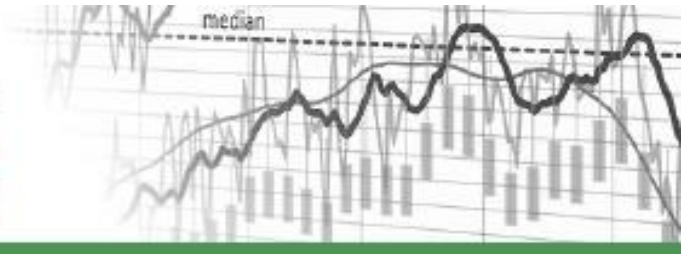
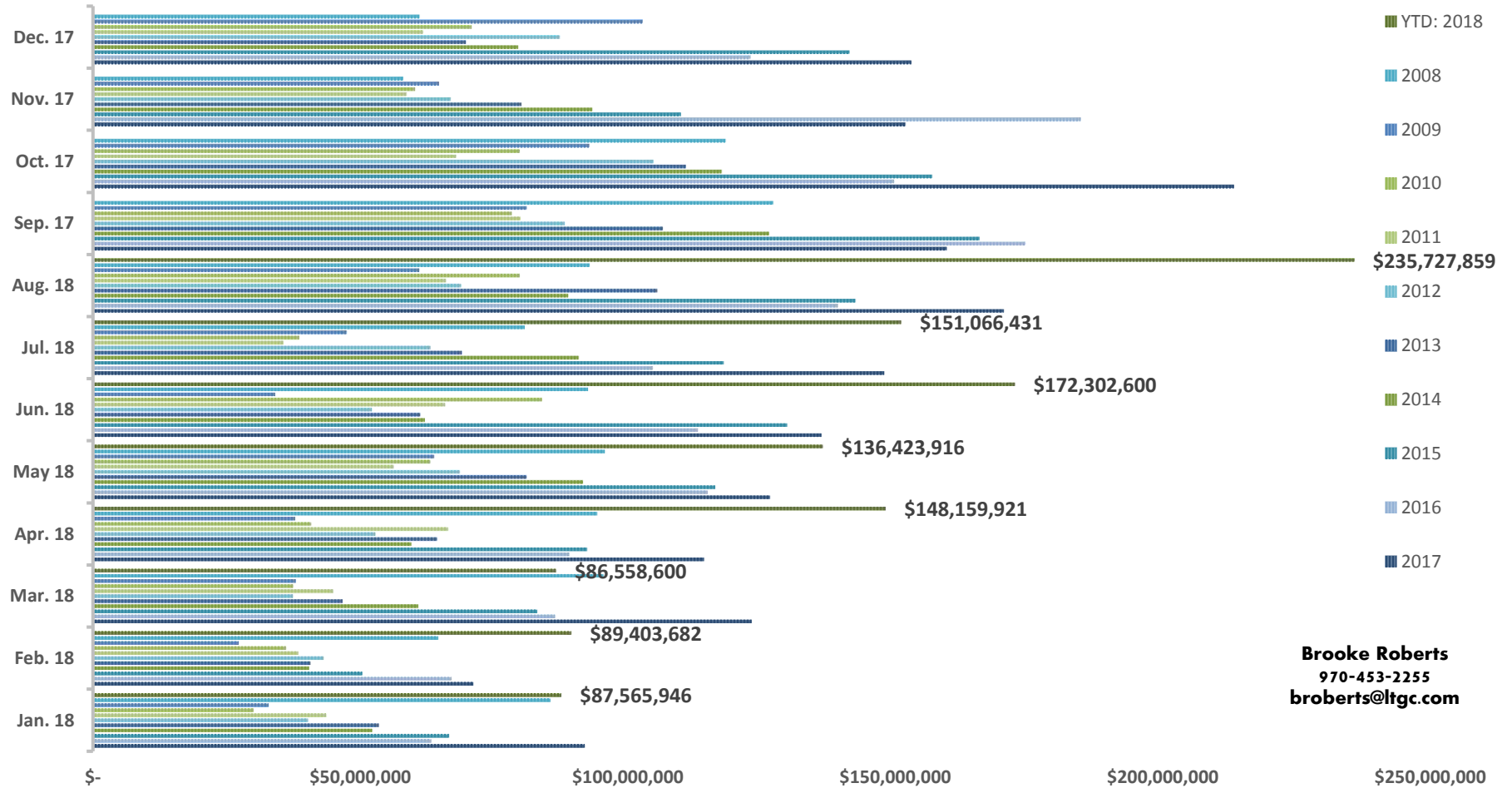




Summit County Market ANALYSIS



Historical Gross Sales Volume: 2008 - YTD: 2018



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Market Analysis by Area

August 2018

All Transaction Summary

Residential Summary

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	\$8,620,500	4%	8	3%	\$1,077,563	\$672,250	\$1,200,786	\$725,000	\$327
Breckenridge	\$60,289,100	26%	55	17%	\$1,096,165	\$782,000	\$1,134,021	\$801,000	\$632
Breckenridge Golf Course	\$19,262,728	8%	28	9%	\$687,955	\$350,000	\$1,107,452	\$921,500	\$496
Copper Mountain	\$5,964,000	3%	11	3%	\$542,182	\$505,000	\$487,667	\$372,000	\$565
Corinthian Hills & Summerwood	\$440,000	0%	1	0%	\$440,000	n/a	\$440,000	n/a	\$385
Dillon Town & Lake	\$5,048,900	2%	9	3%	\$560,989	\$550,000	\$499,050	\$515,000	\$394
Dillon Valley	\$2,170,000	1%	5	2%	\$434,000	\$375,000	\$434,000	\$375,000	\$361
Farmers Corner	\$615,000	0%	1	0%	\$615,000	n/a	\$615,000	n/a	\$361
Frisco	\$36,181,613	15%	45	14%	\$804,036	\$698,500	\$837,443	\$785,000	\$500
Heeney	\$840,000	0%	3	1%	\$280,000	\$350,000	\$245,000	n/a	\$353
Keystone	\$26,576,395	11%	49	15%	\$542,375	\$460,000	\$512,053	\$460,000	\$483
Montezuma	\$0	0%	0	0%	\$0	n/a	n/a	n/a	\$0
North Summit County (rural)	\$12,998,447	6%	8	3%	\$1,624,806	\$902,345	\$979,243	\$893,622	\$383
Peak 7	\$3,282,000	1%	5	2%	\$656,400	\$675,000	\$925,000	\$925,000	\$416
Silverthorne	\$16,330,574	7%	20	6%	\$816,529	\$770,000	\$875,037	\$809,500	\$371
Summit Cove	\$11,403,723	5%	13	4%	\$877,209	\$990,000	\$877,209	\$990,000	\$316
Wilderness	\$13,318,350	6%	25	8%	\$532,734	\$425,000	\$450,735	\$425,000	\$385
Woodmoor	\$3,122,500	1%	4	1%	\$780,625	\$851,250	\$974,167	\$1,162,500	\$359
Deed Restricted Units	\$8,617,129	24%	24	8%	\$359,047	\$367,616	n/a	n/a	n/a
Quit Claim Deeds	\$646,900	0%	5	2%	\$129,380	\$130,000	n/a	n/a	n/a
TOTAL	\$235,727,859	100%	319	100%	\$780,910	\$582,500	\$800,792	\$619,250	\$479

(NEW UNIT SALES) \$35,681,838 15% 40 13% \$892,046 \$640,254 \$892,046 \$640,254 \$411

NOTES: The above figures do not include time share interests or refinance transactions. Average & Median price calculations do not include Quit Claim Deed transactions. Residential Summary includes statistically viable sales only. Average PPSF is calculated from the heated living area when available from the Summit County Assessor's Office.

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Breckenridge
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Year-to-Date Market Analysis by Area

YTD: August 2018

All Transaction Summary

Residential Summary

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	\$40,651,300	4%	78	5%	\$521,171	\$498,000	\$763,469	\$660,000	\$368
Breckenridge	\$289,764,400	26%	316	20%	\$916,976	\$715,000	\$944,302	\$735,000	\$608
Breckenridge Golf Course	\$101,851,628	9%	112	7%	\$909,390	\$564,500	\$1,194,704	\$964,500	\$438
Copper Mountain	\$30,726,170	3%	59	4%	\$520,783	\$435,000	\$576,166	\$462,500	\$541
Corinthian Hills & Summerwood	\$10,627,000	1%	13	1%	\$817,462	\$924,000	\$867,250	\$927,000	\$347
Dillon Town & Lake	\$22,512,400	2%	35	2%	\$643,211	\$429,000	\$435,161	\$425,000	\$389
Dillon Valley	\$13,263,000	1%	45	3%	\$294,733	\$228,000	\$294,733	\$228,000	\$350
Farmers Corner	\$5,415,500	0%	9	1%	\$601,722	\$590,000	\$700,857	\$615,000	\$370
Frisco	\$111,492,813	10%	152	9%	\$733,505	\$622,000	\$738,706	\$640,000	\$469
Heeney	\$2,445,000	0%	6	0%	\$407,500	\$282,500	\$501,250	\$302,500	\$354
Keystone	\$152,941,395	14%	251	16%	\$609,328	\$515,000	\$597,559	\$515,000	\$492
Montezuma	\$1,926,300	0%	7	0%	\$275,186	\$125,000	\$536,333	\$520,000	\$429
North Summit County (rural)	\$47,405,711	4%	47	3%	\$1,008,632	\$935,000	\$954,778	\$937,900	\$365
Peak 7	\$20,617,100	2%	31	2%	\$665,068	\$600,000	\$982,375	\$892,500	\$346
Silverthorne	\$107,049,574	10%	135	8%	\$792,960	\$720,000	\$823,296	\$740,000	\$368
Summit Cove	\$33,308,323	3%	52	3%	\$640,545	\$674,250	\$685,730	\$725,000	n/a
Wilderness	\$63,607,250	6%	135	8%	\$471,165	\$405,000	\$466,440	\$409,750	\$383
Woodmoor	\$17,904,000	2%	23	1%	\$778,435	\$575,000	\$858,833	\$591,250	\$396
Deed Restricted Units	\$25,975,528	2%	75	5%	\$346,340	\$340,100	n/a	n/a	n/a
Quit Claim Deeds	\$7,724,563	1%	26	2%	\$297,099	\$65,000	n/a	n/a	n/a
TOTAL	\$1,107,208,955	100%	1607	100%	\$712,821	\$555,000	\$741,398	\$598,000	\$465

(NEW UNIT SALES)

\$151,234,066	14%	161	10%	\$939,342	\$819,000	\$944,239	\$819,000	\$406
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NOTES: The above figures do not include time share interests or refinance transactions. Average & Median price calculations do not include Quit Claim Deed transactions. Residential Summary includes statistically viable sales only.

