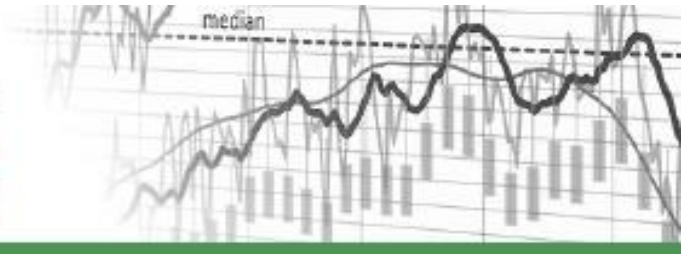
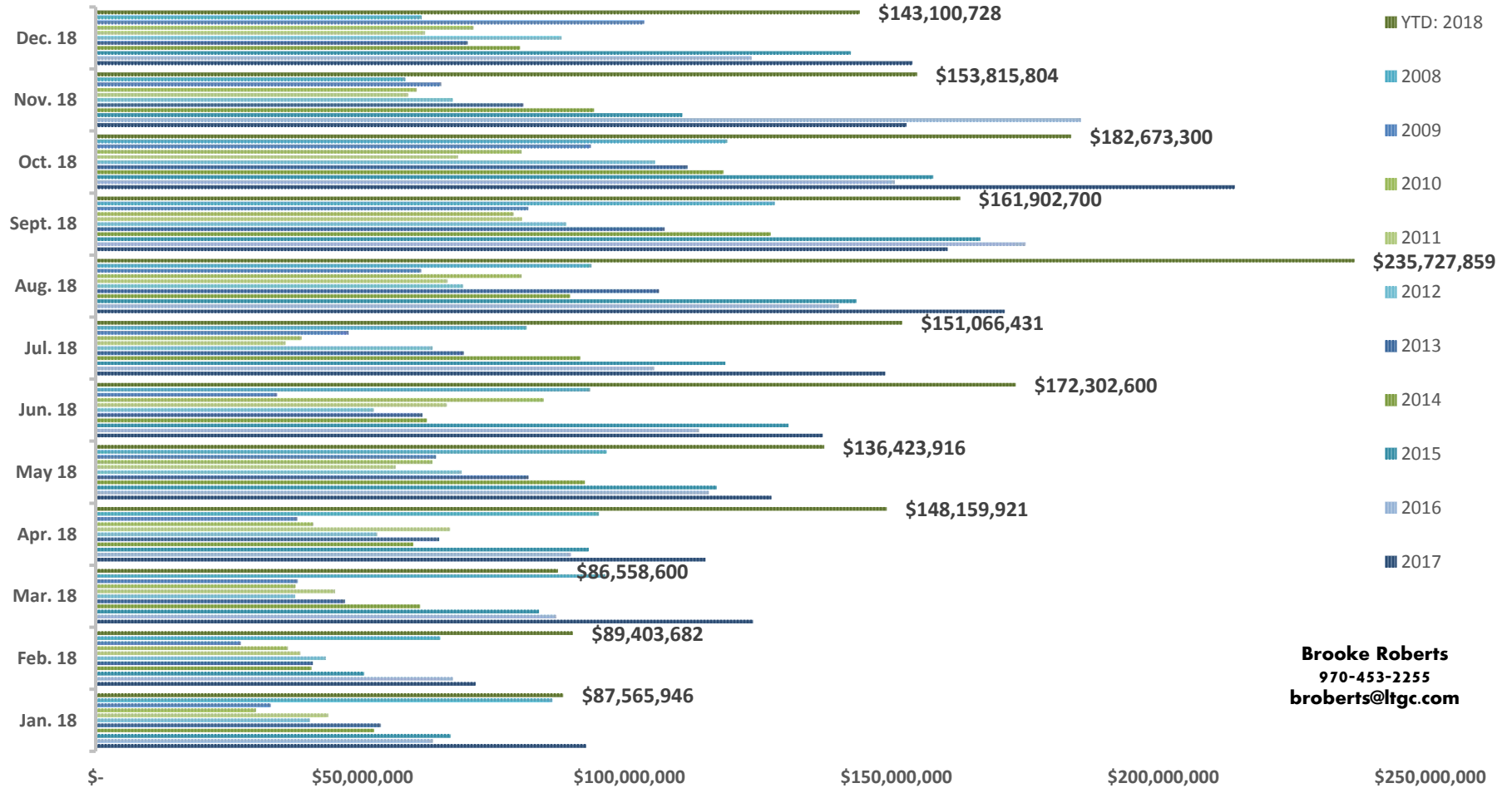




Summit County Market ANALYSIS



Historical Gross Sales Volume: 2008 - YTD: 2018



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Market Analysis by Area

December 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	\$7,836,900	5%	14	8%	\$559,779	\$615,000	\$749,190	\$763,700	\$313
Breckenridge	\$38,596,600	27%	38	21%	\$1,015,700	\$663,200	\$899,694	\$650,000	\$605
Breckenridge Golf Course	\$17,271,000	12%	9	5%	\$1,919,000	\$2,131,000	\$2,010,000	\$2,450,000	\$512
Copper Mountain	\$11,731,500	8%	9	5%	\$1,303,500	\$800,000	\$1,028,313	\$787,500	\$576
Corinthian Hills & Summerwood	\$1,205,000	1%	1	1%	\$1,205,000	n/a	\$1,205,000	n/a	\$294
Dillon Town & Lake	\$1,231,000	1%	4	2%	\$307,750	\$245,500	\$307,750	\$245,500	\$407
Dillon Valley	\$2,601,500	2%	7	4%	\$371,643	\$364,000	\$431,917	\$445,750	\$385
Farmers Corner	\$0	0%	0	0%	\$0	n/a	n/a	n/a	\$0
Frisco	\$6,007,000	4%	9	5%	\$667,444	\$527,000	\$722,857	\$615,000	\$478
Heeney	\$0	0%	0	0%	\$0	n/a	n/a	n/a	\$0
Keystone	\$20,213,300	14%	30	17%	\$673,777	\$719,950	\$697,007	\$740,000	\$441
Montezuma	\$0	0%	0	0%	\$0	n/a	n/a	n/a	\$0
North Summit County (rural)	\$12,899,800	9%	14	8%	\$921,414	\$841,350	\$1,035,400	\$951,700	\$379
Peak 7	\$1,499,000	1%	1	1%	\$1,499,000	n/a	\$1,499,000	n/a	\$378
Silverthorne	\$5,897,500	4%	9	5%	\$655,278	\$550,000	\$782,500	\$675,000	\$364
Summit Cove	\$2,490,000	2%	4	2%	\$622,500	\$590,000	\$622,500	\$590,000	\$394
Wilderness	\$8,512,000	6%	20	11%	\$425,600	\$422,750	\$456,000	\$449,500	\$389
Woodmoor	\$3,309,000	2%	4	2%	\$827,250	\$435,000	\$946,333	\$400,000	\$393
Deed Restricted Units	\$1,792,128	7%	4	2%	\$448,032	\$439,150	n/a	n/a	n/a
Quit Claim Deeds	\$7,500	0%	1	1%	\$7,500	n/a	n/a	n/a	n/a
TOTAL	\$143,100,728	100%	178	100%	\$816,769	\$630,000	\$804,363	\$650,200	\$459

(NEW UNIT SALES)	\$27,200,800	19%	26	15%	\$1,046,185	\$879,000	\$1,046,185	\$879,000	\$429
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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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Dillon
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 Dillon, CO 80435

Breckenridge
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 200 North Ridge Street
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Year-to-Date Market Analysis by Area

