/a
Wilderness	\$475,000	\$474,500	0%	\$232,000	\$245,000	6%	dna	dna	n/a
Woodmoor	\$747,500	\$668,150	-11%	dna	\$0	n/a	\$0	dna	n/a
Gross Live Median:	\$605,000	\$654,500	8%	\$327,500	\$335,000	2%	\$340,000	\$198,000	-42%

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Breckenridge  
Land Title

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Breckenridge, CO 80424

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# April Market Analysis % Change

## % Change: 2004 through 2011

### 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	% Change 10 to 11	2011
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	45%	\$43,547,400
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	6%	\$38,351,800
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	20%	\$44,858,700
<b>April</b>	<b>\$77,378,000</b>	<b>22%</b>	<b>\$94,438,600</b>	<b>17%</b>	<b>\$110,949,200</b>	<b>21%</b>	<b>\$133,878,100</b>	<b>-30%</b>	<b>\$94,201,300</b>	<b>-60%</b>	<b>\$37,792,900</b>	<b>8%</b>	<b>\$40,792,200</b>	<b>63%</b>	<b>\$66,323,300</b>
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	-100%	
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	-100%	
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	-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	-100%	
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	-100%	
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	-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	-7%	\$60,172,900	-100%	
December	\$135,624,700	6%	\$143,084,300	10%	\$156,795,100	-13%	\$135,691,900	-55%	\$61,054,700	68%	\$102,685,700	-31%	\$70,755,100	-100%	
<b>Year-to-Date TOTAL</b>	<b>\$251,058,200</b>	<b>34%</b>	<b>\$337,556,500</b>	<b>13%</b>	<b>\$381,368,300</b>	<b>4%</b>	<b>\$397,759,000</b>	<b>-15%</b>	<b>\$339,635,400</b>	<b>-60%</b>	<b>\$135,731,500</b>	<b>6%</b>	<b>\$144,305,915</b>	<b>34%</b>	<b>\$193,081,200</b>
<b>Month to Date</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>2%</b>	<b>\$698,439,815</b>	<b>-72%</b>	<b>\$193,081,200</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	% Change 10 to 11	2011
January	118	82%	215	-11%	192	-4%	185	-11%	165	-67%	54	0%	54	61%	87
February	221	-23%	171	6%	181	-8%	166	-23%	128	-57%	55	20%	66	35%	89
March	212	24%	262	2%	266	-23%	206	-21%	162	-56%	71	21%	86	19%	102
<b>April</b>	<b>240</b>	<b>3%</b>	<b>247</b>	<b>12%</b>	<b>276</b>	<b>-5%</b>	<b>261</b>	<b>-38%</b>	<b>163</b>	<b>-58%</b>	<b>68</b>	<b>34%</b>	<b>91</b>	<b>16%</b>	<b>106</b>
May	247	6%	263	18%	310	5%	324	-50%	162	-46%	88	7%	94	-100%	
June	278	10%	305	11%	340	-17%	283	-45%	155	-48%	80	73%	138	-100%	
July	229	41%	323	-3%	312	-4%	301	-55%	136	-30%	95	-21%	75	-100%	
August	293	37%	400	-27%	291	24%	361	-49%	183	-38%	114	3%	117	-100%	
September	368	21%	445	0%	444	-32%	301	-33%	201	-27%	147	1%	149	-100%	
October	371	5%	389	3%	400	-22%	311	-43%	176	-9%	160	-4%	154	-100%	
November	343	11%	381	-14%	326	-14%	281	-63%	105	29%	135	4%	141	-100%	
December	326	-9%	298	-9%	271	-19%	220	-55%	98	82%	178	-13%	154	-100%	
<b>Year-to-Date TOTAL</b>	<b>791</b>	<b>13%</b>	<b>895</b>	<b>2%</b>	<b>915</b>	<b>-11%</b>	<b>818</b>	<b>-24%</b>	<b>618</b>	<b>-60%</b>	<b>248</b>	<b>20%</b>	<b>297</b>	<b>29%</b>	<b>384</b>
<b>Month to Date</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>6%</b>	<b>1319</b>	<b>-71%</b>	<b>384</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

