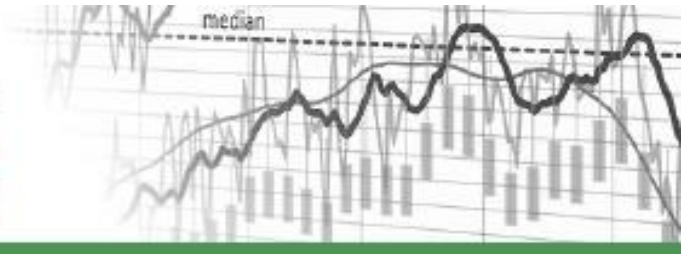
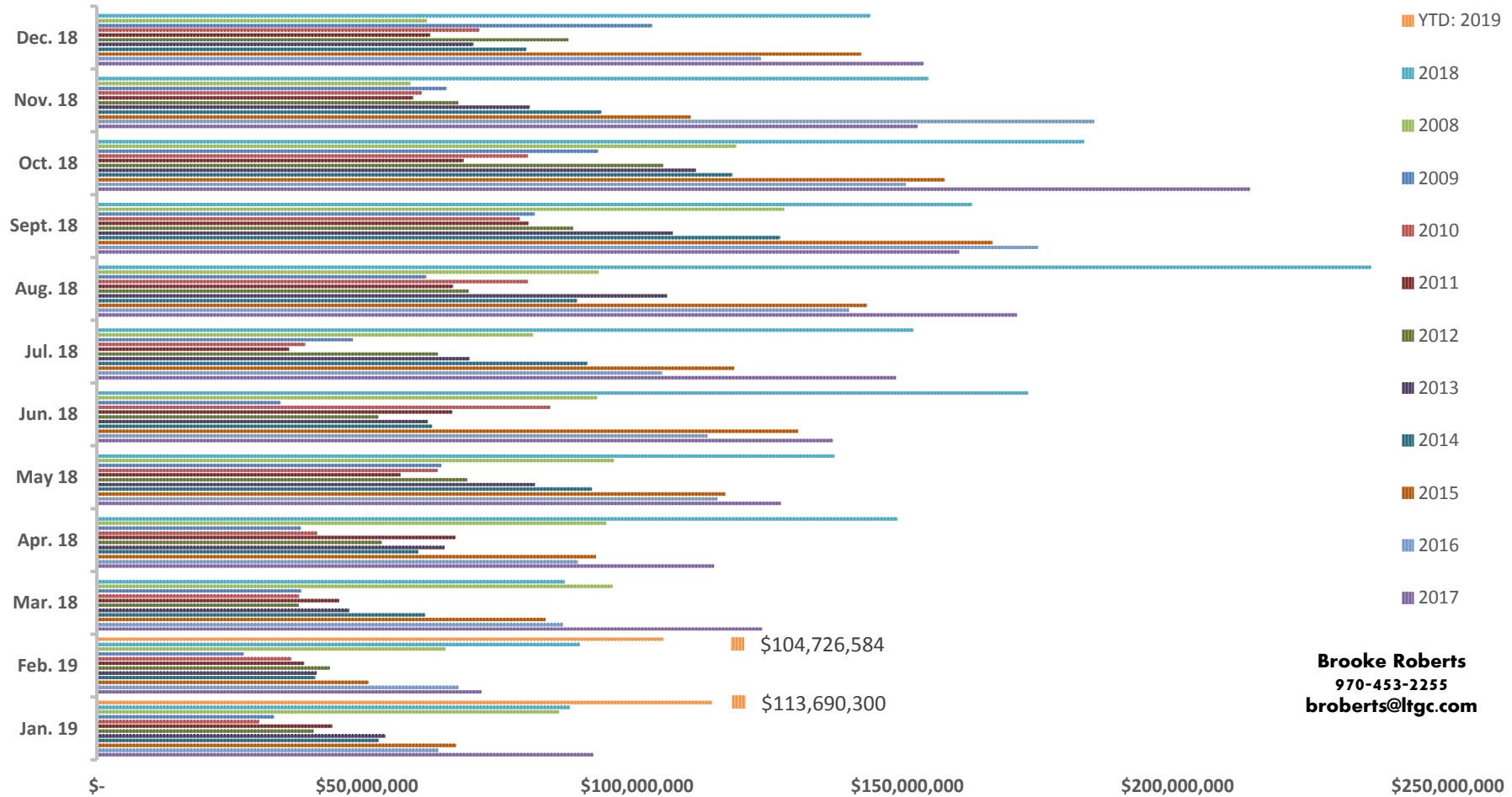




Summit County Market ANALYSIS



Historical Gross Sales Volume: 2008 - YTD: 2019



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Market Analysis by Area

February 2019

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	\$2,674,800	3%	6	5%	\$445,800	\$473,750	\$515,500	\$612,500	\$347
Breckenridge	\$19,884,000	19%	20	15%	\$994,200	\$805,250	\$1,019,706	\$712,500	\$672
Breckenridge Golf Course	\$18,056,000	17%	11	8%	\$1,641,455	\$1,395,000	\$2,146,000	\$2,175,000	\$526
Copper Mountain	\$946,900	1%	3	2%	\$315,633	\$425,000	\$470,000	n/a	\$641
Corinthian Hills & Summerwood	\$1,500,000	1%	2	2%	\$750,000	n/a	\$750,000	n/a	\$184
Dillon Town & Lake	\$4,787,000	5%	5	4%	\$957,400	\$589,000	\$571,750	\$578,000	\$478
Dillon Valley	\$1,932,500	2%	4	3%	\$483,125	\$474,500	\$483,125	\$474,500	\$343
Farmers Corner	\$0	0%	0	0%	\$0	n/a	n/a	n/a	\$0
Frisco	\$12,991,745	12%	18	14%	\$721,764	\$487,500	\$703,132	\$597,000	\$502
Heeney	\$0	0%	0	0%	\$0	n/a	n/a	n/a	\$0
Keystone	\$15,495,000	15%	19	14%	\$815,526	\$590,000	\$583,056	\$555,000	\$517
Montezuma	\$0	0%	0	0%	\$0	n/a	n/a	n/a	\$0
North Summit County (rural)	\$5,386,674	5%	6	5%	\$897,779	\$1,016,587	\$1,127,919	\$1,091,387	\$437
Peak 7	\$278,400	0%	1	1%	\$278,400	n/a	n/a	n/a	\$0
Silverthorne	\$9,637,500	9%	9	7%	\$1,070,833	\$829,000	\$1,439,583	\$1,266,750	\$373
Summit Cove	\$1,730,900	2%	4	3%	\$432,725	\$347,950	\$432,725	\$347,950	\$361
Wilderness	\$6,532,000	6%	14	11%	\$466,571	\$412,000	\$466,571	\$412,000	\$392
Woodmoor	\$0	0%	0	0%	\$0	n/a	n/a	n/a	\$0
Deed Restricted Units	\$2,893,165	13%	10	8%	\$289,317	\$280,527	n/a	n/a	n/a
Quit Claim Deeds	\$0	0%	0	0%	\$0	n/a	n/a	n/a	n/a
TOTAL	\$104,726,584	100%	132	100%	\$834,700	\$576,000	\$838,146	\$592,500	\$486