YTD: Dec. 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	\$76,889,204	4%	136	5%	\$565,362	\$552,500	\$795,746	\$725,000	\$356
Breckenridge	\$457,304,900	26%	500	20%	\$914,610	\$704,500	\$932,963	\$725,000	\$612
Breckenridge Golf Course	\$164,862,328	9%	170	7%	\$969,778	\$555,000	\$1,281,551	\$1,150,000	\$447
Copper Mountain	\$60,400,970	3%	106	4%	\$569,820	\$486,000	\$605,276	\$505,000	\$556
Corinthian Hills & Summerwood	\$20,665,400	1%	24	1%	\$861,058	\$874,500	\$888,930	\$924,000	\$338
Dillon Town & Lake	\$34,170,900	2%	60	2%	\$569,515	\$439,250	\$447,264	\$435,000	\$402
Dillon Valley	\$21,223,900	1%	68	3%	\$312,116	\$261,000	\$316,625	\$262,000	\$361
Farmers Corner	\$8,102,500	0%	13	1%	\$623,269	\$540,000	\$700,857	\$615,000	\$370
Frisco	\$163,320,513	9%	228	9%	\$716,318	\$585,000	\$721,496	\$608,500	\$468
Heeney	\$3,417,000	0%	9	0%	\$379,667	\$350,000	\$425,286	\$390,000	\$299
Keystone	\$237,986,795	14%	386	15%	\$616,546	\$515,000	\$618,788	\$515,000	\$488
Montezuma	\$2,116,300	0%	8	0%	\$264,538	\$157,500	\$536,333	\$520,000	\$429
North Summit County (rural)	\$74,795,111	4%	74	3%	\$1,010,745	\$899,300	\$1,011,328	\$903,800	\$369
Peak 7	\$31,310,600	2%	43	2%	\$728,153	\$755,000	\$972,463	\$860,000	\$369
Silverthorne	\$162,758,774	9%	204	8%	\$797,837	\$692,500	\$807,294	\$735,000	\$370
Summit Cove	\$45,246,523	3%	74	3%	\$611,440	\$590,000	\$640,109	\$618,000	n/a
Wilderness	\$94,466,550	5%	204	8%	\$463,071	\$395,500	\$467,349	\$405,000	\$384
Woodmoor	\$37,242,500	2%	41	2%	\$908,354	\$540,000	\$1,019,242	\$575,000	\$401
Deed Restricted Units	\$44,068,156	3%	125	5%	\$352,545	\$357,232	n/a	n/a	n/a
Quit Claim Deeds	\$8,352,563	0%	34	1%	\$245,664	\$60,000	n/a	n/a	n/a
TOTAL	\$1,748,701,487	100%	2507	100%	\$722,436	\$550,000	\$752,139	\$595,000	\$469

(NEW UNIT SALES) \$234,599,166 13% 251 10% \$934,658 \$819,000 \$937,748 \$819,000 \$413

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	Average Price	% Change vs. Prior Year	Average Price	Average Price	% Change vs. Prior Year	Average Price	Average Price	% Change vs. Prior Year
	Single Family YTD: 2017	Single Family YTD: 2018		Multi-Family YTD: 2017	Multi-Family YTD: 2018		Vacant Land YTD: 2017	Vacant Land YTD: 2018	
Blue River	\$797,115	\$856,971	8%	\$204,750	\$312,070	52%	\$131,387	\$118,319	-10%
Breckenridge	\$1,467,308	\$1,551,821	6%	\$590,350	\$645,781	9%	\$628,579	\$787,250	25%
Breckenridge Golf Course	\$1,509,029	\$1,670,017	11%	\$429,671	\$516,389	20%	\$545,191	\$493,906	-9%
Copper Mountain	\$2,160,880	\$2,691,625	25%	\$409,362	\$508,236	24%	\$1,075,000	\$0	n/a
Corinthian Hills/Summerwood	\$1,069,760	\$1,007,720	-6%	\$534,750	\$666,200	25%	\$840,000	\$220,000	-74%
Dillon Town & Lake	\$691,400	\$715,400	3%	\$380,265	\$420,450	11%	\$70,000	\$0	n/a
Dillon Valley	\$526,338	\$570,962	8%	\$208,313	\$255,396	23%	\$0	\$0	n/a
Farmers Corner	\$864,725	\$700,857	-19%	\$370,000	\$0	n/a	\$325,000	\$279,300	-14%
Frisco	\$948,801	\$1,099,407	16%	\$530,345	\$564,933	7%	\$270,333	\$432,300	60%
Heeneey	\$400,000	\$425,286	6%	\$0	\$0	n/a	\$160,000	\$220,000	38%
Keystone	\$1,347,388	\$1,533,036	14%	\$480,154	\$529,115	10%	\$362,438	\$492,778	36%
Montezuma	\$603,625	\$536,333	-11%	\$0	\$0	n/a	\$120,000	\$71,250	-41%
North Summit County (Rural)	\$1,005,599	\$1,011,328	1%	\$0	\$0	n/a	\$498,000	\$524,914	5%
Peak 7	\$854,759	\$972,463	14%	\$0	\$0	n/a	\$231,095	\$299,971	30%
Silverthorne	\$947,012	\$889,444	-6%	\$606,782	\$581,860	-4%	\$266,412	\$286,782	8%
Summit Cove	\$750,523	\$841,359	12%	\$332,925	\$345,422	4%	\$191,250	\$215,800	13%
Wilderness	\$670,770	\$735,522	12%	\$341,263	\$394,048	15%	\$217,875	\$199,056	-9%
Woodmoor	\$1,255,969	\$1,546,118	23%	\$476,351	\$459,438	-4%	\$278,625	\$382,500	37%
Gross Mean:	\$1,087,893	\$1,142,905	5%	\$473,862	\$523,519	10%	\$323,692	\$366,814	13%

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	Median Price	% Change vs. Prior Year	Median Price	Median Price	% Change vs. Prior Year	Median Price	Median Price	% Change vs. Prior Year
	Single Family YTD: 2017	Single Family YTD: 2018		Multi-Family YTD: 2017	Multi-Family YTD: 2018		Vacant Land YTD: 2017	Vacant Land YTD: 2018	
Blue River	\$688,750	\$762,000	11%	\$195,250	\$330,000	69%	\$127,500	\$90,000	-29%
Breckenridge	\$1,166,000	\$1,325,000	14%	\$525,000	\$570,000	9%	\$387,500	\$685,000	77%
Breckenridge Golf Course	\$1,460,000	\$1,625,000	11%	\$360,000	\$472,500	31%	\$500,000	\$475,000	-5%
Copper Mountain	\$1,925,000	\$2,689,250	n/a	\$368,500	\$503,500	37%	dna	n/a	n/a
Corinthian Hills/Summerwood	\$883,700	\$950,000	8%	\$462,000	\$507,000	10%	dna	n/a	n/a
Dillon Town & Lake	\$640,000	\$687,250	n/a	\$340,000	\$415,000	22%	dna	n/a	n/a
Dillon Valley	\$529,000	\$550,000	4%	\$182,200	\$233,850	28%	\$0	n/a	n/a
Farmers Corner	\$703,600	\$615,000	-13%	dna	n/a	n/a	dna	\$292,000	n/a
Frisco	\$870,000	\$997,500	15%	\$495,000	\$506,000	2%	\$302,000	\$420,000	39%
Heeneey	dna	\$390,000	n/a	\$0	n/a	n/a	dna	n/a	n/a
Keystone	\$1,194,500	\$1,360,000	14%	\$417,500	\$487,500	17%	\$360,000	\$440,000	22%
Montezuma	\$579,500	\$520,000	-10%	\$0	n/a	n/a	dna	n/a	n/a
North Summit County (Rural)	\$821,400	\$903,800	10%	\$0	n/a	n/a	\$388,000	\$375,000	-3%
Peak 7	\$830,000	\$860,000	4%	\$0	n/a	n/a	\$230,000	\$278,500	21%
Silverthorne	\$808,000	\$793,500	-2%	\$634,000	\$580,000	-9%	\$280,000	\$241,750	-14%
Summit Cove	\$710,000	\$815,000	15%	\$309,750	\$287,500	-7%	\$190,000	\$185,000	-3%
Wilderness	\$649,950	\$640,000	-2%	\$335,000	\$375,500	12%	\$212,500	\$197,500	-7%
Woodmoor	\$1,057,500	\$1,299,000	23%	\$430,000	\$448,750	4%	\$275,000	\$305,000	11%
Gross Mean:	\$882,000	\$940,800	7%	\$420,000	\$460,000	10%	\$240,000	\$279,500	16%