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Page 5

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## APRIL RESIDENTIAL MARKET SALES BY PRICE POINT

Summit County sales of Improved Residential Units are included in Analysis

April 2011 Residential Improved Units - Price Point Summary			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	7	\$1,190,700	2%
200,001 to 300,000	12	\$3,064,500	5%
300,001 to 400,000	14	\$4,809,500	9%
400,001 to 500,000	11	\$4,890,500	9%
500,001 to 600,000	8	\$4,475,500	8%
600,001 to 700,000	7	\$4,582,500	8%
700,001 to 800,000	5	\$3,692,000	7%
800,001 to 900,000	6	\$4,965,000	9%
900,001 to 1,000,000	3	\$2,975,000	5%
1,000,001 to 1,500,000	7	\$7,995,000	14%
1,500,001 to 2,000,000	5	\$8,682,600	16%
2,000,001 to 2,500,000	2	\$4,430,000	8%
2,500,001 to 3,000,000	0	\$0	0%
over \$ 3 Million	0	\$0	0%
<b>Total:</b>	<b>87</b>	<b>\$55,752,800</b>	<b>100%</b>
New Construction	Number Trans.	Total Volume	Average Price
Single Family	1	\$2,235,000	\$2,235,000
Multi Family	5	\$3,512,000	\$702,400
Vacant Land	0	\$0	\$0
Resales	Number Trans.	Total Volume	Average Price
Single Family	41	\$33,931,100	\$827,588
Multi Family	40	\$16,074,700	\$401,868
Vacant Land	6	\$2,504,900	\$417,483
April 2011 Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	42	\$36,166,100	\$861,098
Multi Family	45	\$19,586,700	\$435,260
Vacant Land	6	\$2,504,900	\$417,483
Ytd. 2011: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	116	\$88,722,900	\$764,853
Multi Family	184	\$75,432,600	\$409,960
Vacant Land	30	\$8,566,900	\$285,563
Full Year 2010: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	415	\$319,880,900	\$770,797
Multi Family	691	\$293,730,300	\$425,080
Vacant Land	77	\$25,920,100	\$336,625
Full Year 2009: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	392	\$354,771,700	\$905,030
Multi Family	655	\$260,723,700	\$398,051
Vacant Land	69	\$27,532,700	\$399,025
Full Year 2008: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	470	\$392,827,200	\$835,803
Multi Family	1001	\$464,096,800	\$463,633
Vacant Land	151	\$71,009,300	\$470,260
Full Year 2007: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	801	\$639,910,300	\$798,889
Multi Family	1779	\$723,215,400	\$406,529
Vacant Land	334	\$130,790,200	\$391,587
Full Year 2006: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	874	\$644,359,000	\$737,253
Multi Family	1978	\$659,665,700	\$333,501
Vacant Land	447	\$139,442,300	\$311,951

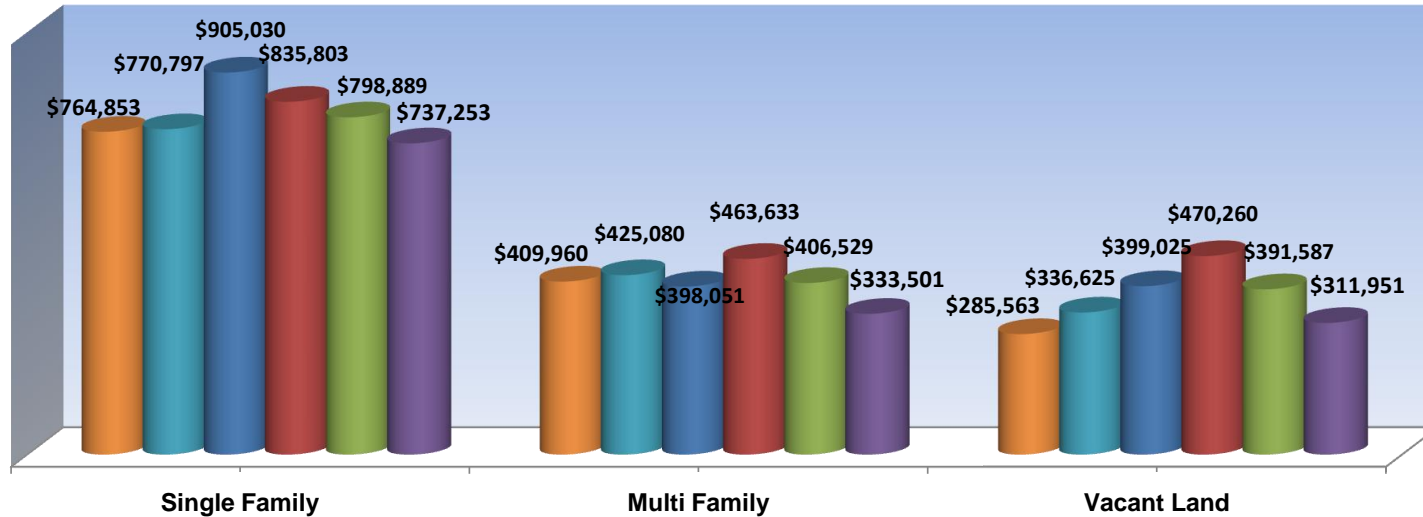
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# April 2011 Average Price History for Real Estate Transactions in Summit County, Colorado: 2006 through 2011