(NEW UNIT SALES) \$22,733,719 22% 16 12% \$1,420,857 \$1,016,587 \$1,512,921 \$1,044,174 \$563

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

YTD: Feb. 2019

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	\$6,245,700	3%	15	6%	\$416,380	\$335,000	\$583,730	\$682,500	\$368
Breckenridge	\$52,205,800	24%	53	20%	\$985,015	\$725,000	\$952,826	\$725,000	\$619
Breckenridge Golf Course	\$35,789,500	16%	22	8%	\$1,626,795	\$1,470,000	\$1,884,633	\$1,700,000	\$495
Copper Mountain	\$12,168,400	6%	14	5%	\$869,171	\$440,000	\$969,278	\$455,000	\$556
Corinthian Hills & Summerwood	\$1,500,000	1%	2	1%	\$750,000	n/a	\$750,000	n/a	\$184
Dillon Town & Lake	\$14,327,000	7%	14	5%	\$1,023,357	\$580,000	\$471,200	\$537,000	\$454
Dillon Valley	\$3,056,500	1%	8	3%	\$382,063	\$347,000	\$382,063	\$347,000	\$350
Farmers Corner	\$0	0%	0	0%	\$0	n/a	n/a	n/a	\$0
Frisco	\$19,015,745	9%	26	10%	\$731,375	\$519,500	\$744,897	\$649,000	\$492
Heeney	\$0	0%	0	0%	\$0	n/a	n/a	n/a	\$0
Keystone	\$26,559,700	12%	38	14%	\$698,939	\$592,500	\$582,695	\$590,000	\$459
Montezuma	\$0	0%	0	0%	\$0	n/a	n/a	n/a	\$0
North Summit County (rural)	\$5,386,674	2%	6	2%	\$897,779	\$1,016,587	\$1,127,919	\$1,091,387	\$437
Peak 7	\$2,691,400	1%	4	1%	\$672,850	\$732,500	\$804,333	\$926,000	\$336
Silverthorne	\$16,636,500	8%	19	7%	\$875,605	\$675,000	\$1,016,767	\$829,000	\$360
Summit Cove	\$3,880,900	2%	7	3%	\$554,414	\$420,900	\$554,414	\$420,900	n/a
Wilderness	\$12,055,000	6%	24	9%	\$502,292	\$447,500	\$511,087	\$469,000	\$382
Woodmoor	\$1,050,000	0%	1	0%	\$1,050,000	n/a	\$1,050,000	n/a	\$328
Deed Restricted Units	\$5,848,065	3%	17	6%	\$344,004	\$283,001	n/a	n/a	n/a
Quit Claim Deeds	\$0	0%	0	0%	\$0	\$0	n/a	n/a	n/a
TOTAL	\$218,416,884	100%	270	100%	\$840,193	\$590,000	\$815,784	\$622,000	\$472

(NEW UNIT SALES) **\$39,766,119** **18%** **27** **10%** **\$1,472,819** **\$1,016,587** **\$1,527,932** **\$1,044,174** **\$536**

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 2018 versus YTD: 2019

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: 2018	Single Family YTD: 2019		Multi-Family YTD: 2018	Multi-Family YTD: 2019		Vacant Land YTD: 2018	Vacant Land YTD: 2019	
Blue River	\$856,971	\$731,643	-15%	\$312,070	\$238,600	-24%	\$118,319	\$50,367	-57%
Breckenridge	\$1,551,821	\$1,738,527	12%	\$645,781	\$584,528	-9%	\$787,250	\$442,000	-44%
Breckenridge Golf Course	\$1,670,017	\$2,229,500	34%	\$516,389	\$505,167	-2%	\$493,906	\$494,667	0%
Copper Mountain	\$2,691,625	\$3,380,000	26%	\$508,236	\$667,938	31%	\$0	\$1,075,500	n/a
Corinthian Hills/Summerwood	\$1,007,720	\$750,000	-26%	\$666,200	\$0	n/a	\$220,000	\$0	n/a
Dillon Town & Lake	\$715,400	\$607,000	-15%	\$420,450	\$437,250	4%	\$0	\$0	0%
Dillon Valley	\$570,962	\$635,250	11%	\$255,396	\$297,667	17%	\$0	\$0	0%
Farmers Corner	\$700,857	\$0	n/a	\$0	\$0	n/a	\$279,300	\$0	n/a
Frisco	\$1,099,407	\$1,227,643	12%	\$564,933	\$503,525	-11%	\$432,300	\$0	n/a
Heeney	\$425,286	\$0	n/a	\$0	\$0	n/a	\$220,000	\$0	n/a
Keystone	\$1,533,036	\$766,000	-50%	\$529,115	\$577,603	9%	\$492,778	\$0	n/a
Montezuma	\$536,333	\$0	n/a	\$0	\$0	n/a	\$71,250	\$0	n/a
North Summit County (Rural)	\$1,011,328	\$1,127,919	12%	\$0	\$0	n/a	\$524,914	\$437,500	-17%
Peak 7	\$972,463	\$804,333	-17%	\$0	\$0	n/a	\$299,971	\$278,400	-7%
Silverthorne	\$889,444	\$1,116,731	26%	\$581,860	\$367,000	-37%	\$286,782	\$320,000	12%
Summit Cove	\$841,359	\$1,037,500	23%	\$345,422	\$361,180	5%	\$215,800	\$0	n/a
Wilderness	\$735,522	\$774,300	5%	\$394,048	\$437,972	11%	\$199,056	\$300,000	51%
Woodmoor	\$1,546,118	\$1,050,000	-32%	\$459,438	\$0	n/a	\$382,500	\$0	n/a
Gross Mean:	\$1,142,905	\$1,339,170	17%	\$523,519	\$517,260	-1%	\$366,814	\$371,067	1%

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: 2018	Single Family YTD: 2019		Multi-Family YTD: 2018	Multi-Family YTD: 2019		Vacant Land YTD: 2018	Vacant Land YTD: 2019	
Blue River	\$762,000	\$735,000	-4%	\$330,000	\$320,800	n/a	\$90,000	\$55,000	-39%
Breckenridge	\$1,325,000	\$1,590,000	20%	\$570,000	\$519,250	-9%	\$685,000	n/a	n.a
Breckenridge Golf Course	\$1,625,000	\$1,827,000	12%	\$472,500	\$499,000	n/a	\$475,000	\$490,000	n/a
Copper Mountain	\$2,689,250	n/a	n/a	\$503,500	\$440,000	-13%	n/a	n/a	n/a
Corinthian Hills/Summerwood	\$950,000	n/a	n/a	\$507,000	n/a	n/a	n/a	n/a	n/a
Dillon Town & Lake	\$687,250	n/a	n/a	\$415,000	\$441,000	6%	n/a	n/a	n/a
Dillon Valley	\$550,000	n/a	n/a	\$233,850	\$319,000	36%	n/a	n/a	n/a
Farmers Corner	\$615,000	n/a	n/a	n/a	n/a	n/a	\$292,000	n/a	n/a
Frisco	\$997,500	\$1,045,000	5%	\$506,000	\$435,000	-14%	\$420,000	n/a	n/a
Heeney	\$390,000	n/a	n/a	n/a	n/a	n/a	\$0	\$0	0%
Keystone	\$1,360,000	n/a	n/a	\$487,500	\$565,000	16%	\$440,000	n/a	n/a
Montezuma	\$520,000	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
North Summit County (Rural)	\$903,800	\$1,091,387	n/a	n/a	n/a	n/a	\$375,000	n/a	n/a
Peak 7	\$860,000	\$926,000	8%	n/a	n/a	n/a	\$278,500	n/a	n/a
Silverthorne	\$793,500	\$965,000	22%	\$580,000	n/a	n/a	\$241,750	\$375,000	n/a
Summit Cove	\$815,000	n/a	n/a	\$287,500	\$275,000	n/a	\$185,000	n/a	n/a
Wilderness	\$640,000	\$790,000	23%	\$375,500	\$409,000	9%	\$197,500	n/a	n/a
Woodmoor	\$1,299,000	n/a	n/a	\$448,750	n/a	n/a	\$305,000	n/a	n/a
Gross Mean:	\$940,800	\$1,010,000	7%	\$460,000	\$435,000	-5%	\$279,500	\$375,000	34%

