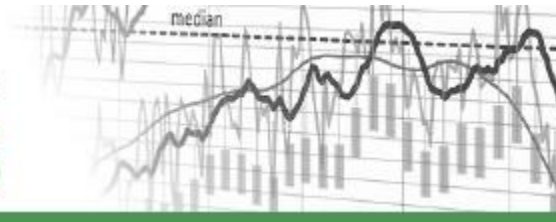
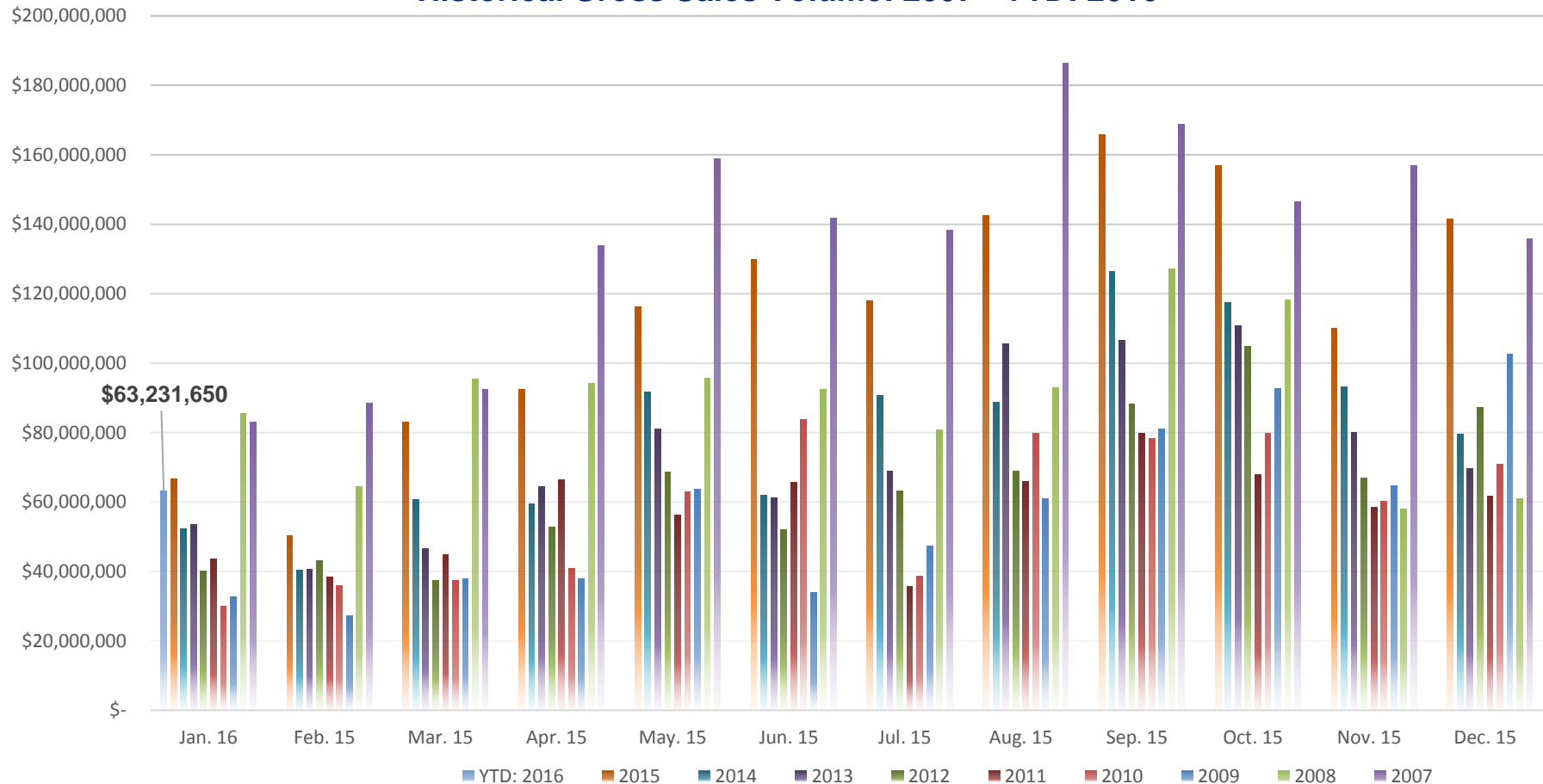