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

Month to Month Comparison by Gross 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	1%	\$161,902,700
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	-14%	\$182,673,300
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	1%	\$153,815,804
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	-6%	\$143,100,278
YTD Comparison	\$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	5%	\$1,748,701,037
Full Year Cumulative 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	5%	\$1,748,701,037

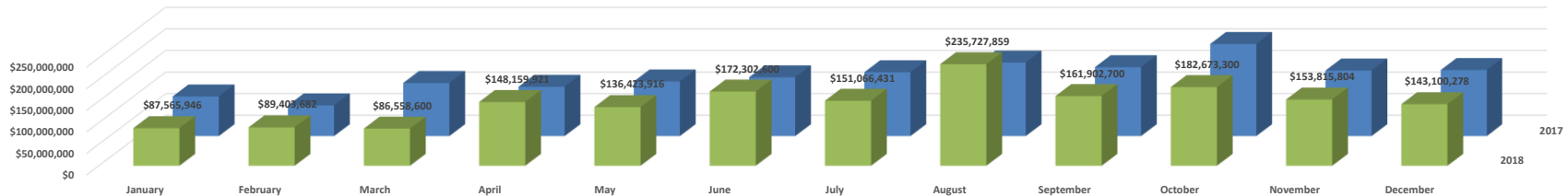
page 5

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	4%	259
October	154	5%	171	43%	240	5%	251	5%	265	7%	284	-7%	263	32%	322	-27%	236
November	141	1%	152	8%	158	10%	197	19%	216	-5%	205	31%	268	-14%	230	-1%	227
December	154	-9%	147	32%	188	-29%	138	32%	186	48%	276	-26%	203	13%	230	-23%	178
YTD Comparison	1,319	12%	1,480	15%	1,700	19%	2,017	7%	2,151	18%	2,537	-2%	2,486	5%	2,607	-4%	2,507
Full Year Cumulative Total	1,319	12%	1,480	15%	1,700	19%	2,017	7%	2,151	18%	2,537	-2%	2,486	5%	2,607	-4%	2,507

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

December 2018

Average Price:

\$804,363

	# Transactions	Gross Volume	Percentage Gross
<=200,000	3	\$451,800	0%
200,001 to 300,000	12	\$2,999,000	3%
300,001 to 400,000	15	\$5,493,600	5%
400,001 to 500,000	16	\$7,251,500	6%
500,001 to 600,000	19	\$10,304,900	9%
600,001 to 700,000	16	\$10,490,900	9%
700,001 to 800,000	15	\$11,347,400	10%
800,001 to 900,000	18	\$15,531,700	13%
900,001 to 1,000,000	1	\$1,000,000	1%
1,000,001 to 1,500,000	19	\$23,046,500	19%
1,500,001 to 2,000,000	4	\$7,049,000	6%
2,000,001 to 2,500,000	5	\$11,150,000	9%
2,500,001 to 3,000,000	3	\$8,625,000	7%
over \$ 3 Million	1	\$3,500,000	3%
Total:	147	\$118,241,300	100%

December 2018

New Construction

	Number Trans.	Total Volume	Average Price
Single Family	12	\$15,589,800	\$1,299,150
Multi Family	13	\$11,196,000	\$861,231
Vacant Land	0	\$0	\$0

Resales

	Number Trans.	Total Volume	Average Price
Single Family	47	\$53,261,400	\$1,133,221
Multi Family	75	\$38,194,100	\$509,255
Vacant Land	16	\$6,300,000	\$393,750

Gross Residential Price Index

	Number Trans.	Total Volume	Average Price
Single Family	59	\$68,851,200	\$1,166,969
Multi Family	88	\$49,390,100	\$561,251
Vacant Land	16	\$6,300,000	\$393,750

YTD: Dec. 2018

	Number Trans.	Total Volume	Average Price
Single Family	736	\$841,177,997	\$1,142,905
Multi Family	1258	\$658,587,481	\$523,519
Vacant Land	192	\$70,428,209	\$366,814

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



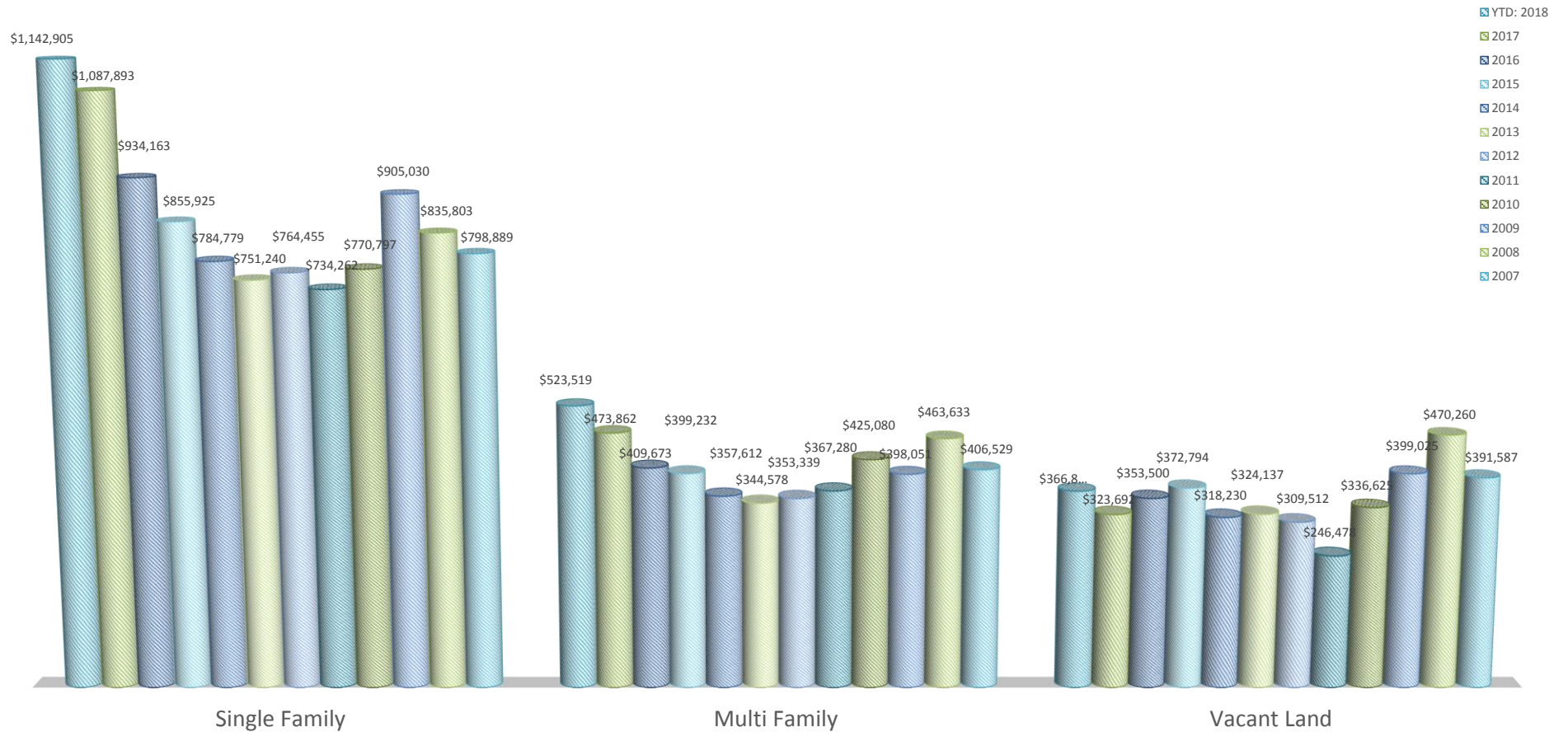
Historical Residential Cost Analysis

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:

\$752,139

	# Transactions	Gross Volume	Percentage Gross
<=200,000	47	\$7,789,023	1%
200,001 to 300,000	155	\$39,859,000	3%
300,001 to 400,000	307	\$109,726,789	7%
400,001 to 500,000	256	\$115,522,400	8%
500,001 to 600,000	247	\$135,908,665	9%
600,001 to 700,000	180	\$117,754,800	8%
700,001 to 800,000	177	\$133,107,214	9%
800,001 to 900,000	125	\$106,293,597	7%
900,001 to 1,000,000	119	\$113,000,988	8%
1,000,001 to 1,500,000	217	\$263,182,842	18%
1,500,001 to 2,000,000	86	\$147,745,860	10%
2,000,001 to 2,500,000	42	\$94,786,000	6%
2,500,001 to 3,000,000	19	\$52,629,300	4%
over \$ 3 Million	17	\$62,459,000	4%
Total:	1994	\$1,499,765,478	100%

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

\$686,314

	# Transactions	Gross Volume	Percentage Gross
<=200,000	107	\$18,111,300	1%
200,001 to 300,000	249	\$64,388,575	4%
300,001 to 400,000	358	\$125,724,287	8%
400,001 to 500,000	292	\$130,651,237	9%
500,001 to 600,000	226	\$124,212,017	8%
600,001 to 700,000	205	\$133,696,097	9%
700,001 to 800,000	175	\$131,966,260	9%
800,001 to 900,000	133	\$113,159,355	8%
900,001 to 1,000,000	98	\$93,621,079	6%
1,000,001 to 1,500,000	202	\$246,338,462	16%
1,500,001 to 2,000,000	69	\$118,655,900	8%
2,000,001 to 2,500,000	34	\$77,454,300	5%
2,500,001 to 3,000,000	22	\$61,018,900	4%
over \$ 3 Million	15	\$60,598,000	4%
Total:	2185	\$1,499,595,769	100%

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

\$579,812

	# Transactions	Gross Volume	Percentage Gross
<=200,000	168	\$26,336,122	2%
200,001 to 300,000	386	\$98,337,069	8%
300,001 to 400,000	324	\$114,063,559	9%
400,001 to 500,000	299	\$132,926,055	11%
500,001 to 600,000	197	\$108,388,784	9%
600,001 to 700,000	197	\$128,733,400	11%
700,001 to 800,000	131	\$98,795,050	8%
800,001 to 900,000	101	\$85,806,988	7%
900,001 to 1,000,000	59	\$56,354,000	5%
1,000,001 to 1,500,000	137	\$167,169,787	14%
1,500,001 to 2,000,000	50	\$86,212,575	7%
2,000,001 to 2,500,000	20	\$44,493,000	4%
2,500,001 to 3,000,000	7	\$19,155,000	2%
over \$ 3 Million	11	\$43,296,244	4%
Total:	2087	\$1,210,067,633	100%

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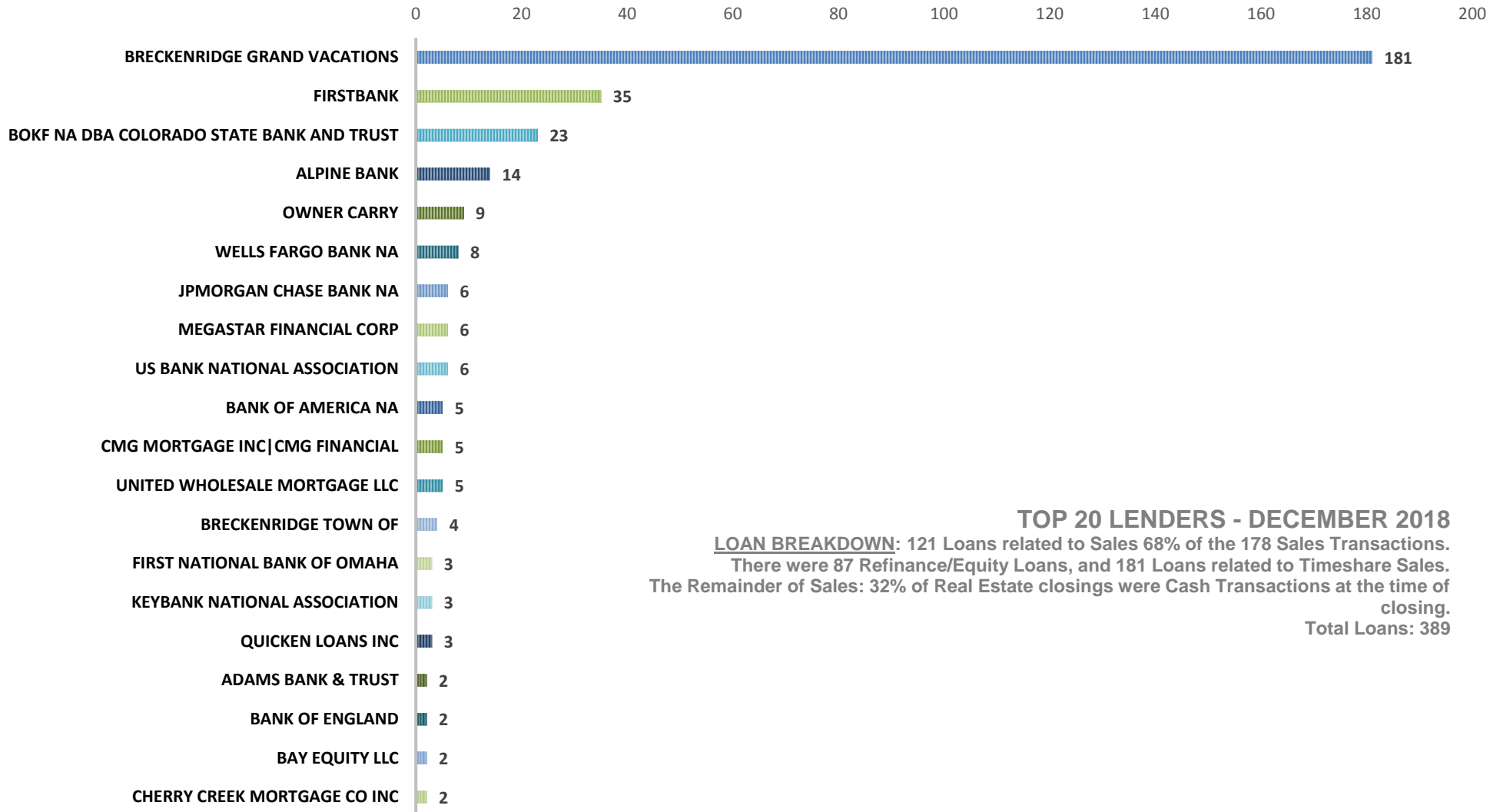
Frisco
Land Title
60 Main Street
Frisco, CO 80443
970.668.2205