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Historical Market Analysis: Percentage Market Change: 2010 - YTD. 2019

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	% Change 18 to 19	2019
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	30%	\$113,690,300
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	17%	\$104,726,584
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	-100%	
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	-100%	
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	-100%	
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	-100%	
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	-100%	
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	-100%	
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	-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	-14%	\$182,673,300	-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	1%	\$153,815,804	-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	-6%	\$143,100,278	-100%	
YTD Comparison	\$66,088,015	25%	\$82,559,200	5%	\$86,347,400	25%	\$108,073,323	-10%	\$97,744,111	20%	\$116,862,800	11%	\$130,228,750	25%	\$163,053,674	5%	\$176,969,628	23%	\$218,416,884
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	-88%	\$218,416,884

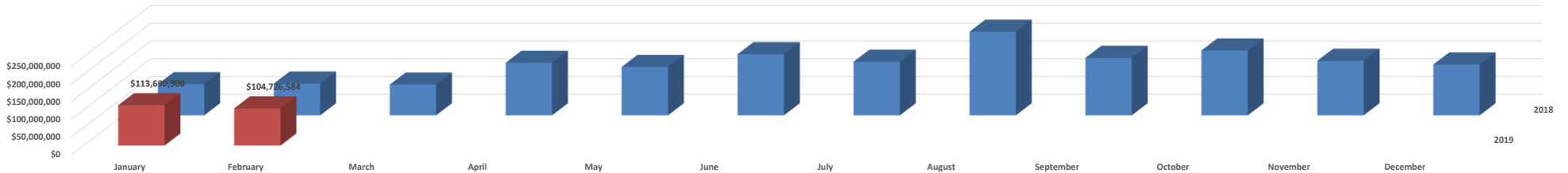
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Month to Month Comparison by Number of Transactions

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	% Change 18 to 19	2019
January	54	61%	90	10%	102	13%	116	-6%	107	19%	127	-2%	124	11%	138	6%	146	-5%	138
February	66	35%	90	-11%	81	16%	97	-10%	91	16%	106	19%	126	-8%	116	20%	139	-5%	132
March	86	19%	103	-21%	86	46%	128	1%	125	19%	149	-9%	136	31%	178	-21%	140	-100%	
April	91	16%	106	7%	119	19%	136	-13%	124	23%	153	1%	155	22%	189	10%	207	-100%	
May	94	14%	107	25%	145	18%	165	10%	181	13%	205	-4%	197	0%	197	-1%	196	-100%	
June	138	-25%	104	5%	124	28%	151	6%	155	69%	262	-16%	220	6%	234	6%	249	-100%	
July	75	31%	98	29%	131	23%	163	26%	201	0%	202	6%	215	18%	253	-17%	211	-100%	
August	117	28%	150	6%	162	36%	221	-6%	214	25%	267	6%	282	-4%	272	17%	319	-100%	
September	149	9%	162	-2%	164	54%	254	11%	286	5%	301	-1%	297	16%	248	4%	259	-100%	
October	154	5%	171	43%	240	5%	251	5%	265	7%	284	-7%	263	22%	322	-27%	236	-100%	
November	141	1%	152	8%	158	10%	197	19%	216	-5%	205	31%	268	-14%	230	-1%	227	-100%	
December	154	-9%	147	32%	188	-29%	138	32%	186	48%	276	-26%	203	13%	230	-23%	178	-100%	
YTD Comparison	120	50%	180	2%	183	16%	213	-7%	198	18%	233	7%	250	2%	254	-4%	285	-5%	270
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	-89%	270

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

February 2019

Average Price:

\$838,146

	# Transactions	Gross Volume	Percentage Gross
<=200,000	2	\$242,200	0%
200,001 to 300,000	9	\$2,371,000	3%
300,001 to 400,000	15	\$5,412,900	6%
400,001 to 500,000	14	\$6,218,645	7%
500,001 to 600,000	13	\$7,251,000	8%
600,001 to 700,000	9	\$5,859,000	7%
700,001 to 800,000	6	\$4,571,500	5%
800,001 to 900,000	6	\$5,174,000	6%
900,001 to 1,000,000	3	\$2,862,500	3%
1,000,001 to 1,500,000	13	\$15,253,174	18%
1,500,001 to 2,000,000	4	\$7,180,000	8%
2,000,001 to 2,500,000	3	\$7,400,000	9%
2,500,001 to 3,000,000	3	\$8,100,000	9%
over \$ 3 Million	2	\$7,595,000	9%
Total:	102	\$85,490,919	100%

February 2019

New Construction

	Number Trans.	Total Volume	Average Price
Single Family	9	\$18,511,674	\$2,056,853
Multi Family	6	\$4,182,145	\$697,024
Vacant Land	0	\$0	\$0

Resales

	Number Trans.	Total Volume	Average Price
Single Family	27	\$33,726,000	\$1,249,111
Multi Family	60	\$29,071,100	\$484,518
Vacant Land	6	\$2,243,400	\$373,900

Gross Residential Price Index

	Number Trans.	Total Volume	Average Price
Single Family	36	\$52,237,674	\$1,451,047
Multi Family	66	\$33,253,245	\$503,837
Vacant Land	6	\$2,243,400	\$373,900

YTD: Feb. 2019

	Number Trans.	Total Volume	Average Price
Single Family	77	\$103,116,074	\$1,339,170
Multi Family	135	\$69,830,145	\$517,260
Vacant Land	15	\$5,566,000	\$371,067

Full Year: 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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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

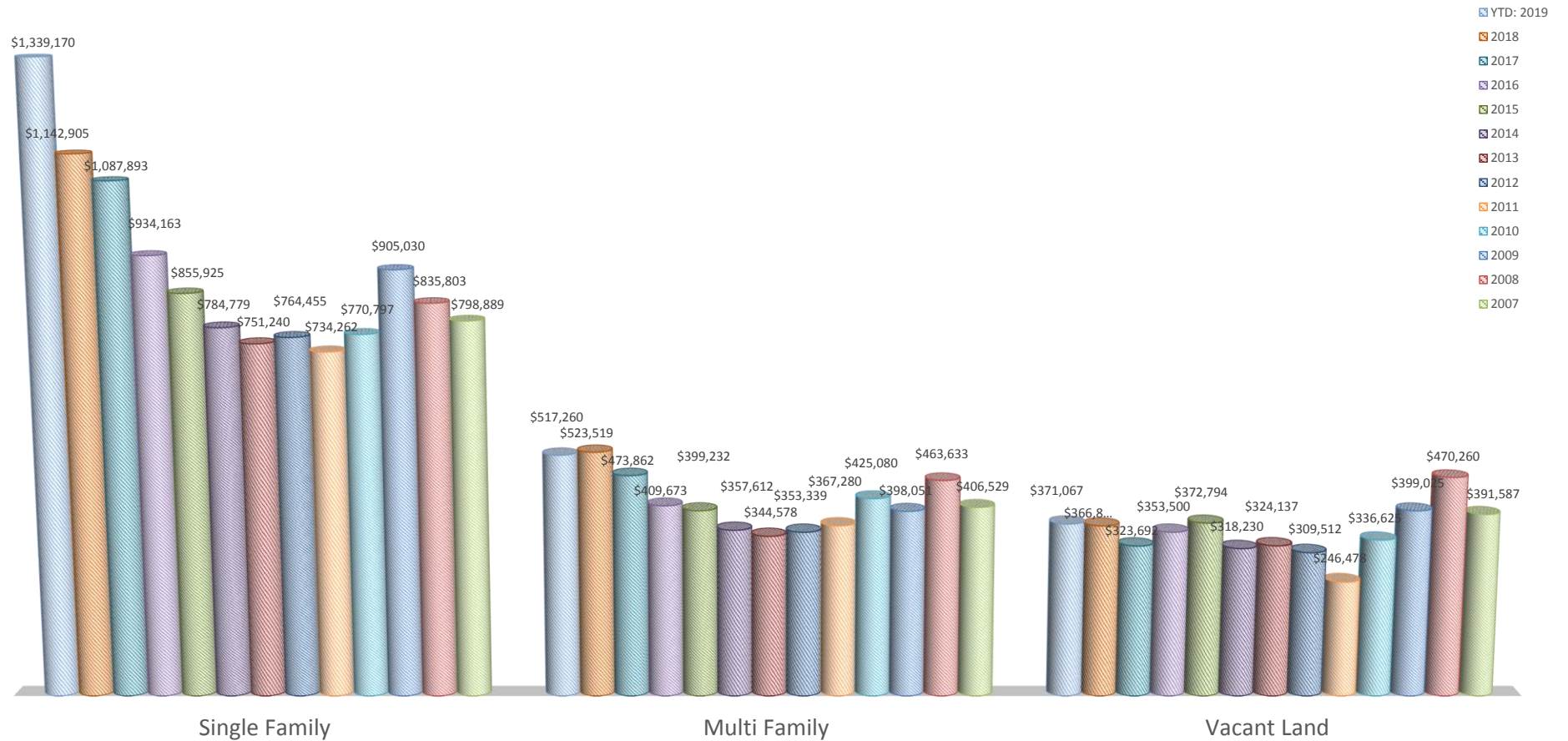
Historical Residential Improved Units - Price Point Summary