# Summit County Market ANALYSIS



## Historical Gross Sales Volume: 2007 - YTD: 2016



This report is provided to you compliments of Land Title Guarantee Company, proudly serving our Community for over 50 Years.

Copyright ©2011. All Rights Reserved.

**Brooke Roberts**  
970-453-2255  
broberts@ltgc.com



## Market Analysis by Area

January 2016

### 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	\$3,550,000	6%	6	5%	\$591,667	\$647,500	\$591,667	\$647,500	\$250
Breckenridge	\$22,460,200	36%	30	24%	\$748,673	\$522,500	\$766,138	\$522,500	\$486
Breckenridge Golf Course	\$3,670,000	6%	6	5%	\$611,667	\$461,250	\$906,667	\$725,000	\$440
Copper Mountain	\$3,720,500	6%	7	6%	\$531,500	\$435,500	\$570,083	\$437,750	\$396
Corinthian Hills & Summerwood	\$118,000	0%	1	1%	\$118,000	dna	\$118,000	dna	\$60
Dillon Town & Lake	\$1,011,900	2%	3	2%	\$337,300	\$349,000	\$337,300	\$349,000	\$341
Dillon Valley	\$2,505,000	4%	10	8%	\$250,500	\$179,500	\$250,500	\$179,500	\$249
Farmers Corner	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Frisco	\$8,450,250	13%	19	15%	\$444,750	\$406,000	\$480,953	\$429,000	\$375
Heeney	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Keystone	\$7,362,000	12%	13	10%	\$566,308	\$475,000	\$566,308	\$475,000	\$331
Montezuma	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
North Summit County (rural)	\$248,500	0%	2	2%	\$124,250	dna	\$0	\$0	\$0
Peak 7	\$380,000	1%	1	1%	\$380,000	dna	\$380,000	dna	\$485
Silverthorne	\$3,822,600	6%	8	6%	\$477,825	\$431,550	\$589,900	\$502,400	\$281
Summit Cove	\$1,353,000	2%	4	3%	\$338,250	\$326,500	\$338,250	\$326,500	\$290
Wilderness	\$3,106,700	5%	9	7%	\$345,189	\$318,800	\$345,189	\$318,800	\$258
Woodmoor	\$975,000	2%	3	2%	\$325,000	\$365,000	\$325,000	\$365,000	\$278
Deed Restricted Units	\$498,000	5%	2	2%	\$249,000	dna	n/a	n/a	n/a
Quit Claim Deeds	\$0	0%	0	0%	\$0	\$0	n/a	n/a	n/a
<b>TOTAL</b>	<b>\$63,231,650</b>	<b>100%</b>	<b>124</b>	<b>100%</b>	<b>\$514,210</b>	<b>\$402,250</b>	<b>\$533,982</b>	<b>\$408,000</b>	<b>\$355</b>
<b>(NEW UNIT SALES)</b>	<b>\$10,941,600</b>	<b>17%</b>	<b>11</b>	<b>9%</b>	<b>\$994,691</b>	<b>\$739,000</b>	<b>\$10,624,500</b>	<b>\$794,500</b>	<b>\$427</b>

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.

**Brooke Roberts**  
**970-453-2255**  
 broberts@ltgc.com

This report is provided to you compliments of  
 Land Title Guarantee Company,  
 proudly serving our Community for over 50 Years.

Copyright ©2011. All Rights Reserved.