Average PPSF is calculated from the heated living area when available from the Summit County Assessor's Office.

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Market Snapshot by Area

Full Year 2017 versus YTD: 2018

Area	Average Price Single Family YTD:			Average Price Multi-Family YTD:			Average Price Vacant Land YTD:		
	2017	2018	% Change vs. Prior Year	2017	2018	% Change vs. Prior Year	2017	2018	% Change vs. Prior Year
Blue River	\$797,115	\$859,770	8%	\$204,750	\$281,963	38%	\$131,387	\$116,256	-12%
Breckenridge	\$1,467,308	\$1,557,625	6%	\$590,350	\$645,753	9%	\$628,579	\$824,647	31%
Breckenridge Golf Course	\$1,509,029	\$1,524,060	1%	\$429,671	\$535,993	25%	\$545,191	\$460,041	-16%
Copper Mountain	\$2,160,880	\$2,689,250	24%	\$409,362	\$488,121	19%	\$1,075,000	\$0	n/a
Corinthian Hills/Summerwood	\$1,069,760	\$1,010,429	-6%	\$534,750	\$666,800	25%	\$840,000	\$220,000	-74%
Dillon Town & Lake	\$691,400	\$745,000	8%	\$380,265	\$401,964	6%	\$70,000	\$0	n/a
Dillon Valley	\$526,338	\$557,000	6%	\$208,313	\$246,421	18%	\$0	\$0	n/a
Farmers Corner	\$864,725	\$700,857	-19%	\$370,000	\$0	n/a	\$325,000	\$254,750	-22%
Frisco	\$948,801	\$1,148,046	21%	\$530,345	\$558,777	5%	\$270,333	\$411,471	52%
Heeneey	\$400,000	\$501,250	25%	\$0	\$0	n/a	\$160,000	\$220,000	38%
Keystone	\$1,347,388	\$1,469,747	9%	\$480,154	\$523,805	9%	\$362,438	\$574,167	58%
Montezuma	\$603,625	\$536,333	-11%	\$0	\$0	n/a	\$120,000	\$71,250	-41%
North Summit County (Rural)	\$1,005,599	\$954,778	-5%	\$0	\$0	n/a	\$498,000	\$564,800	13%
Peak 7	\$854,759	\$982,375	15%	\$0	\$0	n/a	\$231,095	\$311,123	35%
Silverthorne	\$947,012	\$915,126	-3%	\$606,782	\$598,165	-1%	\$266,412	\$291,744	10%
Summit Cove	\$750,523	\$860,438	15%	\$332,925	\$313,022	-6%	\$191,250	\$215,800	13%
Wilderness	\$670,770	\$732,348	15%	\$341,263	\$395,355	16%	\$217,875	\$216,863	0%
Woodmoor	\$1,255,969	\$1,340,500	7%	\$476,351	\$473,500	-1%	\$278,625	\$378,750	36%
Gross Mean:	\$1,087,893	\$1,129,643	4%	\$473,862	\$517,965	9%	\$323,692	\$377,561	17%

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 YTD:			Median Price Multi-Family YTD:			Median Price Vacant Land YTD:		
	2017	2018	% Change vs. Prior Year	2017	2018	% Change vs. Prior Year	2017	2018	% Change vs. Prior Year
Blue River	\$688,750	\$717,850	4%	\$195,250	\$270,000	38%	\$127,500	\$110,000	-14%
Breckenridge	\$1,166,000	\$1,267,500	9%	\$525,000	\$587,500	12%	\$387,500	\$795,000	105%
Breckenridge Golf Course	\$1,460,000	\$1,397,500	-4%	\$360,000	\$480,175	33%	\$500,000	\$457,500	-9%
Copper Mountain	\$1,925,000	n/a	n/a	\$368,500	\$442,750	20%	dna	n/a	n/a
Corinthian Hills/Summerwood	\$883,700	\$950,000	8%	\$462,000	\$535,000	16%	dna	n/a	n/a
Dillon Town & Lake	\$640,000	n/a	n/a	\$340,000	\$402,000	18%	dna	n/a	n/a
Dillon Valley	\$529,000	\$530,000	0%	\$182,200	\$225,000	23%	\$0	n/a	n/a
Farmers Corner	\$703,600	\$615,000	-13%	dna	n/a	n/a	dna	n/a	n/a
Frisco	\$870,000	\$1,052,000	21%	\$495,000	\$505,000	2%	\$302,000	\$400,800	33%
Heeneey	dna	\$302,500	n/a	\$0	n/a	n/a	dna	n/a	n/a
Keystone	\$1,194,500	\$1,300,000	9%	\$417,500	\$491,000	18%	\$360,000	\$562,500	56%
Montezuma	\$579,500	\$520,000	-10%	\$0	n/a	n/a	dna	n/a	n/a
North Summit County (Rural)	\$821,400	\$937,900	14%	\$0	n/a	n/a	\$388,000	\$554,400	43%
Peak 7	\$830,000	\$892,500	8%	\$0	n/a	n/a	\$230,000	\$279,000	21%
Silverthorne	\$808,000	\$800,750	-1%	\$634,000	\$700,000	10%	\$280,000	\$251,750	-10%
Summit Cove	\$710,000	\$821,000	16%	\$309,750	\$280,000	-10%	\$190,000	\$185,000	-3%
Wilderness	\$649,950	\$650,000	0%	\$335,000	\$379,900	13%	\$212,500	\$228,225	7%
Woodmoor	\$1,057,500	\$1,191,250	13%	\$430,000	\$471,250	10%	\$275,000	\$252,500	-8%
Gross Mean:	\$882,000	\$950,000	8%	\$420,000	\$455,000	8%	\$240,000	\$279,000	16%

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Historical Market Analysis: Percentage Market Change: 2010 - YTD. 2018

Month to Month Comparison # of Transactions and \$ Volume

Month	2010	% Change 10 to 11	2011	% Change 11 to 12	2012	% Change 12 to 13	2013	% Change 13 to 14	2014	% Change 14 to 15	2015	% Change 15 to 16	2016	% Change 16 to 17	2017	% Change 17 to 18	2018
January	\$30,051,500	45%	\$44,042,400	-8%	\$42,663,800	33%	\$62,235,670	-2%	\$53,073,051	25%	\$66,536,300	-5%	\$63,231,650	45%	\$91,901,074	-5%	\$87,565,946
February	\$36,036,515	6%	\$38,516,800	12%	\$43,683,600	-6%	\$45,837,653	-1%	\$44,671,060	13%	\$50,326,500	33%	\$66,997,100	6%	\$71,152,600	26%	\$89,403,682
March	\$37,425,700	20%	\$45,046,200	-17%	\$38,893,960	25%	\$55,149,780	30%	\$67,244,100	24%	\$83,058,500	4%	\$86,347,800	43%	\$123,142,000	-30%	\$86,558,600
April	\$40,792,200	63%	\$66,323,300	-20%	\$55,250,700	22%	\$64,956,000	-7%	\$62,554,700	48%	\$92,373,585	-4%	\$89,007,327	28%	\$114,226,938	30%	\$148,159,921
May	\$63,039,000	-11%	\$56,177,600	22%	\$73,173,000	18%	\$94,375,050	13%	\$96,773,950	20%	\$116,330,500	-1%	\$114,889,906	10%	\$126,580,300	8%	\$136,423,916
June	\$83,871,000	-22%	\$65,751,300	-21%	\$56,820,400	17%	\$70,371,650	1%	\$69,830,150	86%	\$129,754,349	-13%	\$113,032,009	20%	\$136,189,679	27%	\$172,302,600
July	\$38,565,100	-8%	\$35,555,500	77%	\$65,197,855	9%	\$80,849,879	32%	\$95,597,625	23%	\$117,921,469	-11%	\$104,621,918	41%	\$147,927,102	2%	\$151,066,431
August	\$79,753,200	-17%	\$65,898,700	4%	\$71,800,475	53%	\$108,430,700	-16%	\$95,422,383	49%	\$142,534,040	-2%	\$139,223,249	22%	\$170,248,375	38%	\$235,727,859
September	\$78,228,400	2%	\$79,799,400	10%	\$90,330,100	21%	\$111,130,100	19%	\$147,078,700	13%	\$165,716,318	5%	\$174,179,706	-8%	\$159,591,700	-100%	
October	\$79,749,200	-15%	\$73,125,800	54%	\$114,295,400	6%	\$114,722,935	6%	\$130,161,800	21%	\$156,891,050	-5%	\$149,691,558	43%	\$213,311,500	-100%	
November	\$60,172,900	-3%	\$61,748,100	14%	\$74,734,600	20%	\$89,196,800	16%	\$104,587,700	5%	\$109,915,500	68%	\$184,563,658	-18%	\$151,871,354	-100%	
December	\$70,755,100	-13%	\$66,168,700	42%	\$88,152,000	-20%	\$75,615,706	14%	\$90,305,800	57%	\$141,435,873	-13%	\$122,880,919	25%	\$153,007,686	-100%	
YTD Comparison	\$409,534,215	2%	\$417,311,800	7%	\$447,483,790	30%	\$582,206,382	1%	\$585,167,019	37%	\$798,835,243	-3%	\$777,350,959	26%	\$981,368,068	13%	\$1,107,208,955
Annual Total	\$698,439,815	0%	\$698,153,800	17%	\$814,995,890	19%	\$972,871,923	9%	\$1,057,301,019	30%	\$1,372,793,984	3%	\$1,408,666,800	18%	\$1,659,150,308	-33%	\$1,107,208,955