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. 2019



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Comparative Historical Cost Analysis

YTD. 2019 Price Point Summary for Residential Volume - Average Price:

\$815,784

	# Transactions	Gross Volume	Percentage Gross
<=200,000	5	\$725,200	0%
200,001 to 300,000	18	\$4,661,000	3%
300,001 to 400,000	32	\$11,351,100	7%
400,001 to 500,000	27	\$12,173,345	7%
500,001 to 600,000	21	\$11,802,500	7%
600,001 to 700,000	21	\$13,804,000	8%
700,001 to 800,000	14	\$10,542,500	6%
800,001 to 900,000	15	\$12,838,400	7%
900,001 to 1,000,000	11	\$10,447,500	6%
1,000,001 to 1,500,000	24	\$28,423,174	16%
1,500,001 to 2,000,000	11	\$18,932,500	11%
2,000,001 to 2,500,000	4	\$9,800,000	6%
2,500,001 to 3,000,000	6	\$16,470,000	10%
over \$ 3 Million	3	\$10,975,000	6%
Total:	212	\$172,946,219	100%

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

\$719,103

	# Transactions	Gross Volume	Percentage Gross
<=200,000	11	\$1,758,400	1%
200,001 to 300,000	23	\$5,878,600	4%
300,001 to 400,000	31	\$11,136,000	7%
400,001 to 500,000	17	\$7,748,500	5%
500,001 to 600,000	20	\$10,811,420	7%
600,001 to 700,000	16	\$10,506,900	7%
700,001 to 800,000	29	\$21,489,000	14%
800,001 to 900,000	9	\$7,724,900	5%
900,001 to 1,000,000	25	\$23,793,000	15%
1,000,001 to 1,500,000	23	\$27,790,543	18%
1,500,001 to 2,000,000	4	\$6,639,000	4%
2,000,001 to 2,500,000	6	\$13,875,000	9%
2,500,001 to 3,000,000	1	\$3,000,000	2%
over \$ 3 Million	1	\$3,175,000	2%
Total:	216	\$155,326,263	100%

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

\$672,973

	# Transactions	Gross Volume	Percentage Gross
<=200,000	14	\$2,187,300	2%
200,001 to 300,000	39	\$10,061,000	7%
300,001 to 400,000	35	\$12,363,393	9%
400,001 to 500,000	26	\$11,394,100	8%
500,001 to 600,000	22	\$12,148,367	8%
600,001 to 700,000	20	\$13,021,100	9%
700,001 to 800,000	11	\$8,159,000	6%
800,001 to 900,000	6	\$5,167,500	4%
900,001 to 1,000,000	3	\$2,805,500	2%
1,000,001 to 1,500,000	17	\$20,164,000	14%
1,500,001 to 2,000,000	8	\$13,840,900	10%
2,000,001 to 2,500,000	7	\$15,372,500	11%
2,500,001 to 3,000,000	3	\$8,398,600	6%
over \$ 3 Million	2	\$8,260,000	6%
Total:	213	\$143,343,260	100%

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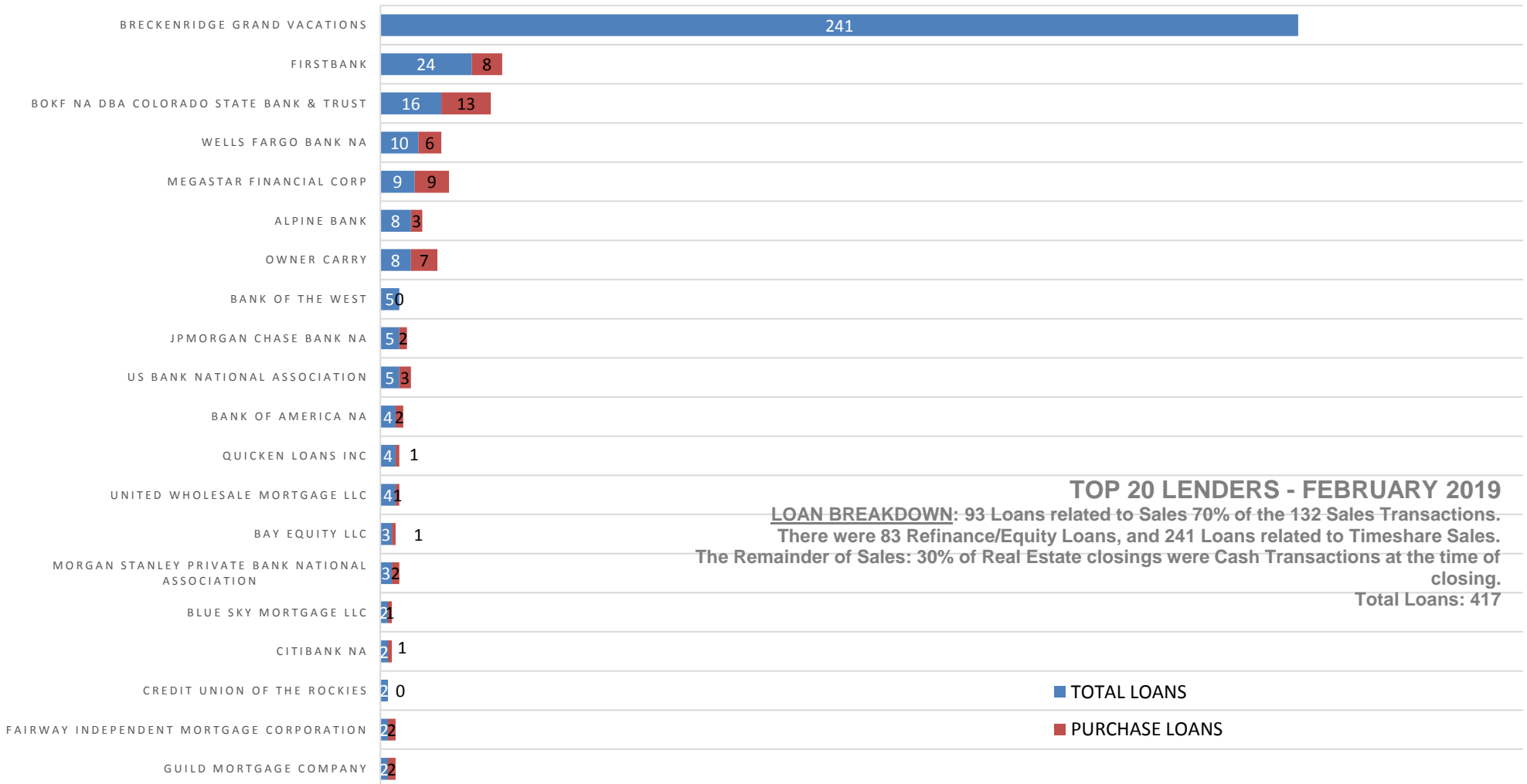
Frisco
Land Title
60 Main Street
Frisco, CO 80443
970.668.2205