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- 2011
- 2010
- 2009
- 2008
- 2007
- 2006



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 Breckenridge, CO  
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**Dillon  
 Land Title**  
 256 Dillon Ridge  
 Dillon, CO 80435  
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## APRIL 2011 HISTORICAL COST BREAKDOWN: SUMMIT COUNTY

Sales of Improved Residential Units are included in Analysis

Year-to-Date Price Point Summary for Residential Volume: Through April 30th, 2011			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	39	\$5,905,300	4%
200,001 to 300,000	54	\$13,917,600	8%
300,001 to 400,000	52	\$18,244,600	11%
400,001 to 500,000	36	\$16,120,500	10%
500,001 to 600,000	22	\$12,378,300	8%
600,001 to 700,000	25	\$16,172,600	10%
700,001 to 800,000	20	\$14,987,000	9%
800,001 to 900,000	13	\$11,088,500	7%
900,001 to 1,000,000	9	\$8,673,300	5%
1,000,001 to 1,500,000	16	\$18,810,200	11%
1,500,001 to 2,000,000	10	\$17,042,600	10%
2,000,001 to 2,500,000	2	\$4,430,000	3%
2,500,001 to 3,000,000	1	\$2,685,000	2%
over \$ 3 Million	1	\$3,700,000	2%
<b>Total:</b>	<b>300</b>	<b>\$164,155,500</b>	<b>100%</b>
Year-to-Date Price Point Summary for Residential Volume: Through April 30th, 2010			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	22	\$3,577,500	3%
200,001 to 300,000	42	\$10,529,900	10%
300,001 to 400,000	41	\$14,433,200	13%
400,001 to 500,000	34	\$15,777,400	14%
500,001 to 600,000	18	\$9,923,800	9%
600,001 to 700,000	8	\$5,099,000	5%
700,001 to 800,000	15	\$11,355,400	10%
800,001 to 900,000	9	\$7,857,000	7%
900,001 to 1,000,000	4	\$3,825,000	3%
1,000,001 to 1,500,000	17	\$21,099,300	19%
1,500,001 to 2,000,000	2	\$3,690,000	3%
2,000,001 to 2,500,000	1	\$2,445,000	2%
2,500,001 to 3,000,000	0		0%
over \$ 3 Million	0		0%
<b>Total:</b>	<b>213</b>	<b>\$109,612,500</b>	<b>100%</b>
Year-to-Date Price Point Summary for Residential Volume: Through April 30th, 2009			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	14	\$2,261,100	2%
200,001 to 300,000	27	\$6,885,700	6%
300,001 to 400,000	42	\$14,954,100	13%
400,001 to 500,000	20	\$9,112,400	8%
500,001 to 600,000	27	\$15,038,500	13%
600,001 to 700,000	15	\$9,880,500	8%
700,001 to 800,000	10	\$7,595,300	6%
800,001 to 900,000	6	\$5,254,500	4%
900,001 to 1,000,000	8	\$7,624,900	6%
1,000,001 to 1,500,000	19	\$23,832,100	20%
1,500,001 to 2,000,000	3	\$5,637,000	5%
2,000,001 to 2,500,000	0	\$0	0%
2,500,001 to 3,000,000	0	\$0	0%
over \$ 3 Million	3	\$9,533,000	8%
<b>Total:</b>	<b>194</b>	<b>\$117,609,100</b>	<b>100%</b>