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 - DECEMBER 2018

LOAN BREAKDOWN: 121 Loans related to Sales 68% of the 178 Sales Transactions.
 There were 87 Refinance/Equity Loans, and 181 Loans related to Timeshare Sales.
 The Remainder of Sales: 32% of Real Estate closings were Cash Transactions at the time of closing.
 Total Loans: 389

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Market Highlights

December 2018

Top Priced Improved Residential Sale:

ACCOUNT	6513215
BEDROOM	6
BATH	8.00
YOC	2009
HEATED SQFT	7161
LANDSIZE	0.3040
RECEPTION	1188107
PRICE	\$ 3,500,000.00
AREA	COPPMTN
LEGAL	LEWIS RANCH AT COPPER Lot 47R
PPSF	\$ 488.76
DATE	12/28/2018



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Top Priced PSF Improved Residential Sale:

6507217
Studio
1.00
1999
307
1186325
\$ 320,000.00
BRECKEN
TYRA IV RIVERBEND LODGE CONDO Unit 204
\$ 1,042.35
12/4/2018



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Foreclosure Document Breakdown

December 2018	Total	Timeshare	Fee Simple	Unknown: No legal shown
#1 Notice Election & Demand: (NED)	1	0		1
#2 Certificate of Purchase: (CTP)	3	3		0
#3 Public Trustee's Deeds: (PTD)	0	0		0
Total Foreclosure Docs Filed:	4	3		1

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
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2017 Summary		YTD: 2018 Summary	
NED:	37	NED:	35
Withdrawn NED'S	21	Withdrawn NED'S	28
<i>Active NED's for 2017:</i>	<i>16</i>	<i>Active NED's for 2018:</i>	<i>7</i>

Public Trustee's Deeds Issued:	8	Public Trustee's Deeds Issued:	18
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Eight Year Foreclosure Summary:

Total Active NED's for Period: 1/1/2009 thru 12/31/2018	845
Total PTD's Issued: 1/1/2009 thru 12/31/2018	843
Unissued Public Trustee's Deeds Remaining:	2

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



Summary of Foreclosure Actions

YTD: Dec. 2018

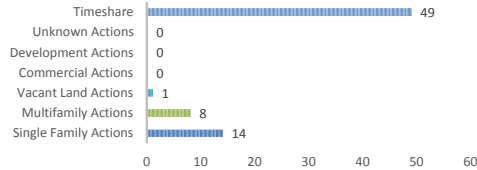
Property Foreclosure Summary:

Fee Simple Actions	23
Timeshare Actions	49
Unknown Actions	0

Property Type Breakdown:

Single Family Actions	14
Multifamily Actions	8
Vacant Land Actions	1
Commercial Actions	0
Development Actions	0
Unknown Actions	0
Timeshare	49

Foreclosure Document Summary: Property Type YTD: 2018



Foreclosure Document Summary by Category: YTD: 2018



Location Summary: ALL TYPES

Blue River	1
Breckenridge	49
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	1
North Summit County Rural	0
Peak 7	2
Silverthorne	2
Summit Cove	1
Wilderness	3
Woodmoor	0

Location Summary: Fee Simple Only

Blue River	1
Breckenridge	6
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	1
North Summit County Rural	0
Peak 7	2
Silverthorne	2
Summit Cove	1
Wilderness	3
Woodmoor	0

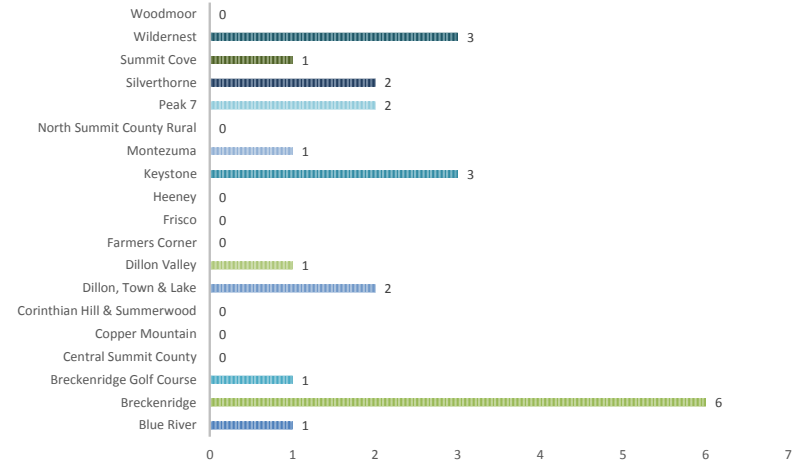
* Location Summaries do not include recordings with Unknown Legal Descriptions

Document Summary:

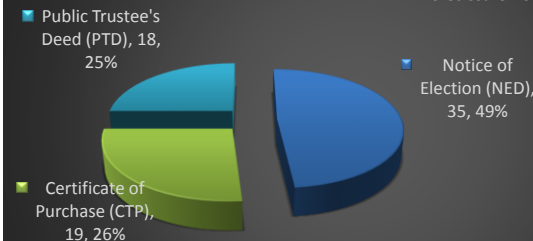
Notice of Election (NED)	35
Certificate of Purchase (CTP)	19
Public Trustee's Deed (PTD)	18

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



Foreclosure Document Summary: YTD: 2018



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Top Lender Listing

LENDER	NUMBER LOANS	PERCENTAGE TOTAL
BRECKENRIDGE GRAND VACATIONS	181	46.53%
FIRSTBANK	35	9.00%
BOKF NA DBA COLORADO STATE BANK AND TRUST	23	5.91%
ALPINE BANK	14	3.60%
OWNER CARRY	9	2.31%
WELLS FARGO BANK NA	8	2.06%
JPMORGAN CHASE BANK NA	6	1.54%
MEGASTAR FINANCIAL CORP	6	1.54%
US BANK NATIONAL ASSOCIATION	6	1.54%
BANK OF AMERICA NA	5	1.29%
CMG MORTGAGE INC CMG FINANCIAL	5	1.29%
UNITED WHOLESALE MORTGAGE LLC	5	1.29%
BRECKENRIDGE TOWN OF	4	1.03%
FIRST NATIONAL BANK OF OMAHA	3	0.77%
KEYBANK NATIONAL ASSOCIATION	3	0.77%
QUICKEN LOANS INC	3	0.77%
ADAMS BANK & TRUST	2	0.51%
BANK OF ENGLAND	2	0.51%
BAY EQUITY LLC	2	0.51%
CHERRY CREEK MORTGAGE CO INC	2	0.51%
CITYWIDE BANKS	2	0.51%
COMMERCE HOME MORTGAGE LLC	2	0.51%
CREDIT UNION OF COLORADO	2	0.51%
CROSSCOUNTRY MORTGAGE INC	2	0.51%
ENT CREDIT UNION	2	0.51%
ETHOS LENDING LLC	2	0.51%
FAIRWAY INDEPENDENT MORTGAGE CORPORATION	2	0.51%
ON Q FINANCIAL INC	2	0.51%
VECTRA BANK COLORADO	2	0.51%
AGH PROPERTIES LLC	1	0.26%
BANK OF COLORADO	1	0.26%
BANK OF EDWARDSVILLE	1	0.26%
BANK OF THE WEST	1	0.26%
BROKER SOLUTIONS INC NEW AMERICAN FUNDING	1	0.26%
CALIBER HOME LOANS INC	1	0.26%
CITIBANK NA TRUSTEE	1	0.26%
COLONIAL NATIONAL MORTGAGE	1	0.26%
COLORADO HOUSING AND FINANCE AUTHORITY	1	0.26%
COMPASS BANK	1	0.26%
DISCOVER BANK	1	0.26%
FIGURE LENDING LLC	1	0.26%
FIRST EAGLE BANK	1	0.26%
FIRST HOME BANK	1	0.26%
FIRST WESTERN TRUST BANK	1	0.26%
GRAND MOUNTAIN BANK FSB	1	0.26%
GREAT WESTERN BANK	1	0.26%
GUARANTEED RATE INC	1	0.26%
GUILD MORTGAGE COMPANY	1	0.26%
HOME POINT FINANCIAL CORPORATION	1	0.26%
HOMESTREET BANK	1	0.26%
KDCX CAPITAL LLC	1	0.26%
KS STATEBANK	1	0.26%
LAKEVIEW LOAN SERVICING LLC	1	0.26%
LIBERTY SAVINGS BANK FSB	1	0.26%
LOANDEPOT.COM LLC	1	0.26%
MORGAN STANLEY PRIVATE BANK NATIONAL ASSOCIATION	1	0.26%
MOVEMENT MORTGAGE LLC	1	0.26%
NAVY FEDERAL CREDIT UNION	1	0.26%
NFM INC NFM LENDING	1	0.26%
NORTHPOINTE BANK	1	0.26%
NOVA FINANCIAL & INVESTMENT CORPORATION	1	0.26%
OPTIMUM FIRST INC	1	0.26%
ORIGIN BANK	1	0.26%
PENTAGON FEDERAL C U	1	0.26%
PHH MORTGAGE CORPORATION	1	0.26%
PLAZA HOME MORTGAGE INC	1	0.26%
SIERRA PACIFIC MORTGAGE COMPANY INC	1	0.26%
SWBC MORTGAGE CORP	1	0.26%
TOWN OF BRECKENRIDGE HOUSING AUTHORITY	1	0.26%
UMB BNAK NA	1	0.26%
UNITED FIDELITY FUNDING CORP	1	0.26%
UNIVERSAL LENDING CORPORATION	1	0.26%
US BANK NATIONAL ASSOCIATION	1	0.26%
USAA FEDERAL SAVINGS BANK	1	0.26%
WILMINGTON TRUST NATIONAL ASSOCIATION	1	0.26%
WINTRUST MORTGAGE	1	0.26%
TOTAL LOANS FOR DECEMBER 2018:	389	100.00%