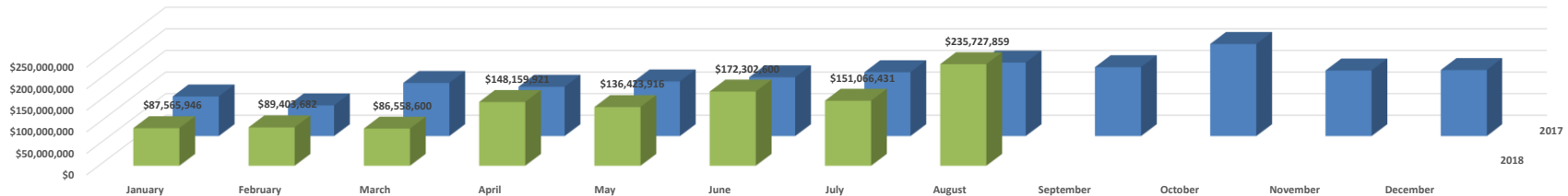
page 5

Month to Month Comparison by Number of Transactions

Month	2010	% Change 10 to 11	2011	% Change 11 to 12	2012	% Change 12 to 13	2013	% Change 13 to 14	2014	% Change 14 to 15	2015	% Change 15 to 16	2016	% Change 16 to 17	2017	% Change 17 to 18	2018
January	54	61%	90	10%	102	13%	116	-6%	107	19%	127	-2%	124	11%	138	6%	146
February	66	35%	90	-11%	81	16%	97	-10%	91	16%	106	19%	126	-8%	116	20%	139
March	86	19%	103	-21%	86	46%	128	1%	125	19%	149	-9%	136	31%	178	-21%	140
April	91	16%	106	7%	119	19%	136	-13%	124	23%	153	1%	155	22%	189	10%	207
May	94	14%	107	25%	145	18%	165	10%	181	13%	205	-4%	197	0%	197	-1%	196
June	138	-25%	104	5%	124	28%	151	6%	155	69%	262	-16%	220	6%	234	6%	249
July	75	31%	98	29%	131	23%	163	26%	201	0%	202	6%	215	18%	253	-17%	211
August	117	28%	150	6%	162	36%	221	-6%	214	25%	267	6%	282	-4%	272	17%	319
September	149	9%	162	-2%	164	54%	254	11%	286	5%	301	-1%	297	-16%	248	-100%	
October	154	5%	171	43%	240	5%	251	5%	265	7%	284	-7%	263	22%	322	-100%	
November	141	1%	152	8%	158	10%	197	19%	216	-5%	205	31%	268	-14%	230	-100%	
December	154	-9%	147	32%	188	-29%	138	32%	186	48%	276	-26%	203	13%	230	-100%	
YTD Comparison	870	16%	1,010	10%	1,114	28%	1,431	4%	1,484	19%	1,772	-1%	1,752	4%	1,825	-12%	1,607
Annual Total	1,319	12%	1,480	15%	1,700	19%	2,017	7%	2,151	18%	2,537	-2%	2,486	5%	2,607	-38%	1,607

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

Current Month to Month



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Residential Cost Analysis

Residential Improved Units - Price Point Summary

August 2018

Average Price:

\$800,792

	# Transactions	Gross Volume	Percentage Gross
<=200,000	3	\$423,723	0%
200,001 to 300,000	16	\$4,183,000	2%
300,001 to 400,000	42	\$14,976,089	7%
400,001 to 500,000	31	\$13,944,400	7%
500,001 to 600,000	30	\$16,833,345	8%
600,001 to 700,000	22	\$14,386,000	7%
700,001 to 800,000	20	\$15,131,814	8%
800,001 to 900,000	16	\$13,371,797	7%
900,001 to 1,000,000	15	\$14,218,067	7%
1,000,001 to 1,500,000	29	\$35,142,299	18%
1,500,001 to 2,000,000	15	\$26,117,360	13%
2,000,001 to 2,500,000	4	\$9,325,000	5%
2,500,001 to 3,000,000	4	\$10,900,000	5%
over \$ 3 Million	3	\$11,245,000	6%
Total:	250	\$200,197,894	100%

August 2018

New Construction

	Number Trans.	Total Volume	Average Price
Single Family	13	\$21,987,216	\$1,691,324
Multi Family	7	\$6,539,999	\$934,286
Vacant Land	0	\$0	\$0

Resales

	Number Trans.	Total Volume	Average Price
Single Family	82	\$94,613,817	\$1,153,827
Multi Family	148	\$77,056,862	\$520,654
Vacant Land	20	\$8,927,205	\$446,360

Gross Residential Price Index

	Number Trans.	Total Volume	Average Price
Single Family	95	\$116,601,033	\$1,227,379
Multi Family	155	\$83,596,861	\$539,335
Vacant Land	20	\$8,927,205	\$446,360

YTD: August 2018

	Number Trans.	Total Volume	Average Price
Single Family	465	\$525,283,997	\$1,129,643
Multi Family	808	\$418,515,381	\$517,965
Vacant Land	127	\$47,950,205	\$377,561

Full Year: 2017

	Number Trans.	Total Volume	Average Price
Single Family	756	\$822,447,297	\$1,087,893
Multi Family	1429	\$677,148,472	\$473,862
Vacant Land	187	\$60,530,400	\$323,692

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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



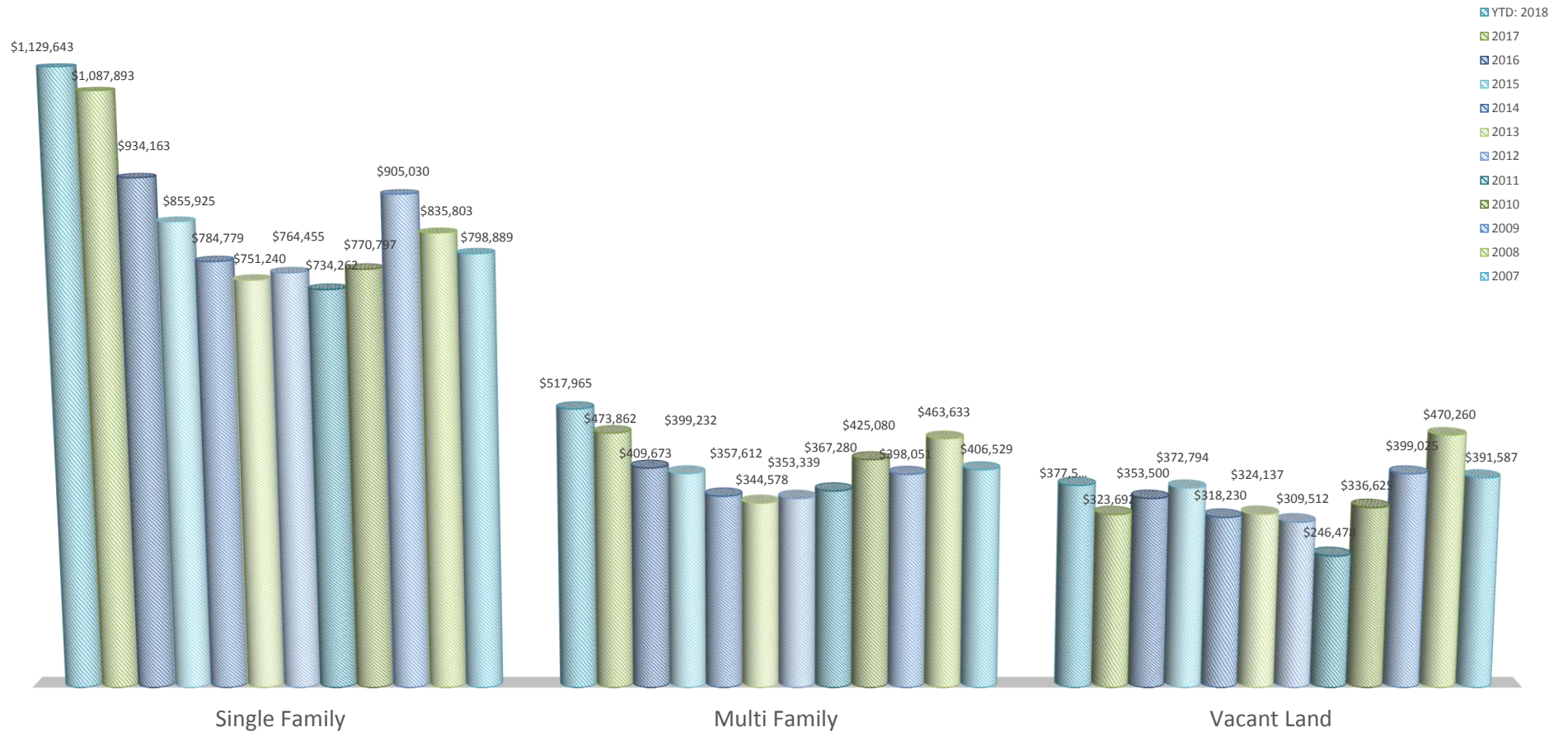
Historical Residential Cost Analysis

Historical Residential Improved Units - Price Point Summary

Full Year 2016: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	677	\$632,428,549	\$934,163
Multi Family	1410	\$577,639,084	\$409,673
Vacant Land	145	\$51,257,475	\$353,500
Full Year 2015: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	678	\$580,317,085	\$855,925
Multi Family	1422	\$567,707,483	\$399,232
Vacant Land	156	\$58,155,900	\$372,794
Full Year 2014: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	561	\$440,261,075	\$784,779
Multi Family	1170	\$418,406,606	\$357,612
Vacant Land	126	\$40,097,000	\$318,230
Full Year 2013: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	569	\$427,455,600	\$751,240
Multi Family	994	\$342,510,355	\$344,578
Vacant Land	118	\$38,248,200	\$324,137
Full Year 2012: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	509	\$389,107,600	\$764,455
Multi Family	805	\$284,438,000	\$353,339
Vacant Land	114	\$35,284,400	\$309,512
Full Year 2011: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	454	\$333,355,100	\$734,262
Multi Family	722	\$265,175,800	\$367,280
Vacant Land	91	\$22,429,500	\$246,478
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

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Average Price History by Type: 2007 - YTD. 2018



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Comparative Historical Cost Analysis

YTD. 2018 Price Point Summary for Residential Volume - Average Price:

\$741,398

	# Transactions	Gross Volume	Percentage Gross
<=200,000	35	\$5,808,723	1%
200,001 to 300,000	103	\$26,158,000	3%
300,001 to 400,000	196	\$69,835,389	7%
400,001 to 500,000	157	\$70,836,100	8%
500,001 to 600,000	151	\$83,463,365	9%
600,001 to 700,000	115	\$75,536,400	8%
700,001 to 800,000	123	\$92,407,214	10%
800,001 to 900,000	72	\$61,140,897	6%
900,001 to 1,000,000	87	\$82,633,888	9%
1,000,001 to 1,500,000	137	\$165,126,742	17%
1,500,001 to 2,000,000	54	\$92,424,860	10%
2,000,001 to 2,500,000	21	\$47,500,000	5%
2,500,001 to 3,000,000	11	\$30,440,300	3%
over \$ 3 Million	11	\$40,487,500	4%
Total:	1273	\$943,799,378	100%

YTD. 2017 Price Point Summary for Residential Volume - Average Price:

\$673,202

	# Transactions	Gross Volume	Percentage Gross
<=200,000	79	\$13,208,000	1%
200,001 to 300,000	170	\$44,164,000	5%
300,001 to 400,000	231	\$81,209,793	9%
400,001 to 500,000	167	\$74,362,738	8%
500,001 to 600,000	112	\$61,453,117	7%
600,001 to 700,000	106	\$69,392,600	8%
700,001 to 800,000	110	\$83,072,910	9%
800,001 to 900,000	70	\$59,346,155	7%
900,001 to 1,000,000	60	\$57,372,100	6%
1,000,001 to 1,500,000	123	\$149,949,632	17%
1,500,001 to 2,000,000	43	\$73,568,600	8%
2,000,001 to 2,500,000	18	\$40,357,300	5%
2,500,001 to 3,000,000	15	\$42,139,100	5%
over \$ 3 Million	9	\$34,318,000	4%
Total:	1313	\$883,914,045	100%

YTD. 2016 Price Point Summary for Residential Volume - Average Price:

\$560,600

	# Transactions	Gross Volume	Percentage Gross
<=200,000	121	\$18,661,322	3%
200,001 to 300,000	249	\$63,012,852	9%
300,001 to 400,000	194	\$68,197,829	10%
400,001 to 500,000	163	\$72,307,652	11%
500,001 to 600,000	97	\$53,312,219	8%
600,001 to 700,000	111	\$72,519,600	11%
700,001 to 800,000	73	\$54,778,100	8%
800,001 to 900,000	55	\$46,785,519	7%
900,001 to 1,000,000	36	\$34,301,100	5%
1,000,001 to 1,500,000	70	\$86,079,800	13%
1,500,001 to 2,000,000	29	\$48,876,000	7%
2,000,001 to 2,500,000	10	\$21,880,500	3%
2,500,001 to 3,000,000	4	\$11,075,000	2%
over \$ 3 Million	8	\$32,145,000	5%
Total:	1220	\$683,932,493	100%

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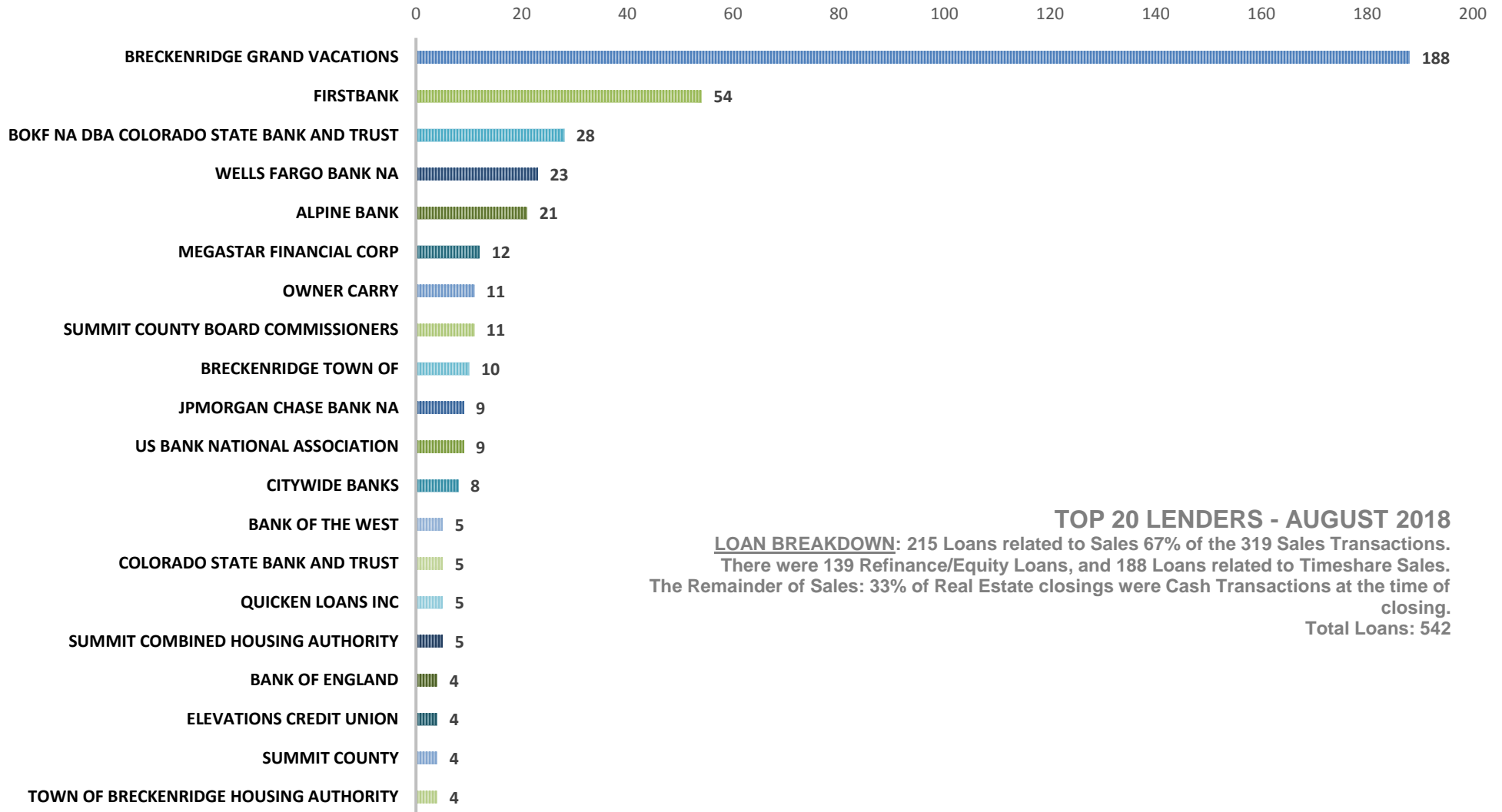
Frisco
Land Title
60 Main Street
Frisco, CO 80443
970.668.2205

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



Lender Analysis



TOP 20 LENDERS - AUGUST 2018

LOAN BREAKDOWN: 215 Loans related to Sales 67% of the 319 Sales Transactions.
 There were 139 Refinance/Equity Loans, and 188 Loans related to Timeshare Sales.
 The Remainder of Sales: 33% of Real Estate closings were Cash Transactions at the time of closing.
 Total Loans: 542

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Market Highlights

August 2018

Top Priced Improved Residential Sale:

ACCOUNT	6510936
BEDROOM	6
BATH	7.00
YOC	2014
HEATED SQFT	5761
LANDSIZE	0.4960
RECEPTION	1176537
PRICE	\$ 4,550,000.00
AREA	BRECKEN
LEGAL	TIMBER TRAIL SUBD Lot 2
PPSF	\$ 789.79
DATE	8/7/2018

Top Priced PSF Improved Residential Sale:

6516331
4
5.00
2014
2399
0.0840
1177607
\$ 2,600,000.00
BRECKEN
SHOCK HILL LANDING Phase 2 Lot 12
\$ 1,083.78
8/17/2018



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Foreclosure Document Breakdown

August 2018	Total	Timeshare	Fee Simple	Unknown: No legal shown
#1 Notice Election & Demand: (NED)	3	3	0	0
#2 Certificate of Purchase: (CTP)	0	0	0	0
#3 Public Trustee's Deeds: (PTD)	0	0	0	0
Total Foreclosure Docs Filed:	3	3	0	0

Land Title Historical Foreclosure Summary

2009 Summary:		2010 Summary:	
NED:	300	NED:	367
Withdrawn NED'S	117	Withdrawn NED'S	162
<i>Active NED's for 2009:</i>	<i>183</i>	<i>Active NED's for 2010:</i>	<i>205</i>

Public Trustee's Deeds Issued:	86	Public Trustee's Deeds Issued:	148
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2011 Summary:		2012 Summary:	
NED:	326	NED:	251
Withdrawn NED'S	148	Withdrawn NED'S	132
<i>Active NED's for 2011:</i>	<i>178</i>	<i>Active NED's for 2012:</i>	<i>119</i>

Public Trustee's Deeds Issued:	227	Public Trustee's Deeds Issued:	165
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2013 Summary:		2014 Summary:	
NED:	138	NED:	86
Withdrawn NED'S	86	Withdrawn NED'S	27
<i>Active NED's for 2013:</i>	<i>52</i>	<i>Active NED's for 2014:</i>	<i>59</i>

Public Trustee's Deeds Issued:	92	Public Trustee's Deeds Issued:	65
---------------------------------------	-----------	---------------------------------------	-----------

2015 Summary:		2016 Summary:	
NED:	32	NED:	35
Withdrawn NED'S	14	Withdrawn NED'S	26
<i>Active NED's for 2015:</i>	<i>18</i>	<i>Active NED's for 2016:</i>	<i>9</i>

Public Trustee's Deeds Issued:	26	Public Trustee's Deeds Issued:	9
---------------------------------------	-----------	---------------------------------------	----------

2017 Summary		YTD: 2018 Summary	
NED:	37	NED:	23
Withdrawn NED'S	21	Withdrawn NED'S	n/a
<i>Active NED's for 2017:</i>	<i>16</i>	<i>Active NED's for 2018:</i>	<i>23</i>