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 - FEBRUARY 2019

LOAN BREAKDOWN: 93 Loans related to Sales 70% of the 132 Sales Transactions. There were 83 Refinance/Equity Loans, and 241 Loans related to Timeshare Sales. The Remainder of Sales: 30% of Real Estate closings were Cash Transactions at the time of closing.
Total Loans: 417

■ TOTAL LOANS

■ PURCHASE LOANS

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Market Highlights

February 2019

Top Priced Improved Residential Sale:

ACCOUNT	6506765
BEDROOM	5
BATH	7.00
YOC	2013
HEATED SQFT	5992
LANDSIZE	3.7600
RECEPTION	1191923
PRICE	\$ 3,995,000.00
AREA	BRECKGC
LEGAL	HIGHLANDS AT BRECK HIGHLANDS GLEN Lot 3
PPSF	\$ 666.72
DATE	2/25/2019

Top Priced PSF Improved Residential Sale:

6514363
2
2.00
2008
1074
1192257
\$ 1,047,000.00
BRECKEN
WATER HOUSE MAIN STREET CONDO Bldg EAST Unit 5111
\$ 974.86
2/26/2019



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Foreclosure Document Breakdown

February 2019	Total	Timeshare	Fee Simple	Unknown: No legal shown
#1 Notice Election & Demand: (NED)	0	0	0	0
#2 Certificate of Purchase: (CTP)	0	0	0	0
#3 Public Trustee's Deeds: (PTD)	2	2	0	0
Total Foreclosure Docs Filed:	2	2	0	0

Land Title Historical Foreclosure Summary

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

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
Active NED's for 2011:	178	Active NED's for 2012:	119

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
Active NED's for 2013:	52	Active NED's for 2014:	59

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
Active NED's for 2015:	18	Active NED's for 2016:	9

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

2017 Summary		2018 Summary	
NED:	37	NED:	35
Withdrawn NED'S	21	Withdrawn NED'S	28
Active NED's for 2017:	16	Active NED's for 2018:	7

Public Trustee's Deeds Issued:	8	Public Trustee's Deeds Issued:	18
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YTD: 2019 Summary	
NED:	2
Withdrawn NED'S	0
Active NED's for 2017:	2

Public Trustee's Deeds Issued:	5
---------------------------------------	----------

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



Summary of Foreclosure Actions

YTD: Feb. 2019

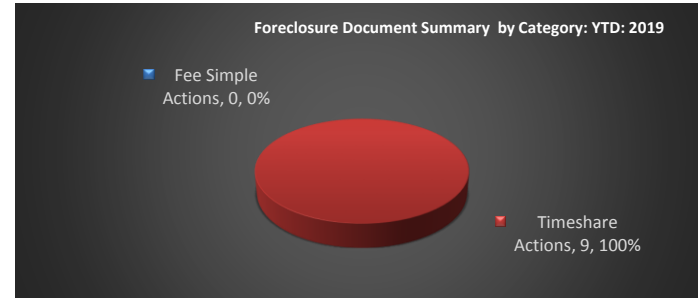
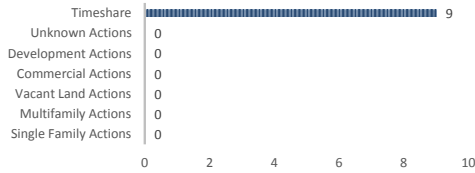
Property Foreclosure Summary:

Fee Simple Actions	0
Timeshare Actions	9
Unknown Actions	0

Property Type Breakdown:

Single Family Actions	0
Multifamily Actions	0
Vacant Land Actions	0
Commercial Actions	0
Development Actions	0
Unknown Actions	0
Timeshare	9

Foreclosure Document Summary: Property Type YTD: 2019



Location Summary: ALL TYPES

Blue River	0
Breckenridge	9
Breckenridge Golf Course	0
Central Summit County	0
Copper Mountain	0
Corinthian Hill & Summerwoc	0
Dillon, Town & Lake	0
Dillon Valley	0
Farmers Corner	0
Frisco	0
Heeney	0
Keystone	0
Montezuma	0
North Summit County Rural	0
Peak 7	0
Silverthorne	0
Summit Cove	0
Wilderness	0
Woodmoor	0

Location Summary: Fee Simple Only

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

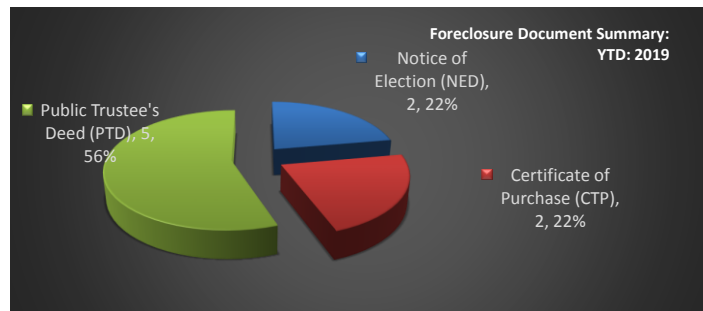
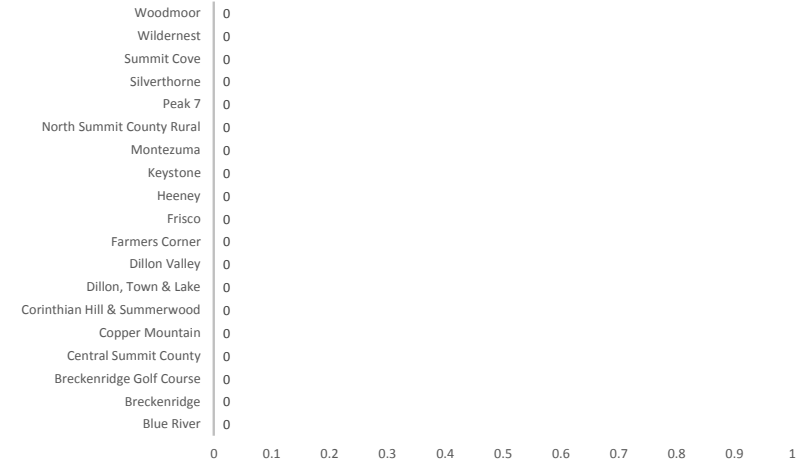
* Location Summaries do not include recordings with Unknown Legal Descriptions

Document Summary:

Notice of Election (NED)	2
Certificate of Purchase (CTP)	2
Public Trustee's Deed (PTD)	5

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Foreclosure Document Summary: Fee Simple Only - Location by Market Area YTD: 2019