**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



## Year-to-Date Market Analysis by Area

YTD: Jan. 2016	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	\$3,550,000	6%	6	5%	\$591,667	\$647,500	\$591,667	\$647,500	\$250
Breckenridge	\$22,460,200	36%	30	24%	\$748,673	\$522,500	\$766,138	\$522,500	\$486
Breckenridge Golf Course	\$3,670,000	6%	6	5%	\$611,667	\$461,250	\$906,667	\$725,000	\$440
Copper Mountain	\$3,720,500	6%	7	6%	\$531,500	\$435,500	\$570,083	\$437,750	\$396
Corinthian Hills & Summerwood	\$118,000	0%	1	1%	\$118,000	dna	\$118,000	dna	\$60
Dillon Town & Lake	\$1,011,900	2%	3	2%	\$337,300	\$349,000	\$337,300	\$349,000	\$341
Dillon Valley	\$2,505,000	4%	10	8%	\$250,500	\$179,500	\$250,500	\$179,500	\$249
Farmers Corner	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Frisco	\$8,450,250	13%	19	15%	\$444,750	\$406,000	\$480,953	\$406,000	\$375
Heeney	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Keystone	\$7,362,000	12%	13	10%	\$566,308	\$475,000	\$566,308	\$475,000	\$331
Montezuma	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
North Summit County (rural)	\$248,500	0%	2	2%	\$124,250	\$124,250	\$0	\$0	\$0
Peak 7	\$380,000	1%	1	1%	\$380,000	dna	\$380,000	dna	\$485
Silverthorne	\$3,822,600	6%	8	6%	\$477,825	\$431,550	\$589,900	\$502,400	\$281
Summit Cove	\$1,353,000	2%	4	3%	\$338,250	\$326,500	\$338,250	\$326,500	\$290
Wilderness	\$3,106,700	5%	9	7%	\$345,189	\$318,800	\$345,189	\$318,800	\$258
Woodmoor	\$975,000	2%	3	2%	\$325,000	\$365,000	\$325,000	\$365,000	\$278
Deed Restricted Units	\$498,000	5%	2	2%	\$249,000	dna	n/a	n/a	n/a
Quit Claim Deeds	\$0	0%	0	0%	\$0	\$0	n/a	n/a	n/a
<b>TOTAL</b>	<b>\$63,231,650</b>	<b>100%</b>	<b>124</b>	<b>100%</b>	<b>\$514,210</b>	<b>\$402,250</b>	<b>\$533,982</b>	<b>\$406,000</b>	<b>\$355</b>
<b>(NEW UNIT SALES)</b>	<b>\$10,941,600</b>	<b>17%</b>	<b>11</b>	<b>9%</b>	<b>\$994,691</b>	<b>\$739,000</b>	<b>\$10,624,500</b>	<b>\$794,500</b>	<b>\$427</b>

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.

**Brooke Roberts**  
970-453-2255

broberts@ltgc.com

This report is provided to you compliments of  
Land Title Guarantee Company,  
proudly serving our Community for over 50 Years.

Copyright ©2011. All Rights Reserved.