Public Trustee's Deeds Issued:	8	Public Trustee's Deeds Issued:	17
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Eight Year Foreclosure Summary:

Total Active NED's for Period: 1/1/2009 thru 12/31/2017	838
Total PTD's Issued: 1/1/2009 thru 12/31/2017	825
Unissued Public Trustee's Deeds Remaining:	13

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



Summary of Foreclosure Actions

YTD: August 2018

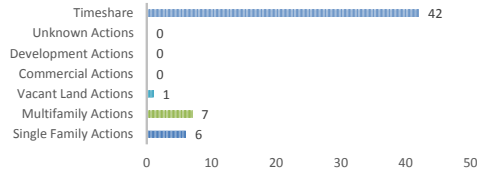
Property Foreclosure Summary:

Fee Simple Actions	14
Timeshare Actions	42
Unknown Actions	0

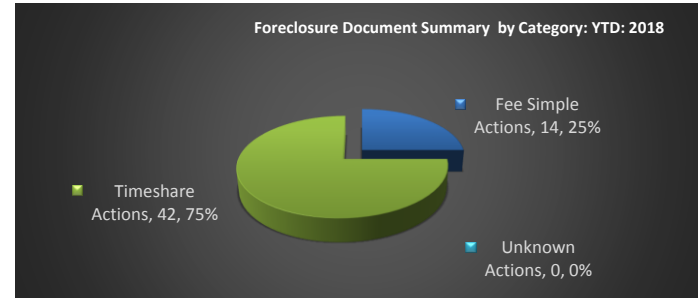
Property Type Breakdown:

Single Family Actions	6
Multifamily Actions	7
Vacant Land Actions	1
Commercial Actions	0
Development Actions	0
Unknown Actions	0
Timeshare	42

Foreclosure Document Summary: Property Type YTD: 2018



Foreclosure Document Summary by Category: YTD: 2018



Location Summary: ALL TYPES

Blue River	0
Breckenridge	40
Breckenridge Golf Course	1
Central Summit County	0
Copper Mountain	0
Corinthian Hill & Summerwoc	0
Dillon, Town & Lake	2
Dillon Valley	1
Farmers Corner	0
Frisco	0
Heeney	0
Keystone	3
Montezuma	0
North Summit County Rural	0
Peak 7	0
Silverthorne	1
Summit Cove	0
Wilderness	2
Woodmoor	0

Location Summary: Fee Simple Only

Blue River	0
Breckenridge	4
Breckenridge Golf Course	1
Central Summit County	0
Copper Mountain	0
Corinthian Hill & Summerwoc	0
Dillon, Town & Lake	2
Dillon Valley	1
Farmers Corner	0
Frisco	0
Heeney	0
Keystone	3
Montezuma	0
North Summit County Rural	0
Peak 7	0
Silverthorne	1
Summit Cove	0
Wilderness	2
Woodmoor	0

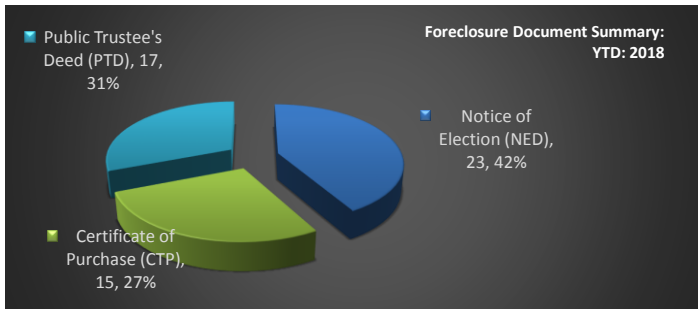
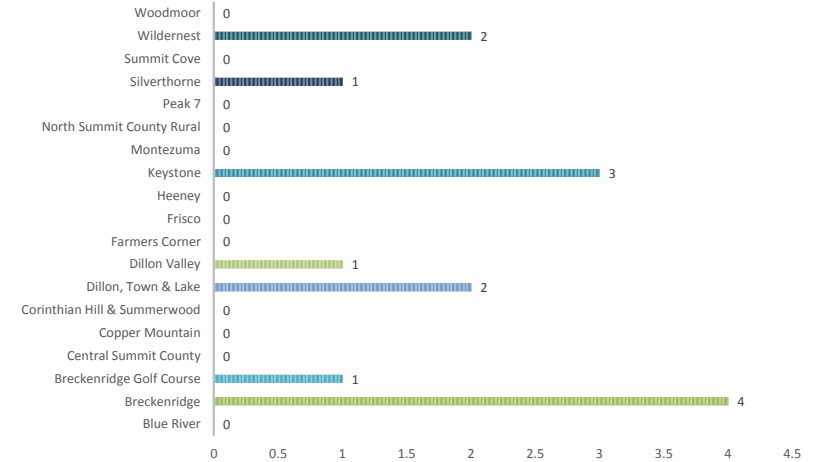
* Location Summaries do not include recordings with Unknown Legal Descriptions

Document Summary:

Notice of Election (NED)	23
Certificate of Purchase (CTP)	15
Public Trustee's Deed (PTD)	17

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Foreclosure Document Summary: Fee Simple Only - Location by Market Area YTD: 2018



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Top Lender Listing

LENDER	NUMBER LOANS	PERCENTAGE TOTAL
BRECKENRIDGE GRAND VACATIONS	188	34.65%
FIRSTBANK	54	9.96%
BOKF NA DBA COLORADO STATE BANK AND TRUST	28	5.17%
WELLS FARGO BANK NA	23	4.24%
ALPINE BANK	21	3.87%
MEGASTAR FINANCIAL CORP	12	2.21%
OWNER CARRY	11	2.03%
SUMMIT COUNTY BOARD COMMISSIONERS	11	2.03%
BRECKENRIDGE TOWN OF	10	1.85%
JPMORGAN CHASE BANK NA	9	1.66%
US BANK NATIONAL ASSOCIATION	9	1.66%
CITYWIDE BANKS	8	1.48%
BANK OF THE WEST	5	0.92%
COLORADO STATE BANK AND TRUST	5	0.92%
QUICKEN LOANS INC	5	0.92%
SUMMIT COMBINED HOUSING AUTHORITY	5	0.92%
BANK OF ENGLAND	4	0.74%
ELEVATIONS CREDIT UNION	4	0.74%
SUMMIT COUNTY	4	0.74%
TOWN OF BRECKENRIDGE HOUSING AUTHORITY	4	0.74%
UNITED WHOLESALE MORTGAGE LLC	4	0.74%
CHERRY CREEK MORTGAGE CO INC	3	0.55%
CMG MORTGAGE INC	3	0.55%
FAIRWAY INDEPENDENT MORTGAGE CORPORATION	3	0.55%
FLAGSTAR BANK FSB	3	0.55%
KEYBANK NATIONAL ASSOCIATION	3	0.55%
STEARNS LENDING LLC	3	0.55%
BAY EQUITY LLC	2	0.37%
BRECKENRIDGE TOWN OF HOUSING AUTHORITY	2	0.37%
BROKER SOLUTIONS INC	2	0.37%
CADENCE BANK NA	2	0.37%
GRAND MOUNTAIN BANK FSB	2	0.37%
GUARANTEED RATE INC	2	0.37%
LAKEVIEW LOAN SERVICING LLC	2	0.37%
LEGACY BANK	2	0.37%
M&T BANK	2	0.37%
MOVEMENT MORTGAGE LLC	2	0.37%
NBH BANK	2	0.37%
NORTHPOINTE BANK	2	0.37%
ON Q FINANCIAL INC	2	0.37%
PUBLIC SERVICE CREDIT UNION	2	0.37%
TIAA FSB	2	0.37%
UBS BANK USA	2	0.37%
USAA FEDERAL SAVINGS BANK	2	0.37%
VECTRA BANK COLORADO	2	0.37%
WESTERRA CREDIT UNION	2	0.37%
ADAMS BANK & TRUST	1	0.18%
AIR ACADEMY FEDERAL CREDIT UNION	1	0.18%
AMERICAN FINANCIAL NETWORK INC	1	0.18%
AMERICAN FINANCING CORPORATION	1	0.18%
AMERICAN INTERNET MORTGAGE INC	1	0.18%
AMERISAVE MORTGAGE CORPORATION	1	0.18%
BANK OF AMERICA NA	1	0.18%
BLUE SKY MORTGAGE LLC	1	0.18%
BRECKENRIDGE TOWN OF HOUSING AUTHORITY	1	0.18%
CARDINAL FINANCIAL COMPANY	1	0.18%
CITIBANK NA	1	0.18%
CITYWIDE HOME LOANS	1	0.18%
CMG FINANCIAL	1	0.18%
COLORADO CREDIT UNION	1	0.18%
COLORADO HOUSING AND FINANCE AUTHORITY	1	0.18%
COMMERCE BANK	1	0.18%
COMMERCE HOME MORTGAGE	1	0.18%
COMMERCE HOME MORTGAGE LLC	1	0.18%
COMMUNITY FIRST BANK OF THE HEARTLAND	1	0.18%
COMPASS BANK	1	0.18%
CORNERSTONE HOME LENDING INC	1	0.18%
CREDIT UNION OF THE ROCKIES	1	0.18%
CROSSCOUNTRY MORTGAGE INC	1	0.18%
DIRECT MORTGAGE CORP	1	0.18%
EAGLE HOME MORTGAGE LLC	1	0.18%
ENT CREDIT UNION	1	0.18%
ENVOY MORTGAGE LTD	1	0.18%
FAMILY INVESTMENT LLC	1	0.18%
FIRST NATIONAL BANK	1	0.18%
FIRST NATIONAL BANK OF OMAHA	1	0.18%
FIRST WESTERN TRUST BANK	1	0.18%
FORTIS PRIVATE BANK	1	0.18%
FREEDOM MORTGAGE CORPORATION	1	0.18%
GENEVA FINANCIAL LLC	1	0.18%
GEORGETOWN MORTGAGE LLC	1	0.18%
GLOBAL NET MANAGEMENT ASSOCIATES INC	1	0.18%
GOLDMAN SACHS BANK USA	1	0.18%
GREYSTONE SERVICING CORPORATION INC	1	0.18%
GUILD MORTGAGE COMPANY	1	0.18%
HOME MORTGAGE ALLIANCE LLC	1	0.18%
HOME POINT FINANCIAL CORPORATION	1	0.18%
HOMEBRIDGE FINANCIAL SERVICES INC	1	0.18%
JG WENTWORTH HOME LENDING LLC	1	0.18%
LIBERTY SAVINGS BANK FSB	1	0.18%
LOANDEPOT.COM LLC	1	0.18%
MACS MORTGAGE INC	1	0.18%
MARKETPLACE HOME MORTGAGE LLC	1	0.18%
MICHIGAN MUTUAL INC	1	0.18%
PEAK PROPERTIES LLC	1	0.18%
PLAZA HOME MORTGAGE INC	1	0.18%
POST OAK BANK NA	1	0.18%
PRIMARY RESIDENTIAL MORTGAGE INC	1	0.18%
PURDUE FEDERAL CREDIT UNION	1	0.18%
RELIANCE BANK	1	0.18%
SIERRA PACIFIC MORTGAGE COMPANY INC	1	0.18%
SUNFLOWER BANK NA	1	0.18%
SUNTRUST MORTGAGE INC	1	0.18%
UMB BANK NA	1	0.18%
US MORTGAGES	1	0.18%
VALLEY NATIONAL BANK	1	0.18%
WINTRUST BANK	1	0.18%
TOTAL LOANS FOR AUGUST 2018:	542	100.00%