Page 8

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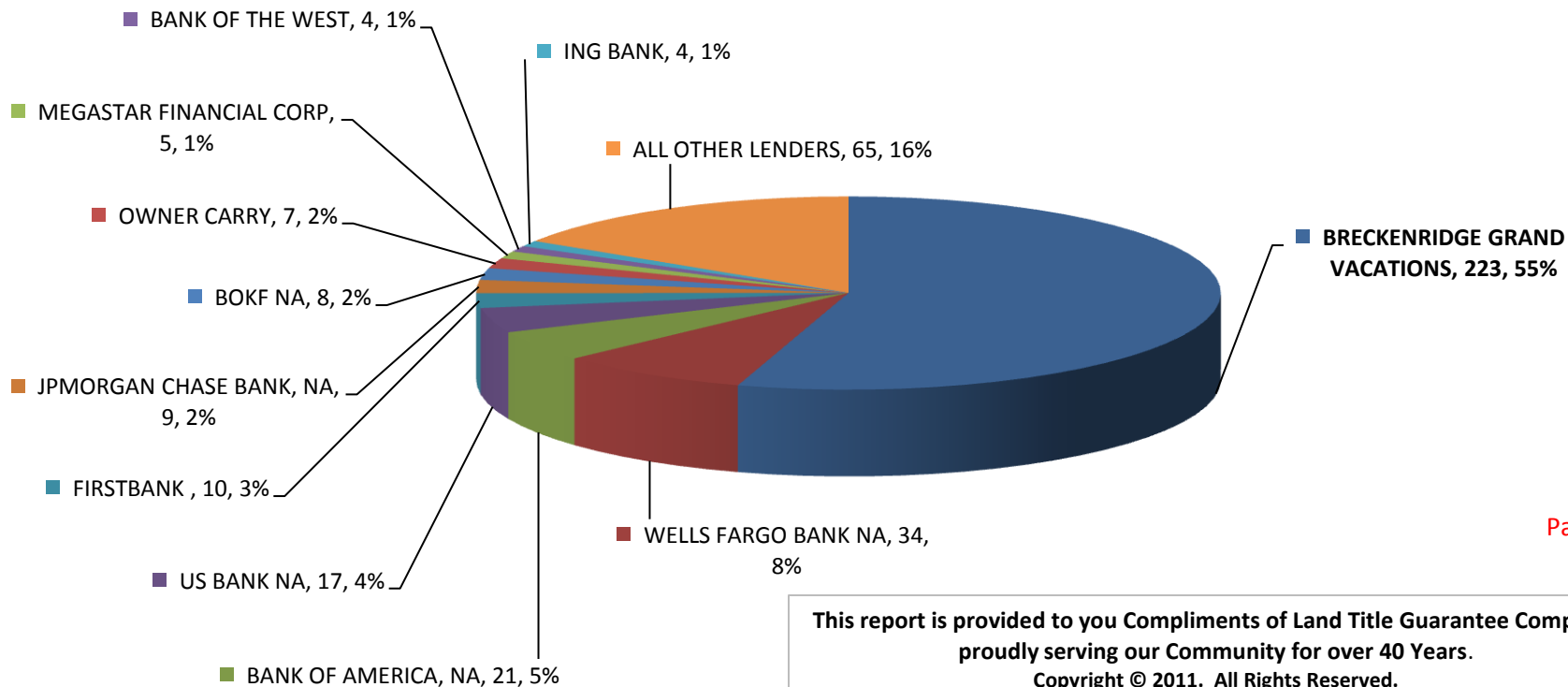
## Top 84% Lenders for April 2011: Summit County

Total Loans Recorded in April 2011: 407 Loans

**LOAN BREAKDOWN:** 43 Loans related to Sales: 41% of the 106 Sales Transactions.

There were 137 Refinance/Equity Loans, and 227 Loans related to Timeshare Sales.

The Remainder of Sales: 59% of Real Estate closings were Cash Transactions at the time of closing.



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# SUMMIT COUNTY BANK SALES: April 2011

## Page 10

The property located at 0019 D Road aka Lot 95 Sec 7-5-77, sold on 4/4/2011 for \$212,000  
This Home is 1 Bedroom 1 Bath, was built in 1965 and has 728 SF Living Area on .56 AC Landsize. PPSF is \$291.21  
The Seller was: US Bank, NA. The Purchaser was: Brad T. Miller

The property located at 0112 Beavers Drive aka Sec 36-6-78 Sawmill Patch Placer MS #2533, sold on 4/1/2011 for \$1,972,600  
This Home is 6 Bedroom 6 Bath, was built in 1998 and has 7,267 SF Living Area on .459 AC Landsize. PPSF is \$271.45  
The Seller was: FirstBank of Summit County. The Purchaser was: Catherine B. Wright