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Top Lender Listing

LENDER	NUMBER LOANS	PURCHASE LOANS	PERCENTAGE TOTAL
BRECKENRIDGE GRAND VACATIONS	241		57.79%
FIRSTBANK	24	8	5.76%
BOKF NA DBA COLORADO STATE BANK & TRUST	16	13	3.84%
WELLS FARGO BANK NA	10	6	2.40%
MEGASTAR FINANCIAL CORP	9	9	2.16%
ALPINE BANK	8	3	1.92%
OWNER CARRY	8	7	1.92%
BANK OF THE WEST	5		1.20%
JPMORGAN CHASE BANK NA	5	2	1.20%
US BANK NATIONAL ASSOCIATION	5	3	1.20%
BANK OF AMERICA NA	4	2	0.96%
QUICKEN LOANS INC	4	1	0.96%
UNITED WHOLESALE MORTGAGE LLC	4	1	0.96%
BAY EQUITY LLC	3	1	0.72%
MORGAN STANLEY PRIVATE BANK NATIONAL ASSOCIATION	3	2	0.72%
BLUE SKY MORTGAGE LLC	2	1	0.48%
CITIBANK NA	2	1	0.48%
CREDIT UNION OF THE ROCKIES	2		0.48%
FAIRWAY INDEPENDENT MORTGAGE CORPORATION	2	2	0.48%
GUILD MORTGAGE COMPANY	2	2	0.48%
KEYBANK NATIONAL ASSOCIATION	2	2	0.48%
NAVY FEDERAL CREDIT UNION	2		0.48%
PROVIDENT FUNDING ASSOCIATES LP	2		0.48%
TCF NATIONAL BANK	2	1	0.48%
USAA FEDERAL SAVINGS BANK	2	1	0.48%
VECTRA BANK COLORADO	2		0.48%
ACADEMY MORTGAGE CORPORATION	1	1	0.24%
AMERICAN FINANCING CORPORATION	1	1	0.24%
AMERISAVE MORTGAGE CORPORATION	1		0.24%
BELLCO CREDIT UNION	1		0.24%
BLASS CONSTRUCTION INC	1	1	0.24%
BNY MELLON NA	1	1	0.24%
BROKER SOLUTIONS INC	1	1	0.24%
CALIBER HOME LOANS INC	1	1	0.24%
CARROLLTON BANK	1	1	0.24%
CENTENNIAL BANK	1		0.24%
CMG MORTGAGE INC	1	1	0.24%
COMMUNITY BANKS OF COLORADO	1		0.24%
CORNERSTONE HOME LENDING INC	1	1	0.24%
CREDIT UNION OF COLORADO	1		0.24%
DISCOVER BANK	1		0.24%
ELEVATIONS CREDIT UNION	1	1	0.24%
ENT CREDIT UNION	1		0.24%
FIFTH THIRD BANK	1		0.24%
FINANCE OF AMERICA MORTGAGE LLC	1		0.24%
FIRST MERCHANTS BANK	1	1	0.24%
FIRST NATIONAL BANK OF OMAHA	1	1	0.24%
FIRST TENNESSEE BANK NATIONAL ASSOCIATION	1	1	0.24%
FIRST WESTERN TRUST BANK	1	1	0.24%
INDEPENDENT BANK	1		0.24%
INLAND BANK AND TRUST	1	1	0.24%
LEXINGTON NATIONAL INSURANCE CORPORATION	1	1	0.24%
LIBERTY SAVINGS BANK, FSB	1	1	0.24%
LOANDEPOT.COM LLC	1		0.24%
NATIONS LENDING CORPORATION	1		0.24%
NBH BANK	1	1	0.24%
NBKC BANK	1	1	0.24%
NOVA FINANCIAL & INVESTMENT CORPORATION	1	1	0.24%
ON TAP CREDIT UNION	1		0.24%
PENNYMAC LOAN SERVICES LLC	1		0.24%
PIONEER BANK SSB	1	1	0.24%
PIVOT LEDNING GROUP CORPORATION	1	1	0.24%
SOOPER CREDIT UNION	1		0.24%
SWBC MORTGAGE CORP	1	1	0.24%
THIRD FEDERAL SAVINGS AND LOAN	1		0.24%
THRIVE MORTGAGE LLC	1		0.24%
TIAA FSB	1	1	0.24%
TIAA FSB	1	1	0.24%
TRUSTMARK BANK NATIONAL ASSOCIATION	1		0.24%
UBS BANK USA	1		0.24%
UMB BANK NA	1		0.24%
UNIVERSAL LENDING CORPORATION	1		0.24%
TOTAL LOANS FOR FEBRUARY 2019:	417	93	100.00%

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Upper End Transaction Detail