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Upper End Transaction Detail

August 2018

Upper End Purchaser Details

Brm	Year Built	Size	Price	Legal	PPSF	Date	Street Address	Origin of Buyer: City	Origin of Buyer: State
6	2014	5761	\$ 4,550,000.00	TIMBER TRAIL SUBD Lot 2	\$ 789.79	8/7/2018	198 TIMBER TRAIL ROAD	SARASOTA	FL
5	2011	3585	\$ 3,445,000.00	COTTAGES AT SHOCK HILL Phase 4 Lot 12	\$ 960.95	8/15/2018	101 REGENT DRIVE	GOLDEN	CO
4	2002	5403	\$ 3,250,000.00	SPRUCE VALLEY RANCH Filing 1 Lot 3	\$ 601.52	8/17/2018	64 TARNWOOD DRIVE	SILVAM SPRINGS	AR
4	2014	4020	\$ 2,950,000.00	RIVERWOOD SUBD Lot 10	\$ 733.83	8/31/2018	13 RIVERWOOD DRIVE	GREENWOOD VILLAGE	FL
4	2015	2739	\$ 2,750,000.00	SHOCK HILL OVERLOOK Filing 1 Lot 7A	\$ 1,004.02	8/10/2018	32 WEST POINT LODE	BOULDER	CO
30	2013	12626	\$ 2,675,000.00	ILDERNEST SUBD Filing 1 Block 2 Lot 17 BUFFALO MOUNTAIN SU	\$ 211.86	8/1/2018	29 RYAN GULCH ROAD	ENGLEWOOD	CO
4	2014	2399	\$ 2,600,000.00	SHOCK HILL LANDING Phase 2 Lot 12	\$ 1,083.78	8/17/2018	61 UNION TRAIL	SANIBEL	FL
4	2017	2789	\$ 2,600,000.00	SHOCK HILL OVERLOOK Lot 4A	\$ 932.23	8/10/2018	64 WEST POINT LODE	LONG GROVE	IL
4	2017	2728	\$ 2,500,000.00	SHOCK HILL OVERLOOK Lot 4B	\$ 916.42	8/28/2018	60 WEST POINT LODE	MARCO ISLAND	FL
4	2019	4528	\$ 2,475,000.00	WESTRIDGE SUBD Lot 4	\$ 546.60	8/17/2018	307 SNOWFLAKE DR	DALLAS	TX
4	2019	3325	\$ 2,200,000.00	RIVER PINES SUBD Lot 10	\$ 661.65	8/28/2018	341 NORTH 7TH AVENUE	FRISCO	CO
4	2015	3871	\$ 2,150,000.00	HIGHLANDS AT BRECKENRIDGE Filing 8 Lot 207	\$ 555.41	8/10/2018	977 PRESTON WAY	LONE TREE	CO
1983	1983	7628	\$ 2,100,000.00	SNOWDANCE PUD Lot 1A	\$ 275.30	8/14/2018	23024 US HIGHWAY 6	DILLON	CO
5	2012	3907	\$ 1,999,000.00	HIGHLANDS AT BRECKENRIDGE Filing 5 Lot 122	\$ 511.65	8/7/2018	28 FLETCHER COURT	DUBLIN	OH
5	2000	5065	\$ 1,900,000.00	HIGHLANDS AT BRECKENRIDGE Filing 2 Lot 68	\$ 375.12	8/24/2018	16 ROUNDS RD	LITTLETON	CO
4	2019	5566	\$ 1,900,000.00	FRISCO TERRACE SUBD Filing 1 Lot 26	\$ 341.36	8/24/2018	322 FOREST DRIVE	COATESVILLE	PA
4	2019	3962	\$ 1,850,000.00	WARRIORS MARK WEST SUBD Filing 3 Block 2 Lot 1	\$ 466.94	8/14/2018	11 GOLD RING WAY	CENTENNIAL	CO
4	2019	6048	\$ 1,800,000.00	SPRUCE VALLEY RANCH Filing 1 Lot 23	\$ 297.62	8/10/2018	625 SPRUCE VALLEY DR	RICHARDSON	TX
4	2017	3636	\$ 1,775,000.00	HIGHLANDS AT BRECKENRIDGE HILL Lot 8	\$ 488.17	8/15/2018	690 HIGHFIELD TRAIL	GALVESTON	TX
4	2014	3920	\$ 1,750,000.00	COPPER CANYON SUBD Lot 13B	\$ 446.43	8/30/2018	111 CLUB HOUSE ROAD	AUSTIN	TX
4	2018	3504	\$ 1,725,000.00	EAGLES NEST GOLF COURSE SUBD Filing 1 Lot 112	\$ 492.29	8/30/2018	180 TWO CABINS DRIVE	FRISCO	CO
4	2004	4257	\$ 1,706,523.00	HIGHLANDS AT BRECKENRIDGE Filing 10 Lot 30	\$ 400.87	8/10/2018	289 PRESTON WAY	DELRAY BEACH	FL
4	2002	3520	\$ 1,694,025.00	RESERVE AT FRISCO Filing 4 Phase 3 Block 10 Lot 5	\$ 481.26	8/28/2018	112 PRIMROSE PLACE	BENTLEYVILLE	OH
4	2018	2440	\$ 1,675,000.00	TYRA SUMMIT CONDO Bldg 1 Unit 1	\$ 686.48	8/7/2018	908 FOUR OCLOCK ROAD	ARVADA	CO
5	2019	6219	\$ 1,675,000.00	BILLS RANCH SUBD Block 9 TRACT 17181	\$ 269.34	8/13/2018	64 VIERLING WAY	HUNTING VALLEY	OH
4	2009	3697	\$ 1,585,000.00	ANGLER MOUNTAIN RANCH SUBD Filing 2 Lot 17	\$ 428.73	8/13/2018	1105 BALD EAGLE ROAD	BOERNE	TX
5	2009	6717	\$ 1,555,000.00	WHISPERING PINES RANCH SUBD Filing 5 Block 13 Lot 2	\$ 231.50	8/16/2018	33 CANYON VIEW COURT	DILLON	CO
5	2018	3928	\$ 1,527,812.00	SOUTH MARYLAND CREEK RANCH Filing 3 Lot 21	\$ 388.95	8/10/2018	163 YOUNGS PRESERVE RD	DENVER	CO
4	1996	3498	\$ 1,465,000.00	ROYAL MOUNTAIN RANCH PUD Lot 10	\$ 418.81	8/28/2018	193 MOUNT ROYAL DRIVE	DENVER	CO
3	1998	2358	\$ 1,450,000.00	WESTRIDGE TH Lot 3B	\$ 614.93	8/22/2018	55 WESTRIDGE ROAD	WASHINGTON	DC
3	2008	3587	\$ 1,440,000.00	RESERVE AT FRISCO Filing 4 Block 8 Lot 5	\$ 401.45	8/14/2018	216 CHIMING BELLS COURT	DILLON	CO
5	1997	2919	\$ 1,399,000.00	RESERVE AT FRISCO Filing 2 Phase 1 Block 2 Lot 14	\$ 479.27	8/13/2018	112 MOUNTAIN POPPY WAY	EVERGREEN	CO
3	2017	3379	\$ 1,396,000.00	CORKSCREW FLATS SUBD Lot 37	\$ 413.14	8/13/2018	549 CORKSCREW DRIVE	BRECKENRIDGE	CO
3	2004	3642	\$ 1,338,300.00	TUSCATO DUPLEX Lot A	\$ 367.46	8/7/2018	215 GALENA STREET	MANASSAS	VA
3	2008	3135	\$ 1,325,000.00	WARRIORS MARK WEST SUBD Filing 6 Lot 3	\$ 422.65	8/9/2018	558 WHITE CLOUD DRIVE	BRENTWOOD	TN
5	2017	2695	\$ 1,320,000.00	MINERS CREEK ESTATES LOT 2B	\$ 489.80	8/8/2018	28 MINERS CREEK RD	KINGSTON	PA
4	2015	3082	\$ 1,299,999.00	CABINS AT ANGLER MTN RANCH Filing 4 CABIN 5	\$ 421.80	8/31/2018	88 HARES EAR LANE	INDIANAPOLIS	IN
3	1995	1805	\$ 1,240,000.00	ONE BRECKENRIDGE PLACE CONDO Lot 20	\$ 686.98	8/10/2018	315 S PARK AVENUE	MISSOURI CITY	TX
3	2017	2553	\$ 1,225,000.00	SHORES AT THE HIGHLANDS Filing 8 Lot 9B	\$ 479.83	8/7/2018	82 RED QUILL LANE	ROCKFORD	IL
5	1998	3526	\$ 1,220,000.00	EMMETT DUPLEX Lots 1R-A	\$ 346.00	8/21/2018	0062A EMMETT LODGE ROAD	DENVER	CO
4	2000	3017	\$ 1,212,500.00	EVERGREEN SUBD Lot 44	\$ 401.89	8/30/2018	0006 TELLER STREET	DENVER	CO
4	2002	2844	\$ 1,210,000.00	WHISPERING PINES RANCH SUBD Filing 3 Block 12 Lot 9	\$ 425.46	8/30/2018	48 GRAYS PEAK TRAIL	BRECKENRIDGE	CO
3	1996	2316	\$ 1,200,000.00	PINES AT 4 O'CLOCK SUBD TH Lot 13B UNIT 2	\$ 518.13	8/10/2018	33 TALL PINES DRIVE	COLORADO SPRINGS	CO
3	2002	2335	\$ 1,175,000.00	SHADOWS SUBD Block 4 Lot 8	\$ 503.21	8/24/2018	164 QUARTZ CIRCLE	COLORADO SPRINGS	CO
4	2001	3419	\$ 1,162,500.00	WOODMOOR AT BRECKENRIDGE SUBD Block 1 Lot 7A	\$ 340.01	8/28/2018	0180 EMMETT LODGE ROAD	HUDSON	OH
3	1994	2458	\$ 1,150,000.00	PINES AT 4 O'CLOCK SUBD TH Block 3 Lot 13A	\$ 467.86	8/30/2018	49 TALL PINES DRIVE UNIT 3	AURORA	CO
4	2009	2425	\$ 1,125,000.00	SILVER SHEKEL SUBD Filing 3 Lot 5	\$ 463.92	8/14/2018	341 SILVER CIRCLE	BRECKENRIDGE	CO
3	1996	1754	\$ 1,120,000.00	WHITE WOLF TH UNIT 5	\$ 638.54	8/24/2018	968 SETTLERS DRIVE	HOUSTON	TX
4	2005	3494	\$ 1,111,000.00	WHISPERING PINES RANCH SUBD Filing 7 Block 17 Lot 11	\$ 317.97	8/20/2018	75 SNOW PEAK COURT	BELLAIRE	TX
		505.51 AC	\$ 1,102,231.00	Sec. 19 Township 25 Range 79W	N/A	8/2/2018	N/A	BRECKENRIDGE	CO
4	1998	3684	\$ 1,100,000.00	EAGLES NEST SUBD Filing 1 Phase 1 Block 6 Lot 10	\$ 298.59	8/28/2018	1746 RED HAWK ROAD	COLORADO SPRINGS	CO
5	1980	4426	\$ 1,100,000.00	KEYSTONE RANCH SUBD Lot 8 TRACT D	\$ 248.53	8/3/2018	283 GENTIAN ROAD	MIAMI BEACH	FL
3	1991	3101	\$ 1,090,000.00	FOREST HILLS SUBD Filing 1 Lot 16	\$ 351.50	8/24/2018	1346 FOREST HILLS DRIVE	DENVER	CO
4	2018	1794	\$ 1,079,000.00	MAE BELLE CREEK TH CONDO Unit E	\$ 601.45	8/22/2018	215 S 2ND AVENUE	DENVER	CO
4	2018	1794	\$ 1,079,000.00	MAE BELLE CREEK TH CONDO Unit A	\$ 601.45	8/29/2018	215 SOUTH 2ND AVENUE UNIT A	MARIETTA	GA
1972	1972	4808	\$ 1,056,500.00	DILLON TECH CENTER CONDO Units 101-102	\$ 219.74	8/24/2018	114 VILLAGE PLACE	BRECKENRIDGE	CO
2	2005	1092	\$ 1,045,000.00	BLUE SKY CONDO Unit 405	\$ 956.96	8/28/2018	42 SNOWFLAKE DRIVE UNIT 405	MOUNT VERNON	IL
4	2001	3280	\$ 1,040,000.00	WHISPERING PINES RANCH SUBD Filing 1 Block 10 Lot 2	\$ 317.07	8/29/2018	53 LEGEND CIRCLE	CEDAR RAPIDS	IA
4	2004	3504	\$ 1,025,000.00	WHISPERING PINES RANCH SUBD Filing 1 Block 9 Lot 11	\$ 292.52	8/30/2018	17 RAINDANCE TRAIL	FORT LUPTON	CO
3	1989	2784	\$ 1,000,000.00	RUBY RANCH SUBD Filing 2 Lot 37A, 37B & 37C	\$ 359.20	8/16/2018	1139 EMERALD RD	FORT LAUDERDALE	FL
4	2002	3500	\$ 1,000,000.00	SODA CREEK AT LAKE DILLON PUD Filing 6 Block 6 Lot 9	\$ 285.71	8/8/2018	147 LANDON LANE	FRISCO	CO