The property located at 105.5 South High Street aka Yingling & Mickles Addn Subd Lot 14A, Block 7, sold on 4/29/2011 for \$331,000  
This Home is 3 Bedroom 3 Bath, was built in 1973 and has 1,813 SF Living Area on .07 AC Landsize. PPSF is \$182.57  
The Seller was: Aurora Loan Services, LLC. The Purchaser was: Kurtis J. Barry

The property located at 0500 Alpine Road aka Straight Creek Ponds Subd #4 Lot 1, sold on 4/18/2011 for \$306,000  
This Home is 3 Brm 2 Bath, was built in 1994 and has 1,320 SF Living Area on .2258 AC Landsize. PPSF is \$231.82  
The Seller was: FNMA. The Purchaser was: Rebecca Glotzbach

The property located at 0517 Hamilton Court aka Highlands at Breckenridge Discovery Hill Subd #2 Lot 10, sold on 4/21/2011 for \$189,900  
This Vacant Residential Site is 2.65 AC Landsize. PPAC is \$71,660.  
The Seller was: Indymac Ventures, LLC. The Purchaser was: Richard Heinicka

The property located at 105 South High Street aka Yingling & Mickles Addn Subd Lot 14B, Block 7, sold on 4/29/2011 for \$300,000  
This Home is 3 Bedroom 3 Bath, was built in 1973 and has 1,813 SF Living Area on .07 AC Landsize. PPSF is \$165.47  
The Seller was: Aurora Loan Services, LLC. The Purchaser was: Robert Wohlfeld

The property located at 0385 Darby Drive aka Lost Creek Ranch Subd Lot 14, sold on 4/15/2011 for \$753,000  
This Home is 4 Bedroom 6 Bath, was built in 1997 and has 5,759 SF Living Area on 40.00 AC Landsize. PPSF is \$130.75  
The Seller was: JPMorgan Chase Bank. The Purchaser was: Ronald Bristol

The property located at 0540 South Ridge Street aka Mainridge Condo Unit C, sold on 4/27/2011 for \$415,000  
This Condo is 2 Bedroom 2 Bath, was built in 1980 and has 1,568 SF Living Area. PPSF is \$264.67  
The Seller was: Aurora Loan Services, LLC. The Purchaser was: Sharon L. Klipping

The property located at 2007 Soda Ridge Road aka Soda Spring at Keystone Condo PH II Unit 1922, Building BB sold on 4/4/2011 for \$175,500  
This Condo is 1 Bedroom 1 Bath, was built in 1984 and has 865 SF Living Area. PPSF is \$202.89  
The Seller was: FNMA. The Purchaser was: Soda Spring 1922, LLC

The property located at 0041 High Point Drive aka Breckenridge Heights Subd #1 Lot 1, Block 1, sold on 4/7/2011 for \$475,000  
This Home is 4 Bedroom 3 Bath, was built in 1976 and has 2,923 SF Living Area on .57 AC Landsize. PPSF is \$162.50  
The Seller was: US Bank, NA. The Purchaser was: Thomas E. Konchan

## Land Title Guarantee

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**April 2011 Foreclosure Process Document Breakdown: Summit County**

APRIL 2011:		Total	Timeshare	Fee Simple	Unknown: No legal shown
#1	Notice of Election & Demand for Sale: (NED)	25	9	13	3
#2	Certificate of Purchase: (CTP)	0	0	0	0
#3	Public Trustee's Deeds: (PTD)	19	3	16	0
<b>Total Foreclosure Documents Filed:</b>		<b>44</b>	<b>12</b>	<b>29</b>	<b>3</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.*



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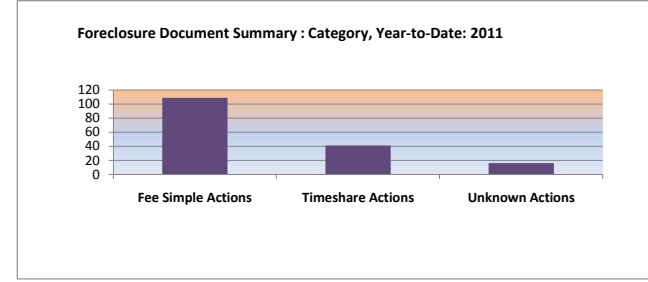
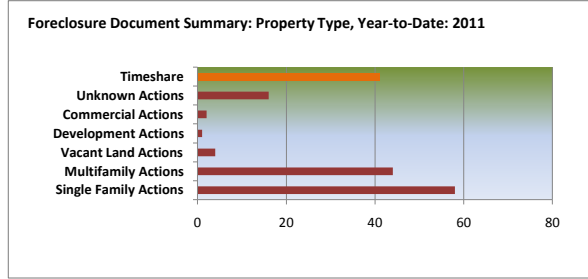
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# YEAR-TO-DATE SUMMARY OF FORECLOSURE ACTIONS: April 2011 Edition