**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



## Market Snapshot by Area

### Full Year 2015 versus YTD: 2016

Area	Average Price Single Family 2015	Average Price Single Family YTD: 2016	% Change vs. Prior Year	Average Price Multi-Family 2015	Average Price Multi-Family YTD: 2016	% Change vs. Prior Year	Average Price Vacant Land 2015	Average Price Vacant Land YTD: 2016	% Change vs. Prior Year
Blue River	\$609,297	\$681,000	12%	\$193,923	\$145,000	-25%	\$124,087	\$0	n/a
Breckenridge	\$1,264,723	\$1,472,286	16%	\$540,033	\$475,371	-12%	\$761,003	\$171,500	-77%
Breckenridge Golf Course	\$1,368,690	\$1,223,750	-11%	\$423,355	\$272,500	-36%	\$364,441	\$650,000	78%
Copper Mountain	\$0	\$0	0%	\$355,966	\$570,083	60%	\$1,025,000	\$0	n/a
Corinthian Hills/Summerwood	\$681,188	\$118,000	-83%	\$431,333	\$0	n/a	\$0	\$0	0%
Dillon Town & Lake	\$571,250	\$0	n/a	\$338,398	\$337,300	0%	\$0	\$0	0%
Dillon Valley	\$425,050	\$463,667	9%	\$146,944	\$159,143	8%	\$0	\$0	n/a
Farmers Corner	\$503,280	\$0	n/a	\$0	\$0	n/a	\$146,500	\$0	n/a
Frisco	\$814,014	\$811,000	0%	\$437,106	\$458,950	5%	\$286,421	\$275,000	-4%
Heeny	\$286,100	\$0	n/a	\$0	\$0	0%	\$230,000	\$0	n/a
Keystone	\$1,155,666	\$1,298,750	12%	\$352,469	\$433,136	23%	\$291,250	\$0	n/a
Montezuma	\$426,667	\$0	n/a	\$0	\$0	0%	\$146,667	\$0	n/a
North Summit County (Rural)	\$1,064,500	\$0	n/a	\$0	\$0	0%	\$359,667	\$168,500	-53%
Peak 7	\$794,406	\$380,000	-52%	\$0	\$0	0%	\$151,575	\$0	n/a
Silverthorne	\$707,508	\$552,625	-22%	\$486,984	\$739,000	52%	\$273,535	\$373,550	37%
Summit Cove	\$619,291	\$360,000	-42%	\$320,214	\$331,000	3%	\$175,960	\$0	n/a
Wilderness	\$550,507	\$550,000	0%	\$283,324	\$319,588	13%	\$163,125	\$0	m
Woodmoor	\$985,110	\$0	n/a	\$364,387	\$325,000	-11%	\$273,500	\$0	m
<b>Gross Live Average:</b>	<b>\$855,925</b>	<b>\$877,732</b>	<b>3%</b>	<b>\$399,232</b>	<b>\$407,338</b>	<b>2%</b>	<b>\$372,794</b>	<b>\$311,943</b>	<b>-16%</b>

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 2015	Median Price Single Family YTD: 2016	% Change vs. Prior Year	Median Price Multi-Family 2015	Median Price Multi-Family YTD: 2016	% Change vs. Prior Year	Median Price Vacant Land 2015	Median Price Vacant Land YTD: 2016	% Change vs. Prior Year
Blue River	\$540,000	\$660,000	22%	\$192,500	dna	n/a	\$125,000	\$0	n/a
Breckenridge	\$963,500	\$1,555,000	61%	\$445,000	\$398,900	-10%	\$655,000	dna	n/a
Breckenridge Golf Course	\$1,375,000	dna	n/a	\$383,500	dna	n/a	\$347,500	dna	n/a
Copper Mountain	\$0	\$0	n/a	\$350,000	\$437,750	25%	dna	\$0	n/a
Corinthian Hills/Summerwood	\$685,000	dna	n/a	\$340,000	\$0	n/a	\$0	\$0	0%
Dillon Town & Lake	\$524,500	\$0	n/a	\$327,500	\$349,000	7%	\$0	\$0	0%
Dillon Valley	\$383,650	\$410,000	7%	\$139,000	\$142,000	2%	\$0	\$0	0%
Farmers Corner	\$504,550	\$0	n/a	\$0	\$0	n/a	dna	\$0	n/a
Frisco	\$729,000	dna	n/a	\$407,000	\$406,000	0%	\$287,500	dna	n/a
Heeny	\$235,000	\$0	n/a	\$0	\$0	0%	dna	\$0	n/a
Keystone	\$729,000	dna	n/a	\$294,500	\$415,000	41%	dna	\$0	n/a
Montezuma	\$442,500	\$0	n/a	\$0	\$0	0%	\$125,000	\$0	n/a
North Summit County (Rural)	\$580,000	\$0	n/a	\$0	\$0	0%	\$350,000	dna	n/a
Peak 7	\$647,500	dna	n/a	\$0	\$0	0%	\$143,150	\$0	n/a
Silverthorne	\$610,000	\$467,750	-23%	\$421,450	dna	n/a	\$230,000	dna	n/a
Summit Cove	\$615,000	dna	n/a	\$316,500	\$293,000	-7%	\$162,500	\$0	n/a
Wilderness	\$540,000	dna	n/a	\$264,000	\$316,850	20%	\$158,250	\$0	n/a
Woodmoor	\$863,750	\$0	n/a	\$336,000	\$365,000	9%	\$254,500	\$0	n/a
<b>Gross Live Median:</b>	<b>\$685,000</b>	<b>\$665,000</b>	<b>-3%</b>	<b>\$339,000</b>	<b>\$368,000</b>	<b>9%</b>	<b>\$260,000</b>	<b>\$275,000</b>	<b>6%</b>