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Purchaser Titlement Abstract

August 2018

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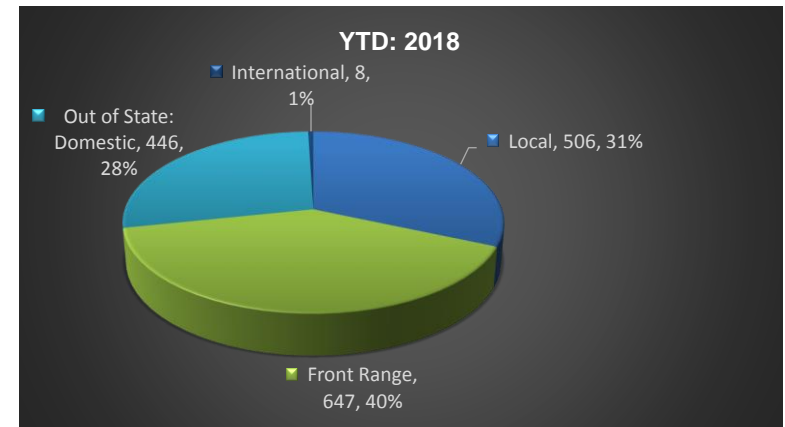
Brooke Roberts
970-453-2255
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All Sales: August 2018

Origin of Buyer	# of Trans.	% Overall
Local	95	30%
Front Range	113	35%
Out of State: Domestic	111	35%
International	0	0%
Total Sales	319	100%

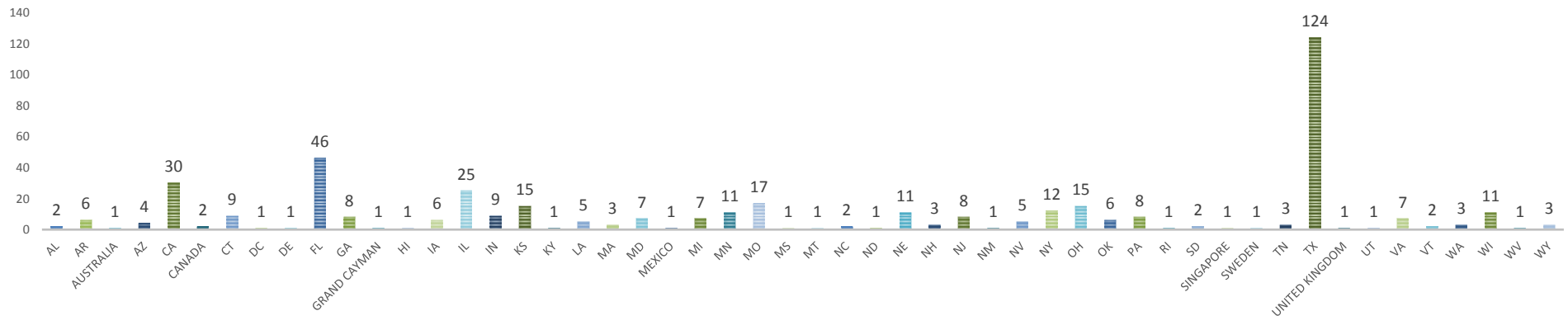
YTD: August 2018

Origin of Buyer	# of Trans.	% Overall
Local	506	31%
Front Range	647	40%
Out of State: Domestic	446	28%
International	8	0%
Total Sales	1607	100%



Colorado Purchasers: 1,153

NON-COLORADO YTD: 2018





Purchaser Titlement Abstract History

All Sales: 2017

Origin of Buyer	# of Trans.	% Overall
Local	719	28%
Front Range	1048	40%
Out of State: Domestic	830	32%
International	10	0%
Total Sales	2607	100%

All Sales: 2016

Origin of Buyer	# of Trans.	% Overall
Local	755	30%
Front Range	938	38%
Out of State: Domestic	785	32%
International	8	0%
Total Sales	2486	100%

All Sales: 2015

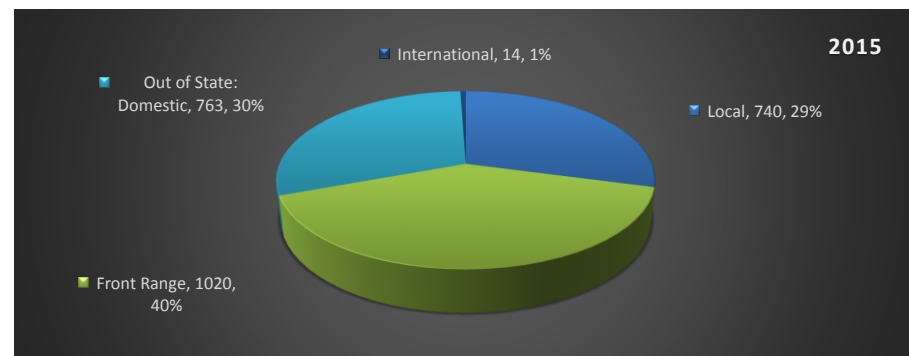
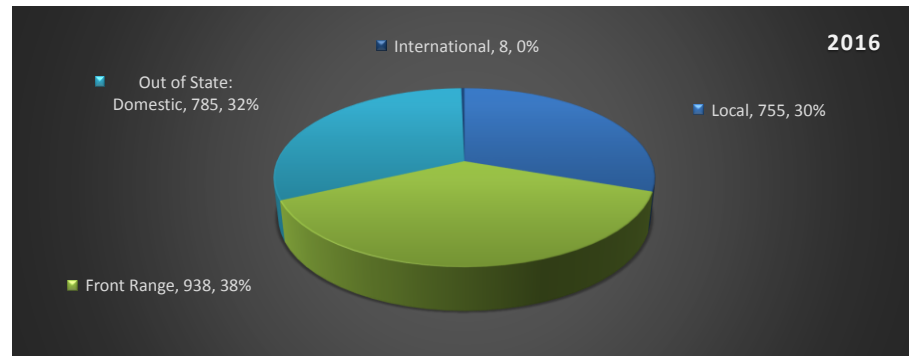
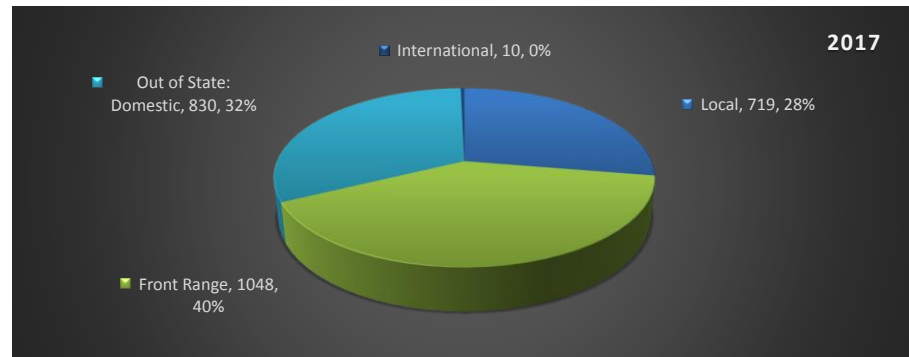
Origin of Buyer	# of Trans.	% Overall
Local	740	29%
Front Range	1020	40%
Out of State: Domestic	763	30%
International	14	1%
Total Sales	2537	100%