Property Foreclosure Summary:	
Fee Simple Actions	109
Timeshare Actions	41
Unknown Actions	16
Property Type Breakdown:	
Single Family Actions	58
Multifamily Actions	44
Vacant Land Actions	4
Development Actions	1
Commercial Actions	2
Unknown Actions	16
Timeshare	41

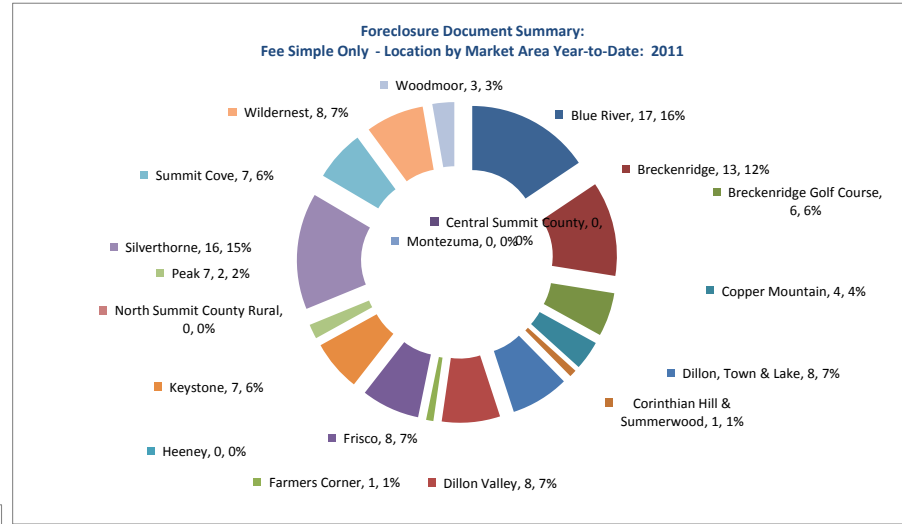
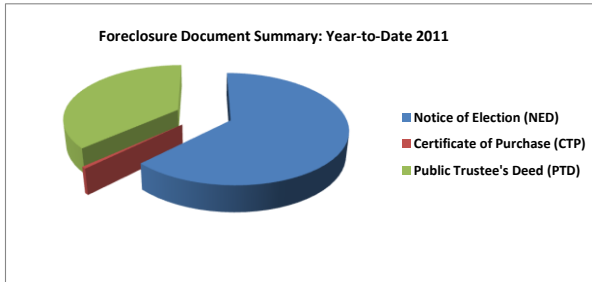


Location Summary: ALL TYPES	
Blue River	17
Breckenridge	54
Breckenridge Golf Course	6
Central Summit County	0
Copper Mountain	4
Corinthian Hill & Summerwood	1
Dillon, Town & Lake	8
Dillon Valley	8
Farmers Corner	1
Frisco	8
Heeney	0
Keystone	7
Montezuma	0
North Summit County Rural	0
Peak 7	2
Silverthorne	16
Summit Cove	7
Wilderness	8
Woodmoor	3

Location Summary: Fee Simple Only	
Blue River	17
Breckenridge	13
Breckenridge Golf Course	6
Central Summit County	0
Copper Mountain	4
Corinthian Hill & Summerwood	1
Dillon, Town & Lake	8
Dillon Valley	8
Farmers Corner	1
Frisco	8
Heeney	0
Keystone	7
Montezuma	0
North Summit County Rural	0
Peak 7	2
Silverthorne	16
Summit Cove	7
Wilderness	8
Woodmoor	3

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

Document Summary:	
Notice of Election (NED)	104
Certificate of Purchase (CTP)	1
Public Trustee's Deed (PTD)	61



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### 2009 Summit County Foreclosure Summary:

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

### 2010 Summit County Foreclosure Summary:

Notice of Election & Demand for Sale: (NED)	367
Withdrawn NED'S	162
Active NED's for 2010:	205
Public Trustee's Deeds Issued: (PTD)	148

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

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