**Brooke Roberts**  
970-453-2255

broberts@ltgc.com

**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

This report is provided to you compliments of  
Land Title Guarantee Company,  
proudly serving our Community for over 50 Years.

Copyright ©2011. All Rights Reserved.



# Historical Market Analysis: Percentage Market Change: 2008 - YTD. 2016

Month to Month Comparison # of Transactions and \$ Volume

Month	2008	% Change 08 to 09	2009	% Change 09 to 10	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
January	\$85,497,600	-62%	\$32,813,600	-8%	\$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
February	\$64,539,900	-58%	\$27,246,500	32%	\$36,036,515	6%	\$38,516,800	12%	\$43,683,600	-6%	\$45,837,653	-1%	\$44,671,060	13%	\$50,326,500	-100%	
March	\$95,396,600	-60%	\$37,878,500	-1%	\$37,425,700	20%	\$45,046,200	-17%	\$38,893,960	25%	\$55,149,780	30%	\$67,244,100	24%	\$83,058,500	-100%	
April	\$94,201,300	-60%	\$37,792,900	8%	\$40,792,200	63%	\$66,323,300	-20%	\$55,250,700	22%	\$64,956,000	-7%	\$62,554,700	48%	\$92,373,585	-100%	
May	\$95,667,500	-33%	\$63,752,300	-1%	\$63,039,000	-11%	\$56,177,600	22%	\$73,173,000	18%	\$94,375,050	13%	\$96,773,950	20%	\$116,330,500	-100%	
June	\$92,536,900	-63%	\$34,049,300	146%	\$83,871,000	-22%	\$65,751,300	-21%	\$56,820,400	17%	\$70,371,650	1%	\$69,830,150	86%	\$129,754,349	-100%	
July	\$80,686,100	-41%	\$47,401,000	-19%	\$38,565,100	-8%	\$35,555,500	77%	\$65,197,855	9%	\$80,849,879	32%	\$95,597,625	23%	\$117,921,469	-100%	
August	\$92,825,200	-34%	\$60,975,000	31%	\$79,753,200	-17%	\$65,898,700	4%	\$71,800,475	53%	\$108,430,700	-16%	\$95,422,383	49%	\$142,534,040	-100%	
September	\$127,090,100	-36%	\$81,015,200	-3%	\$78,228,400	2%	\$79,799,400	10%	\$90,330,100	21%	\$111,130,100	19%	\$147,078,700	13%	\$165,716,318	-100%	
October	\$118,230,800	-22%	\$92,709,100	-14%	\$79,749,200	-15%	\$73,125,800	54%	\$114,295,400	6%	\$114,722,935	6%	\$130,161,800	21%	\$156,891,050	-100%	
November	\$58,002,400	12%	\$64,690,000	-7%	\$60,172,900	-3%	\$61,748,100	14%	\$74,734,600	20%	\$89,196,800	16%	\$104,587,700	5%	\$109,915,500	-100%	
December	\$61,054,700	68%	\$102,685,700	-31%	\$70,755,100	-13%	\$66,168,700	42%	\$88,152,000	-20%	\$75,615,706	14%	\$90,305,800	57%	\$141,435,873	-100%	
YTD Comparison	\$85,497,600	-62%	\$32,813,600	-8%	\$30,051,500	47%	\$44,042,400	-3%	\$42,663,800	46%	\$62,235,670	-15%	\$53,073,051	25%	\$66,536,300	-5%	\$63,231,650
Annual Total	\$1,065,729,100	-36%	\$683,009,100	2%	\$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	-95%	\$63,231,650