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Upper End Transaction Detail

December 2018

Upper End Purchaser Details

Brm	Bath	Year Built	Size	Price	Legal	PPSF	Date	Street Address	Origin of Buyer: City	Origin of Buyer: State
8	30.00	2016	20149	\$ 5,794,200.00	DENISON PLACER SUBD Lot 2	\$	287.57	12/13/2018	45, 61, & 73 DENISON PLACER ROAD	GLENWOOD SPRINGS CO
11	11.00	2000	5445	\$ 3,505,000.00	UNION CREEK TH CONDO Unit: 12,15, & 16	\$	643.71	12/28/2018	BEELEER PLACE	COLORADO SPRINGS CO
6	8.00	2009	7161	\$ 3,500,000.00	LEWIS RANCH AT COPPER LOT 47R	\$	488.76	12/28/2018	560 BEELEER PLACE	MCGREGOR TX
38	38.00	1961	15920	\$ 3,475,000.00	M&B: SEC 18-6-77 BRADDOCK PLACER MS 13465	\$	218.28	12/5/2018	165 HIGH TOR ROAD (WAYSIDE INN)	NORTH BEND WA
4	5.00	2017	4560	\$ 3,000,000.00	HIGHLANDS AT BRECKENRIDGE Filing 4 Lot 112	\$	657.89	12/21/2018	53 ROUNDS ROAD	ARLINGTON TX
4	5.00	2015	2738	\$ 2,825,000.00	SHOCK HILL OVERLOOK Lot 8A	\$	1,031.78	12/20/2018	18 WEST POINT LODGE	INDIAN SHORES FL
4	7.00	2000	7281	\$ 2,800,000.00	SUMMIT ESTATES Filing 2 Lot 48	\$	384.56	12/27/2018	92 POINT VIEW PLACE	CENTENNIAL CO
4	5.00	2007	4655	\$ 2,450,000.00	HIGHLANDS AT BRECK-HIGHLANDS PARK Lot 77	\$	526.32	12/19/2018	322 LAKE EDGE DRIVE	LONE TREE CO
4	5.00	2008	4903	\$ 2,400,000.00	HIGHLANDS AT BRECKENRIDGE Filing 8 Lot 230	\$	489.50	12/4/2018	581 PRESTON WAY	SAINT CHARLES IL
4	5.00	2000	4711	\$ 2,150,000.00	MINERS VIEW ESTATES Filing 2 Lot 4	\$	456.38	12/4/2018	831 MINERS VIEW ROAD	WILDWOOD MO
			14.46 AC	\$ 2,131,000.00	SWAN VALLEY ESTATES Lots 8 & 8A, LOTS 9 & 9A	N/A		12/17/2018	N/A	ENGLEWOOD CO
4	5.00	2014	4557	\$ 2,100,000.00	BRECKENRIDGE SOUTH SUBD Lot 2	\$	460.83	12/13/2018	1003 BOREAS PASS ROAD;	CAPE CORAL FL
4	5.00	2017	2882	\$ 2,050,000.00	RIVER'S EDGE PUD Filing 1 Lot 2A	\$	711.31	12/13/2018	209 RIVER PARK DRIVE	SAINT PAUL MN
4	5.00	1996	4888	\$ 2,000,000.00	M&B: Sec. 4-45-78	\$	409.17	12/13/2018	3275 JOHNSON ROAD	RIDGEFIELD CT
4	5.00	1988	4549	\$ 1,875,000.00	BROOKS HILL AMENDED SUBD Lot 9	\$	412.18	12/21/2018	1035 BOREAS PASS ROAD	ANNAPOLIS MD
			.3693 AC	\$ 1,700,000.00	PEAK EIGHT PLACE Lot 1	N/A		12/11/2018	12 PEAK EIGHT COURT	LONE TREE CO
4	6.00	1994	4612	\$ 1,625,000.00	KEYSTONE WEST RANCH SUBD Phase 4 Lot 3515	\$	352.34	12/7/2018	52 SPRUCE CIRCLE	OKLAHOMA CITY OK
4	5.00	2017	2882	\$ 1,549,000.00	RIVER'S EDGE PUD Filing 1 Lot 2A	\$	537.47	12/7/2018	209 RIVER PARK DRIVE	BRECKENRIDGE CO
5	5.00	1974	3968	\$ 1,499,000.00	WINTERWOOD SUBD Lot 31	\$	377.77	12/5/2018	76 INDEPENDENCE CIRCLE	BRECKENRIDGE CO
4	5.00	2017	3038	\$ 1,336,700.00	SOUTH MARYLAND CREEK RANCH Filing 2 Lot 6	\$	439.99	12/7/2018	77 MARYLAND CREEK ROAD	SAVANNAH GA
4	5.00	1994	2605	\$ 1,320,000.00	PINE CREEK TH Lot L	\$	506.72	12/18/2018	905 COLUMBINE ROAD	AUSTIN TX
3	4.00	2018	2546	\$ 1,275,000.00	SHORES AT THE HIGHLANDS Filing 8 Lot 8A	\$	500.79	12/27/2018	96 RED QUILL LANE	COLORADO SPRINGS CO
3	4.00	2002	3281	\$ 1,250,000.00	SIERRA BOSQUE SUBD Filing 1 Block 1 Lot 16	\$	380.98	12/7/2018	996 BLUE RIDGE ROAD	STILWELL KS
4	4.00	2000	3188	\$ 1,230,000.00	RESERVE AT FRISCO Filing 3 Phase 2 Block 7 Lot 6	\$	385.82	12/27/2018	202 LUPINE LANE FRISCO	ARVADA CO
3	3.00	1996	1805	\$ 1,205,000.00	ONE BRECKENRIDGE PLACE Phase 2 TH Unit 10	\$	667.59	12/31/2018	315 S PARK AVENUE	COLORADO SPRINGS CO
3	3.00	1996	3828	\$ 1,205,000.00	EAGLES NEST SUBD Filing 1 Phase 1 Block 6 Lot 5	\$	314.79	12/21/2018	1775 FALCON DRIVE	DENVER CO
5	5.00	1994	4095	\$ 1,205,000.00	CORINTHIAN HILL SUBD Block 5 Lot 2A	\$	294.26	12/18/2018	54 ENSIGN DRIVE	BROOMFIELD CO
4	4.00	1975	2921	\$ 1,200,000.00	LAST CHANCE SUBD Block 4 Lot 4	\$	410.82	12/21/2018	43 BEAR TREE COURT	HELOTES TX
4	4.00	2018	3269	\$ 1,200,000.00	EAGLES NEST GOLF COURSE SUBD Filing 2 Lot 59	\$	367.08	12/27/2018	105 GAME TRAIL ROAD	GOLDEN CO
5	3.00	2586	2586	\$ 1,195,000.00	MINERS CREEK ESTATES TH Lot 2C	\$	462.10	12/27/2018	2C MINERS CREEK ROAD FRISCO	WINDSOR CO
3	3.00	1996	1785	\$ 1,189,000.00	ONE BRECKENRIDGE PLACE TH Phase 2 Unit 9	\$	666.11	12/21/2018	315 S PARK AVENUE	LIGHTHOUSE POINT FL
4	6.00	2016	2898	\$ 1,175,000.00	SOUTH MARYLAND CREEK RANCH #1 TRACT X CABIN 6	\$	405.45	12/19/2018	36 W BENJAMIN LANE	CHICAGO IL
4	4.00	2018	2881	\$ 1,152,900.00	SOUTH MARYLAND CREEK RANCH Filing 5 Lot 86	\$	400.17	12/10/2018	67 CUMBE CROSSING	DILLON CO
5	4.00	1990	4163	\$ 1,150,000.00	LAKESHORE SUBD Lot 481	\$	276.24	12/13/2018	331 LAKESHORE LOOP	GUILDERLAND NY
3	2.00	1970	2182	\$ 1,125,000.00	SAGE CREEK CANYON SUBD Block 1 Lot 14	\$	515.58	12/21/2018	657 SAGE CREEK CANYON DRIVE	SAINT PETERSBURG FL
			6.43 AC	\$ 1,100,000.00	HIGHLANDS AT BRECKENRIDGE Filing 10 Lot 40	N/A		12/13/2018	166 GOLDEN AGE DRIVE	ELBURN IL
3	3.00	1992	1680	\$ 1,075,000.00	SAWMILL CREEK VILLAGE SUBD Lot 1	\$	639.88	12/18/2018	118 STREAMSIDE CIRCLE	ROCKY RIVER OH
4	4.00	2018	2881	\$ 1,058,900.00	SOUTH MARYLAND CREEK RANCH Filing 5 Lot 87	\$	367.55	12/27/2018	51 COLUMBINE CROSSING	ERIE CO
3	3.00	2000	1481	\$ 1,000,000.00	PASSAGE POINT CONDO Unit 605	\$	675.22	12/7/2018	910 COPPER ROAD	HIGHLANDS RANCH CO