February 2019

Upper End Purchaser Details

Brm	Bath	Year Built	Size	Price	Legal	PPSF	Date	Street Address	Origin of Buyer: City	Origin of Buyer: State
5	7.00	2013	4.9050 AC	\$ 5,000,000.00	BASE I @ KEYSTONE Filing 2 Lot 4A TRACT A	N/A	2/11/2019	N/A	ASPEN	CO
				\$ 5992	HIGHLANDS @ BRECK HIGHLANDS GLEN Lot 3	\$ 666.72	2/25/2019	120 GLENWOOD CIRCLE BRECKENRIDGE	ROYSE CITY	TX
6	7.00	2017	5070	\$ 3,600,000.00	HIGHLANDS @ BRECK HIGHLANDS PARK Lot 3	\$ 710.06	2/1/2019	445 LONG RIDGE DRIVE BRECKENRIDGE	WEST CHESTER	PA
			.9986 AC	\$ 3,000,000.00	WATERTOWER PLACE CONDO TRACT A (12 Units Density)	N/A	2/28/2019	25 WATERTOWER WAY FRISCO	FRISCO	CO
4	5.00	2016	4873	\$ 2,800,000.00	FAIRWAYS @ BRECKENRIDGE SUBD Lot 30	\$ 574.59	2/27/2019	173 GLEN EAGLE LOOP BRECKENRIDGE	KNOXVILLE	TN
4	5.00	2014	3418	\$ 2,650,000.00	WEISSHORN SUBD Filing 2 Block 10 Lot 9	\$ 775.31	2/11/2019	103 N PINE STREET BRECKENRIDGE	COLORADO SPRINGS	CO
4	5.00	2017	4371	\$ 2,650,000.00	HIGHLANDS AT BRECKENRIDGE Filing 5 Lot 138	\$ 606.27	2/28/2019	531 HIGHLANDS DRIVE BRECKENRIDGE	BOERNE	TX
4	5.00	2017	2668	\$ 2,500,000.00	SHOCK HILL OVERLOOK Lot 9B	\$ 937.03	2/26/2019	6 WEST POINT LODGE BRECKENRIDGE	AUSTIN	TX
			2.0788 AC	\$ 2,500,000.00	DILLON RIDGE MARKETPLACE Block 14	N/A	2/1/2019	N/A	VAIL	CO
4	5.00	2017	2755	\$ 2,450,000.00	SHOCK HILL OVERLOOK Filing 3 Lot 10B	\$ 889.29	2/6/2019	59 WEST POINT LODGE BRECKENRIDGE	UNITED KINGDOM	UNITED KINGDOM
4	5.00	2016	5722	\$ 2,450,000.00	EAGLES NEST GOLF COURSE SUBD Filing 1 Lot 44	\$ 428.17	2/22/2019	145 HIGHLINE CROSSING SILVERTHORNE	BRECKENRIDGE	CO
4	5.00	2005	4356	\$ 2,000,000.00	EAGLES NEST GOLF COURSE SUBD Filing 5 Lot 12	\$ 459.14	2/28/2019	2105 CURRANT WAY SILVERTHORNE	GOLDEN	CO
6	8.00	2006	4720	\$ 1,890,000.00	RESERVE @ FRISCO Filing 4 Phase 3 Block 10 Lot 3	\$ 400.42	2/5/2019	125 PRIMROSE PLACE FRISCO	GRETNIA	NE
3	4.00	1995	5081	\$ 1,700,000.00	GILROSE SUBD Lot 5	\$ 334.58	2/19/2019	44 KIMBALL PLACE BRECKENRIDGE	COLORADO SPRINGS	CO
3	4.00	1979	1996	\$ 1,590,000.00	YINGLING & MICKLES ADDITION SUBD Block 5 Lot 2A	\$ 796.59	2/27/2019	302A SOUTH HARRIS BRECKENRIDGE	SINGAPORE	SINGAPORE
4	4.00	1997	4252	\$ 1,395,000.00	GILROSE SUBD Lot 16	\$ 328.08	2/14/2019	23 KIMBALL PLACE BRECKENRIDGE	LITTLETON	CO
			1.0434 AC	\$ 1,350,000.00	BRECKENRIDGE AIRPORT SUBD AMENDED Block 5 Lot 4	N/A	2/11/2019	1730 AIRPORT ROAD BRECKENRIDGE	BRECKENRIDGE	CO
4	5.00	2018	3448	\$ 1,339,900.00	SOUTH MARYLAND CREEK RANCH Filing 5 Lot 88	\$ 388.60	2/28/2019	23 COUMBE CROSSING	LITTLETON	CO
3	3.00	2000	1582	\$ 1,310,000.00	LONE EAGLE ABOVE RIVER RUN CONDO Unit 3042	\$ 828.07	2/11/2019	280 TRAILHEAD DRIVE KEYSTONE	POWELL	OH
3	3.00	1995	4512	\$ 1,275,000.00	EAGLES NEST SUBD Filing 5 Phase 1 Lot 6	\$ 282.58	2/6/2019	1811 FALCON DRIVE SILVERTHORNE	ENGLEWOOD	CO
4	5.00	2000	3616	\$ 1,258,500.00	WILLOW CREEK HIGHLANDS Filing 6 Lot 7	\$ 348.04	2/27/2019	772 WILLOW CREEK COURT SILVERTHORNE	OAK BROOK	IL
2	2.00	2005	1610	\$ 1,200,000.00	BLUE SKY BUILDING CONDO UNIT 518	\$ 745.34	2/27/2019	42 SNOWFLAKE DRIVE BRECKENRIDGE	IRVING	TX
3	4.00	2015	2085	\$ 1,140,000.00	TELLER STREET RESIDENCES TH Lot C	\$ 546.76	2/19/2019	414 TELLER STREET FRISCO	BOULDER	CO
4	4.00	2018	2881	\$ 1,138,600.00	SOUTH MARYLAND CREEK RANCH Filing 7 Lot 131	\$ 395.21	2/14/2019	872 MARYLAND CREEK ROAD	DENVER	CO
4	4.00	1993	4084	\$ 1,050,000.00	SUMMERWOOD PUD Lot 36 TRACT B	\$ 257.10	2/25/2019	162 HIGH MEADOW DRIVE DILLON	DILLON	CO
2	2.00	2008	1074	\$ 1,047,000.00	WATER HOUSE MAIN STREET CONDO Bldg EAST Unit 5111	\$ 974.86	2/26/2019	600 E COLUMBINE ROAD BRECKENRIDGE	SAN ANTONIO	TX
4	3.00	1973	4199	\$ 1,045,000.00	FRISCO TERRACE SUBD Filing 1 Lot 33	\$ 248.87	2/27/2019	0234 HIGHWOOD TERRACE FRISCO	CASTLE ROCK	CO
3	4.00	2018	2106	\$ 1,044,174.00	SOUTH MARYLAND CREEK RANCH Filing 1 Lot 48	\$ 495.81	2/19/2019	63 W BENJAMIN POINT	LITTLETON	CO
4	3.00	2013	2379	\$ 1,010,000.00	WELLINGTON 2 SUBD Filing 5 Block 9 Lot 19	\$ 424.55	2/25/2019	15 LOGAN ROAD BRECKENRIDGE	SEWICKLEY	PA
		1942	2988	\$ 1,000,000.00	ABBETTS ADDITION CONDO Units 24 & 25 BLOCK 11	\$ 334.67	2/28/2019	112 S RIDGE STREET BRECKENRIDGE	BRECKENRIDGE	CO



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Purchaser Titement Abstract

February 2019

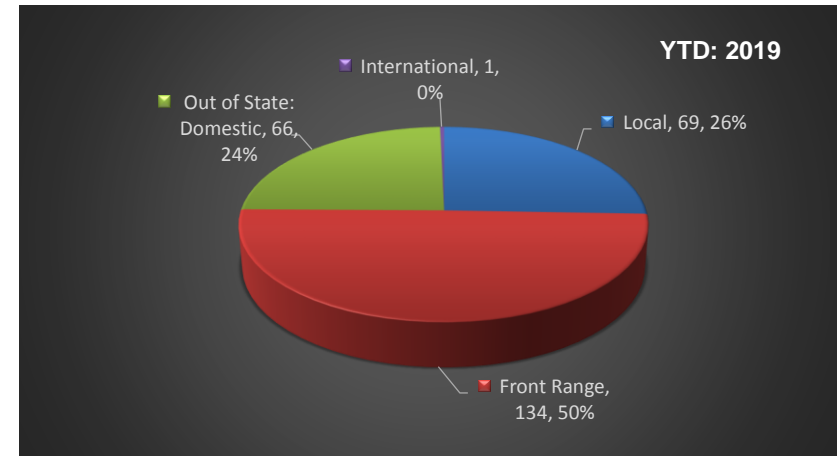
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Origin of Buyer	# of Trans.	% Overall
Local	31	23%
Front Range	71	54%
Out of State: Domestic	29	22%
International	1	1%
Total Sales	132	100%

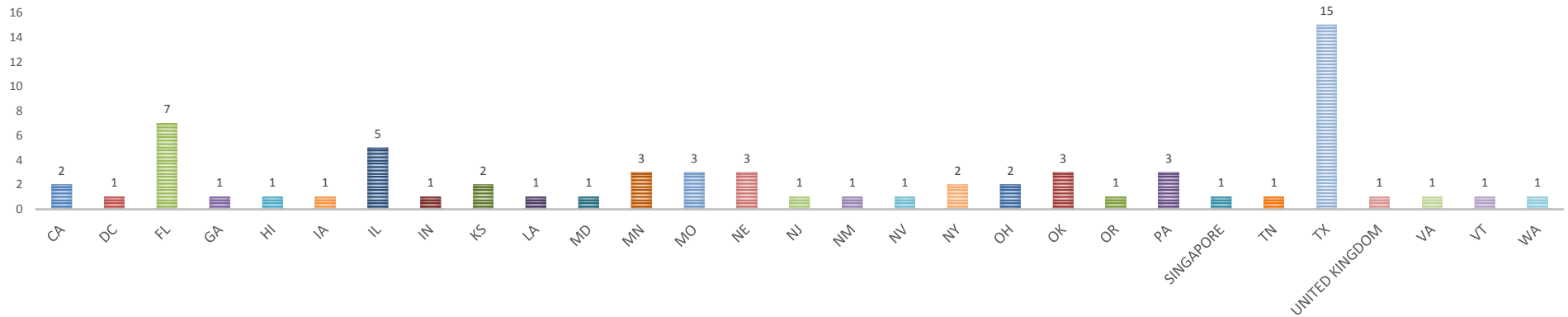
YTD: 2019

Origin of Buyer	# of Trans.	% Overall
Local	69	26%
Front Range	134	50%
Out of State: Domestic	66	24%
International	1	0%
Total Sales	270	100%