page 5

Month to Month Comparison by Number of Transactions

Month	2008	% Change 08 to 09	2009	% Change 09 to 10	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
January	165	-67%	54	0%	54	61%	90	10%	102	13%	116	-6%	107	19%	127	-2%	124
February	128	-57%	55	20%	66	35%	90	-11%	81	16%	97	-10%	91	16%	106	-100%	
March	162	-56%	71	21%	86	19%	103	-21%	86	46%	128	1%	125	19%	149	-100%	
April	163	-58%	68	34%	91	16%	106	7%	119	19%	136	-13%	124	23%	153	-100%	
May	162	-46%	88	7%	94	14%	107	25%	145	18%	165	10%	181	13%	205	-100%	
June	155	-48%	80	73%	138	-25%	104	5%	124	28%	151	6%	155	69%	262	-100%	
July	136	-30%	95	-21%	75	31%	98	29%	131	23%	163	26%	201	0%	202	-100%	
August	183	-38%	114	3%	117	28%	150	6%	162	36%	221	-6%	214	25%	267	-100%	
September	201	-27%	147	1%	149	9%	162	-2%	164	54%	254	11%	286	5%	301	-100%	
October	176	-9%	160	-4%	154	5%	171	43%	240	5%	251	5%	265	7%	284	-100%	
November	105	29%	135	4%	141	1%	152	8%	158	10%	197	19%	216	-5%	205	-100%	
December	98	82%	178	-13%	154	-9%	147	32%	188	-29%	138	32%	186	48%	276	-100%	
YTD Comparison	165	-67%	54	0%	54	67%	90	13%	102	14%	116	-8%	107	19%	127	-2%	124
Annual Total	1,834	-32%	1,245	6%	1,319	12%	1,480	15%	1,700	19%	2,017	7%	2,151	18%	2,537	-95%	124

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

**Brooke Roberts**  
970-453-2255  
broberts@ltagc.com

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

**Frisco Land Title**  
60 Main Street  
Frisco, CO 80443  
970.668.2205

**Breckenridge Land Title**  
200 North Ridge Street  
Breckenridge, CO 80424  
970.453.2255

This report is provided to you compliments of  
Land Title Guarantee Company,  
proudly serving our Community for over 50 Years.

Copyright ©2011. All Rights Reserved.