All Sales: 2014

Origin of Buyer	# of Trans.	% Overall
Local	492	24%
Front Range	896	44%
Out of State: Domestic	635	31%
International	19	1%
Total Sales	2042	100%

All Sales: 2013

Origin of Buyer	# of Trans.	% Overall
Local	502	26%
Front Range	765	40%
Out of State: Domestic	624	33%
International	17	1%
Total Sales	1908	100%



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New Development Summary

Improved Residential New Unit Sales:

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
6	7.00	2014	5761	\$ 4,550,000.00	TIMBER TRAIL SUBD Lot 2	SINGLEFAM	\$ 789.79	198 TIMBER TRAIL ROAD
4	5.00	2017	2789	\$ 2,600,000.00	SHOCK HILL OVERLOOK Lot 4A	SINGLEFAM	\$ 932.23	64 WEST POINT LODE
4	5.00	2017	2728	\$ 2,500,000.00	SHOCK HILL OVERLOOK Lot 4B	SINGLEFAM	\$ 916.42	60 WEST POINT LODE
4	5.00	2017	3636	\$ 1,775,000.00	HIGHLANDS AT BRECK-BRADDOCK HILL Lot 8	SINGLEFAM	\$ 488.17	690 HIGHFIELD TRAIL
5	4.00	2017	2695	\$ 1,320,000.00	MINERS CREEK ESTATES LOT 2B	SINGLEFAM	\$ 489.80	2B MINERS CREEK RD
3	4.00	2017	2553	\$ 1,225,000.00	SHORES AT THE HIGHLANDS Filing 8 Lot 9B	SINGLEFAM	\$ 479.83	82 RED QUILL LANE
4	5.00	2018	1794	\$ 1,079,000.00	MAE BELLE CREEK TH CONDO Unit A	MULTIFAM	\$ 601.45	215 SOUTH 2ND AVENUE UNIT A
3	3.00	2018	2317	\$ 893,622.00	SOUTH MARYLAND CREEK RANCH TRACT S CABIN 23	SINGLEFAM	\$ 385.68	137 MOSS WAY
3	3.00	2018	2103	\$ 819,000.00	ALDERS TH Phase 3 Lot 4A BUILDINGS 4 7 8 10 11	MULTIFAM	\$ 389.44	35 OUTPOST DRIVE
3	3.00	2018	2103	\$ 819,000.00	ALDERS TH Phase 3 Lot 4B BUILDINGS 4 7 8 10 11	MULTIFAM	\$ 389.44	39 OUTPOST DRIVE
4	3.00	2018	2157	\$ 819,000.00	ALDERS TH Phase 3 Lot 11A BUILDINGS 4 7 8 10 11	MULTIFAM	\$ 379.69	24 OUTPOST DRIVE
5	6.00	2018	3928	\$ 1,527,812.00	SOUTH MARYLAND CREEK RANCH Filing 3 Lot 21	SINGLEFAM	\$ 388.95	163 YOUNGS PRESERVE RD
4	5.00	2018	1794	\$ 1,079,000.00	MAE BELLE CREEK TH CONDO Unit E	MULTIFAM	\$ 601.45	215 S 2ND AVENUE
3	3.00	2018	2157	\$ 925,000.00	ALDERS TH Phase 3 Lot 7A BUILDINGS 4 7 8 10 11	MULTIFAM	\$ 428.84	78 OUTPOST DRIVE
3	3.00	2017	2317	\$ 911,068.00	SOUTH MARYLAND CREEK RANCH Filing 3 Lot 17	SINGLEFAM	\$ 393.21	49 YOUNGS PRESERVE ROAD
3	3.00	2018	2317	\$ 798,207.00	SOUTH MARYLAND CREEK RANCH CABIN 25 TRACT S	SINGLEFAM	\$ 344.50	119 MOSS WAY
2	2.00	2018	1193	\$ 415,000.00	BLUE 52 TH Filing 2 UNIT 24	DEEDRESTRICTED	\$ 347.86	481 FLORADORA DRIVE
4	5.00	2018	3504	\$ 1,725,000.00	EAGLES NEST GOLF COURSE SUBD Filing 1 Lot 112	SINGLEFAM	\$ 492.29	180 TWO CABINS DRIVE
3	4.00	2017	3379	\$ 1,396,000.00	CORKSCREW FLATS SUBD Lot 37	SINGLEFAM	\$ 413.14	549 CORKSCREW DRIVE
4	4.00	2018	1847	\$ 999,999.00	MAE BELLE CREEK TH CONDO Unit C	MULTIFAM	\$ 541.42	215 SOUTH 2ND AVE UNIT C
3	3.00	2017	1913	\$ 765,507.00	SOUTH MARYLAND CREEK RANCH CABIN 21 TRACT S	SINGLEFAM	\$ 400.16	163 MOSS WAY
3	2.00	2018	1394	\$ 515,000.00	BLUE 52 TH Filing 2 UNIT 18	DEEDRESTRICTED	\$ 369.44	455 FLORADORA UNIT 18
3	2.00	2018	1292	\$ 415,578.00	LINCOLN PARK AT THE WELLINGTON NBHD Phase 3 Block 3 Lot 7B	DEEDRESTRICTED	\$ 321.65	33 PLACER GREEN
2	2.00	2017	1210	\$ 415,000.00	BLUE 52 TH Filing 2 UNIT 20	DEEDRESTRICTED	\$ 342.98	461 FLORADORA DRIVE
3	2.00	2018	1211	\$ 399,379.00	WEST HILLS TH Filing 1 Lot 5A	DEEDRESTRICTED	\$ 329.79	77 WAYBACK DRIVE
3	2.00	2018	1211	\$ 399,379.00	WEST HILLS TH Filing 1 Lot 6B	DEEDRESTRICTED	\$ 329.79	84 WAYBACK DRIVE
3	2.00	2018	1211	\$ 399,379.00	WEST HILLS TH Filing 1 Lot 7A	DEEDRESTRICTED	\$ 329.79	74 WAYBACK DRIVE
2	2.00	2018	1024	\$ 388,926.00	LINCOLN PARK AT THE WELLINGTON NBHD Phase 3 Block 3 Lot 7A	DEEDRESTRICTED	\$ 379.81	39 PLACER GREEN
2	2.00	2018	1193	\$ 378,000.00	BLUE 52 TH Filing 2 UNIT 31	DEEDRESTRICTED	\$ 316.85	527 FLORADORA DRIVE UNIT 31
2	2.00	2017	1193	\$ 378,000.00	BLUE 52 TH Filing 2 UNIT 30	DEEDRESTRICTED	\$ 316.85	525 FLORADORA DRIVE
3	2.00	2018	1211	\$ 357,232.00	WEST HILLS TH Filing 1 Lot 10A	DEEDRESTRICTED	\$ 294.99	32 WAYBACK DRIVE
3	2.00	2018	1211	\$ 357,232.00	WEST HILLS TH Filing 1 Lot 10B	DEEDRESTRICTED	\$ 294.99	28 WAYBACK DRIVE
3	2.00	2018	1211	\$ 357,232.00	WEST HILLS TH Filing 1 Lot 1A	DEEDRESTRICTED	\$ 294.99	27 WAYBACK DRIVE
3	2.00	2018	1211	\$ 357,232.00	WEST HILLS TH Filing 1 Lot 3B	DEEDRESTRICTED	\$ 294.99	55 WAYBACK DRIVE
2	2.00	2018	1080	\$ 299,185.00	WEST HILLS TH Filing 1 Lot 4A	DEEDRESTRICTED	\$ 277.02	63 WAYBACK DRIVE
2	2.00	2018	1080	\$ 299,185.00	WEST HILLS TH Filing 1 Lot 4C	DEEDRESTRICTED	\$ 277.02	71 WAYBACK DRIVE
2	2.00	2018	1080	\$ 299,185.00	WEST HILLS TH Filing 1 Lot 9A	DEEDRESTRICTED	\$ 277.02	46 WAYBACK DRIVE
1	2.00	2017	832	\$ 249,000.00	BLUE 52 TH Filing 2 UNIT 32	DEEDRESTRICTED	\$ 299.28	531 FLORADORA DRIVE
1	2.00	2018	840	\$ 249,000.00	BLUE 52 TH Filing 2 UNIT 25	DEEDRESTRICTED	\$ 296.43	483 FLORADORA DRIVE UNIT 25
2	2.00	2018	1080	\$ 226,499.00	WEST HILLS TH Filing 1 Lot 4B	DEEDRESTRICTED	\$ 209.72	67 WAYBACK DRIVE

Summary of Improved Residential New Unit Sales:

Average Price:	\$	892,046
Average PPSF:	\$	411.18
Median Price:	\$	640,254
# Transactions:		40
Gross Volume:	\$	35,681,838



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