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Colorado Purchasers: 203





Purchaser Titlement Abstract History

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All Sales: 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%

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%

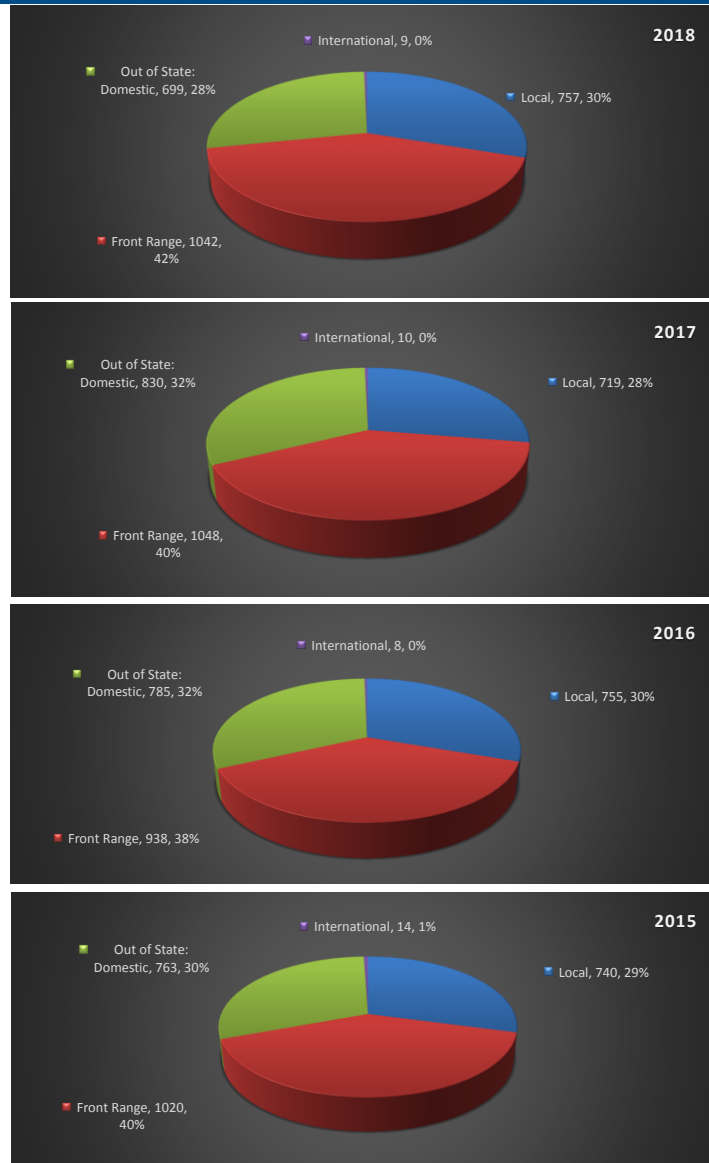
All Sales: 2014

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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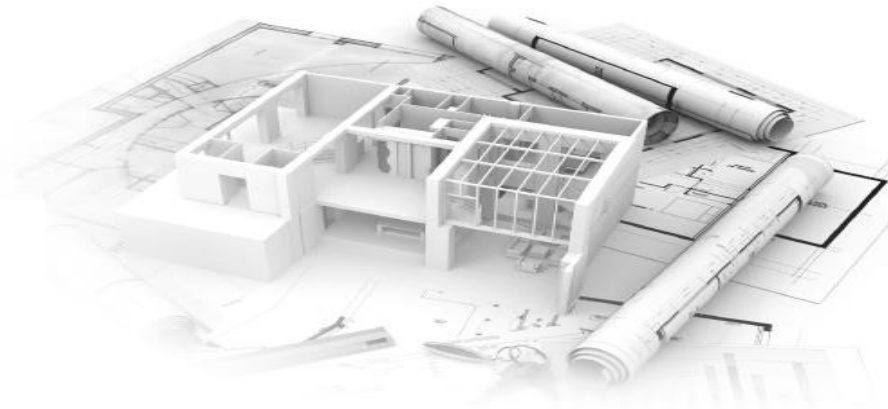
New Development Summary

Improved Residential New Unit Sales:

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
4	5.00	2017	2755	\$ 2,450,000.00	SHOCK HILL OVERLOOK Filing 3 Lot 10B	SINGLEFAM	\$ 889.29	59 WEST POINT LODGE
6	7.00	2017	5070	\$ 3,600,000.00	HIGHLANDS AT BRECK-HIGHLANDS PARK Lot 3	SINGLEFAM	\$ 710.06	445 LONG RIDGE DRIVE
4	5.00	2016	4873	\$ 2,800,000.00	FAIRWAYS @ BRECKENRIDGE SUBD Lot 30	SINGLEFAM	\$ 574.59	173 GLEN EAGLE LOOP
4	5.00	2017	4371	\$ 2,650,000.00	HIGHLANDS AT BRECKENRIDGE Filing 5 Lot 138	SINGLEFAM	\$ 606.27	531 HIGHLANDS DRIVE
4	5.00	2017	2668	\$ 2,500,000.00	SHOCK HILL OVERLOOK Lot 9B	SINGLEFAM	\$ 937.03	6 WEST POINT LODGE
4	5.00	2018	3448	\$ 1,339,900.00	SOUTH MARYLAND CREEK RANCH Filing 5 Lot 88	SINGLEFAM	\$ 388.60	23 COUMBE CROSSING
4	4.00	2018	2881	\$ 1,138,600.00	SOUTH MARYLAND CREEK RANCH Filing 7 Lot 131	SINGLEFAM	\$ 395.21	872 MARYLAND CREEK ROAD
3	4.00	2018	2106	\$ 1,044,174.00	SOUTH MARYLAND CREEK RANCH Filing 1 Lot 48	SINGLEFAM	\$ 495.81	63 W BENJAMIN POINT
3	4.00	2017	2106	\$ 989,000.00	SOUTH MARYLAND CREEK RANCH CABIN 19 TRACT S	SINGLEFAM	\$ 469.61	122 MOSS WAY
0	1.00	2017	557	\$ 417,745.00	BASECAMP SHOPS & RESIDENCES Unit R202	MULTIFAM	\$ 749.99	100 BASECAMP WAY
4	4.00	2018	2195	\$ 874,000.00	ALDERS TH Phase 4 Lot 5B	MULTIFAM	\$ 398.18	0722 INDEPENDENCE ROAD
4	4.00	2018	2195	\$ 874,000.00	ALDERS TH Phase 4 Lot 6A	MULTIFAM	\$ 398.18	0714 INDEPENDENCE ROAD
4	4.00	2018	2195	\$ 874,000.00	ALDERS TH Phase 4 Lot 6B	MULTIFAM	\$ 398.18	0710 INDEPENDENCE ROAD
5	4.00	2018	1999	\$ 779,000.00	TREEHOUSE CONDO Phase 11 Bldg Q Unit Q2	MULTIFAM	\$ 389.69	407 LODGE POLE CIRCLE
0	1.00	2017	559	\$ 363,400.00	BASECAMP SHOPS & RESIDENCES Unit R201	MULTIFAM	\$ 650.09	100 BASECAMP WAY

Summary of Improved Residential New Unit Sales:

Average Price:	\$ 1,512,921
Average PPSF:	\$ 563.39
Median Price:	\$ 1,044,174
# Transactions:	15
Gross Volume:	\$ 22,693,819



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NOTE: The above figures do not include time share interests, new vacant site transactions, or new commercial unit transactions. Data is deemed reliable but not guaranteed.