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Purchaser Titlement Abstract

December 2018

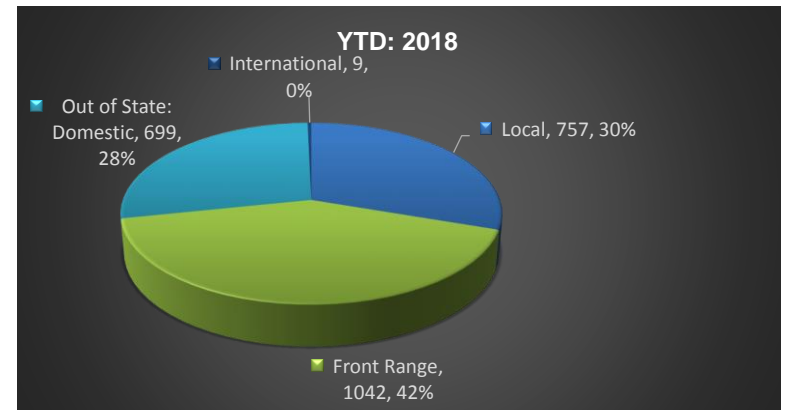
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Origin of Buyer	# of Trans.	% Overall
Local	44	25%
Front Range	83	47%
Out of State: Domestic	51	29%
International	0	0%
Total Sales	178	100%

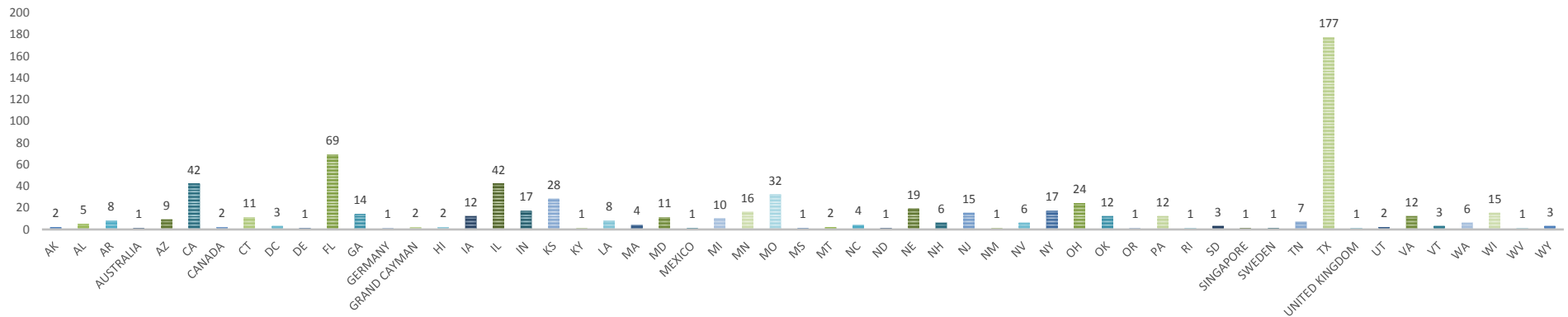
YTD: Dec. 2018

Origin of Buyer	# of Trans.	% Overall
Local	757	30%
Front Range	1042	42%
Out of State: Domestic	699	28%
International	9	0%
Total Sales	2507	100%



Colorado Purchasers: 1,799

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

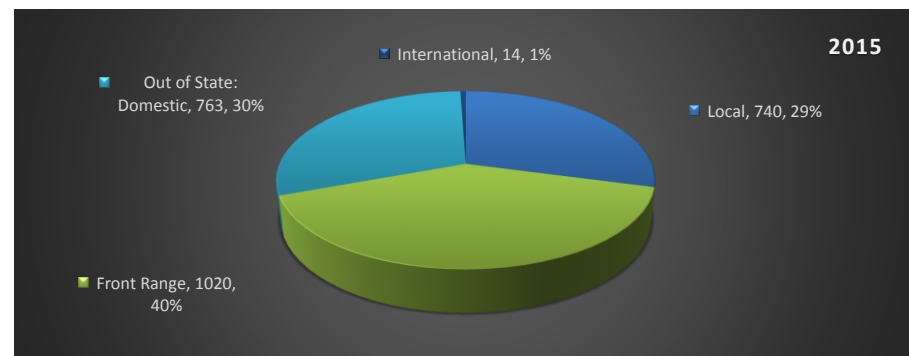
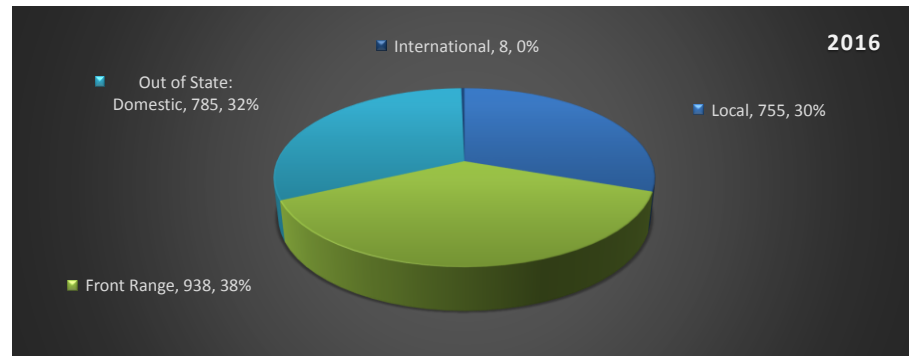
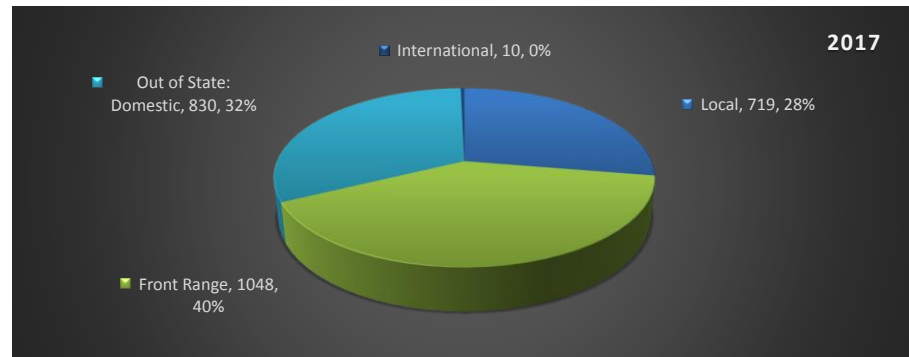
Origin of Buyer	# of Trans.	% Overall
Local	740	29%
Front Range	1020	40%
Out of State: Domestic	763	30%
International	14	1%
Total Sales	2537	100%

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
4	5.00	2017	4560	\$ 3,000,000.00	HIGHLANDS AT BRECKENRIDGE Filing 4 Lot 112	SINGLEFAM	\$ 657.89	53 ROUNDS ROAD
4	5.00	2017	2882	\$ 2,050,000.00	RIVER'S EDGE PUD Filing 1 Lot 2A	SINGLEFAM	\$ 711.31	209 RIVER PARK DRIVE
4	5.00	2017	2882	\$ 1,549,000.00	RIVER'S EDGE PUD Filing 1 Lot 2A	SINGLEFAM	\$ 537.47	209 RIVER PARK DRIVE
4	5.00	2017	3038	\$ 1,336,700.00	SOUTH MARYLAND CREEK RANCH Filing 2 Lot 6	SINGLEFAM	\$ 439.99	77 MARYLAND CREEK ROAD
3	4.00	2018	2546	\$ 1,275,000.00	SHORES AT THE HIGHLANDS Filing 8 Lot 8A	SINGLEFAM	\$ 500.79	96 RED QUILL LANE
4	4.00	2018	3269	\$ 1,200,000.00	EAGLES NEST GOLF COURSE SUBD Filing 2 Lot 59	SINGLEFAM	\$ 367.08	105 GAME TRAIL ROAD
5	3.00	2586	2586	\$ 1,195,000.00	MINERS CREEK ESTATES TH Lot 2C	MULTIFAM	\$ 462.10	2C MINERS CREEK ROAD
4	4.00	2018	2881	\$ 1,152,900.00	SOUTH MARYLAND CREEK RANCH Filing 5 Lot 86	SINGLEFAM	\$ 400.17	67 COUMBE CROSSING
4	4.00	2018	2881	\$ 1,058,900.00	SOUTH MARYLAND CREEK RANCH Filing 5 Lot 87	SINGLEFAM	\$ 367.55	51 COLUMBINE CROSSING
3	3.00	2018	2190	\$ 900,000.00	ALDERS TH Phase 4 Unit 9C	MULTIFAM	\$ 410.96	0022 INDEPENDENCE COURT
3	4.00	2018	2224	\$ 890,000.00	ALDERS TH Phase 4 Unit 7A	MULTIFAM	\$ 400.18	0698 INDEPENDENCE ROAD
3	2.50	2018	2224	\$ 890,000.00	ALDERS TH Phase 4 Unit 9A	MULTIFAM	\$ 400.18	0030 INDEPENDENCE COURT
3	3.00	2018	2190	\$ 884,000.00	ALDERS TH Phase 4 Unit 7C	MULTIFAM	\$ 403.65	0692 INDEPENDENCE ROAD
4	3.50	2018	2129	\$ 874,000.00	ALDERS TH Phase 4 Unit 8A	MULTIFAM	\$ 410.52	19 INDEPENDENCE COURT
3	2.50	2018	2200	\$ 859,000.00	ALDERS TH Phase 4 Unit 7B	MULTIFAM	\$ 390.45	0694 INDEPENDENCE ROAD
4	3.50	2018	2129	\$ 849,000.00	ALDERS TH Phase 4 Unit 8C	MULTIFAM	\$ 398.78	29 INDEPENDENCE COURT
3	3.00	2017	2107	\$ 844,500.00	SOUTH MARYLAND CREEK RANCH CABIN 38 TRACT R	SINGLEFAM	\$ 400.81	34 VERNON WAY
3	3.00	2017	2317	\$ 838,200.00	SOUTH MARYLAND CREEK RANCH Lot 31 TRACT R	SINGLEFAM	\$ 361.76	53 HARGROVE WAY
4	3.00	2018	2157	\$ 819,000.00	ALDERS TH Phase 3 Unit 11B	MULTIFAM	\$ 379.69	20 OUTPOST DRIVE
3	3.00	2018	1827	\$ 759,000.00	ALDERS TH Phase 4 Unit 10B	MULTIFAM	\$ 415.44	0687 INDEPENDENCE ROAD
3	2.50	2018	1827	\$ 759,000.00	ALDERS TH Phase 4 Unit 11A	MULTIFAM	\$ 415.44	691 INDEPENDENCE ROAD
3	3.00	2018	1827	\$ 759,000.00	ALDERS TH Phase 4 Unit 11B	MULTIFAM	\$ 415.44	0695 INDEPENDENCE ROAD
3	2.50	2018	1970	\$ 759,000.00	ALDERS TH Phase 4 Unit 8B	MULTIFAM	\$ 385.28	0023 INDEPENDENCE COURT
3	3.00	2017	1637	\$ 650,200.00	SOUTH MARYLAND CREEK RANCH CABIN 32TRACT R	SINGLEFAM	\$ 397.19	50 HARGROVE WAY
3	3.00	2017	1637	\$ 634,400.00	SOUTH MARYLAND CREEK RANCH TRACT RCABIN 29	SINGLEFAM	\$ 387.54	22 VERNON WAY
2	2.00	2017	1246	\$ 415,000.00	BLUE 52 TH Filing 2 Lot 19	DEEDRESTRICTED	\$ 333.07	459 FLORADORA DRIVE

Summary of Improved Residential New Unit Sales:

Average Price:	\$	1,046,185
Average PPSF:	\$	428.87
Median Price:	\$	879,000
# Transactions:		26
Gross Volume:	\$	27,200,800



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