# Residential Cost Analysis

## January 2016 Residential Improved Units - Price Point Summary

	# Transactions	Gross Volume	Percentage Gross
<=200,000	13	\$1,873,000	3%
200,001 to 300,000	17	\$4,501,550	8%
300,001 to 400,000	19	\$6,810,600	12%
400,001 to 500,000	16	\$6,797,600	12%
500,001 to 600,000	6	\$3,260,400	6%
600,001 to 700,000	12	\$7,738,000	14%
700,001 to 800,000	5	\$3,678,000	7%
800,001 to 900,000	6	\$5,051,000	9%
900,001 to 1,000,000	1	\$999,000	2%
1,000,001 to 1,500,000	3	\$3,520,000	6%
1,500,001 to 2,000,000	5	\$8,585,000	15%
2,000,001 to 2,500,000	0	\$0	0%
2,500,001 to 3,000,000	1	\$2,720,000	5%
over \$ 3 Million	0	\$0	0%
<b>Total:</b>	<b>104</b>	<b>\$55,534,150</b>	<b>100%</b>
<b>New Construction</b>			
	<b>Number Trans.</b>	<b>Total Volume</b>	<b>Average Price</b>
Single Family	4	\$6,667,500	\$1,666,875
Multi Family	6	\$3,957,000	\$659,500
Vacant Land	1	\$317,100	\$317,100
<b>Resales</b>			
	<b>Number Trans.</b>	<b>Total Volume</b>	<b>Average Price</b>
Single Family	24	\$17,909,000	\$746,208
Multi Family	70	\$27,000,650	\$385,724
Vacant Land	6	\$1,866,500	\$311,083
<b>Jan. 2015 Gross Residential Price Index</b>			
	<b>Number Trans.</b>	<b>Total Volume</b>	<b>Average Price</b>
Single Family	28	\$24,576,500	\$877,732
Multi Family	76	\$30,957,650	\$407,338
Vacant Land	7	\$2,183,600	\$311,943
<b>YTD. 2016: Gross Residential Price Index</b>			
	<b>Number Trans.</b>	<b>Total Volume</b>	<b>Average Price</b>
Single Family	28	\$24,576,500	\$877,732
Multi Family	76	\$30,957,650	\$407,338
Vacant Land	7	\$2,183,600	\$311,943
<b>Full Year 2015: Gross Residential Price Index</b>			
	<b>Number Trans.</b>	<b>Total Volume</b>	<b>Average Price</b>
Single Family	678	\$580,317,085	\$855,925
Multi Family	1422	\$567,707,483	\$399,232
Vacant Land	156	\$58,155,900	\$372,794
<b>Full Year 2014: Gross Residential Price Index</b>			
	<b>Number Trans.</b>	<b>Total Volume</b>	<b>Average Price</b>
Single Family	561	\$440,261,075	\$784,779
Multi Family	1170	\$418,406,606	\$357,612
Vacant Land	126	\$40,097,000	\$318,230
<b>Full Year 2013: Gross Residential Price Index</b>			
	<b>Number Trans.</b>	<b>Total Volume</b>	<b>Average Price</b>
Single Family	569	\$427,455,600	\$751,240
Multi Family	994	\$342,510,355	\$344,578
Vacant Land	118	\$38,248,200	\$324,137
<b>Full Year 2012: Gross Residential Price Index</b>			
	<b>Number Trans.</b>	<b>Total Volume</b>	<b>Average Price</b>
Single Family	509	\$389,107,600	\$764,455
Multi Family	805	\$284,438,000	\$353,339
Vacant Land	114	\$35,284,400	\$309,512
<b>Full Year 2011: Gross Residential Price Index</b>			
	<b>Number Trans.</b>	<b>Total Volume</b>	<b>Average Price</b>
Single Family	454	\$333,355,100	\$734,262
Multi Family	722	\$265,175,800	\$367,280
Vacant Land	91	\$22,429,500	\$246,478
<b>Full Year 2010: Gross Residential Price Index</b>			
	<b>Number Trans.</b>	<b>Total Volume</b>	<b>Average Price</b>
Single Family	415	\$319,880,900	\$770,797
Multi Family	691	\$293,730,300	\$425,080
Vacant Land	77	\$25,920,100	\$336,625
<b>Full Year 2009: Gross Residential Price Index</b>			
	<b>Number Trans.</b>	<b>Total Volume</b>	<b>Average Price</b>
Single Family	392	\$354,771,700	\$905,030
Multi Family	655	\$260,723,700	\$398,051
Vacant Land	69	\$27,532,700	\$399,025
<b>Full Year 2008: Gross Residential Price Index</b>			
	<b>Number Trans.</b>	<b>Total Volume</b>	<b>Average Price</b>
Single Family	470	\$392,827,200	\$835,803
Multi Family	1001	\$464,096,800	\$463,633
Vacant Land	151	\$71,009,300	\$470,260
<b>Full Year 2007: Gross Residential Price Index</b>			
	<b>Number Trans.</b>	<b>Total Volume</b>	<b>Average Price</b>
Single Family	801	\$639,910,300	\$798,889
Multi Family	1779	\$723,215,400	\$406,529
Vacant Land	334	\$130,790,200	\$391,587

Brooke Roberts  
970-453-2255  
broberts@ltgc.com

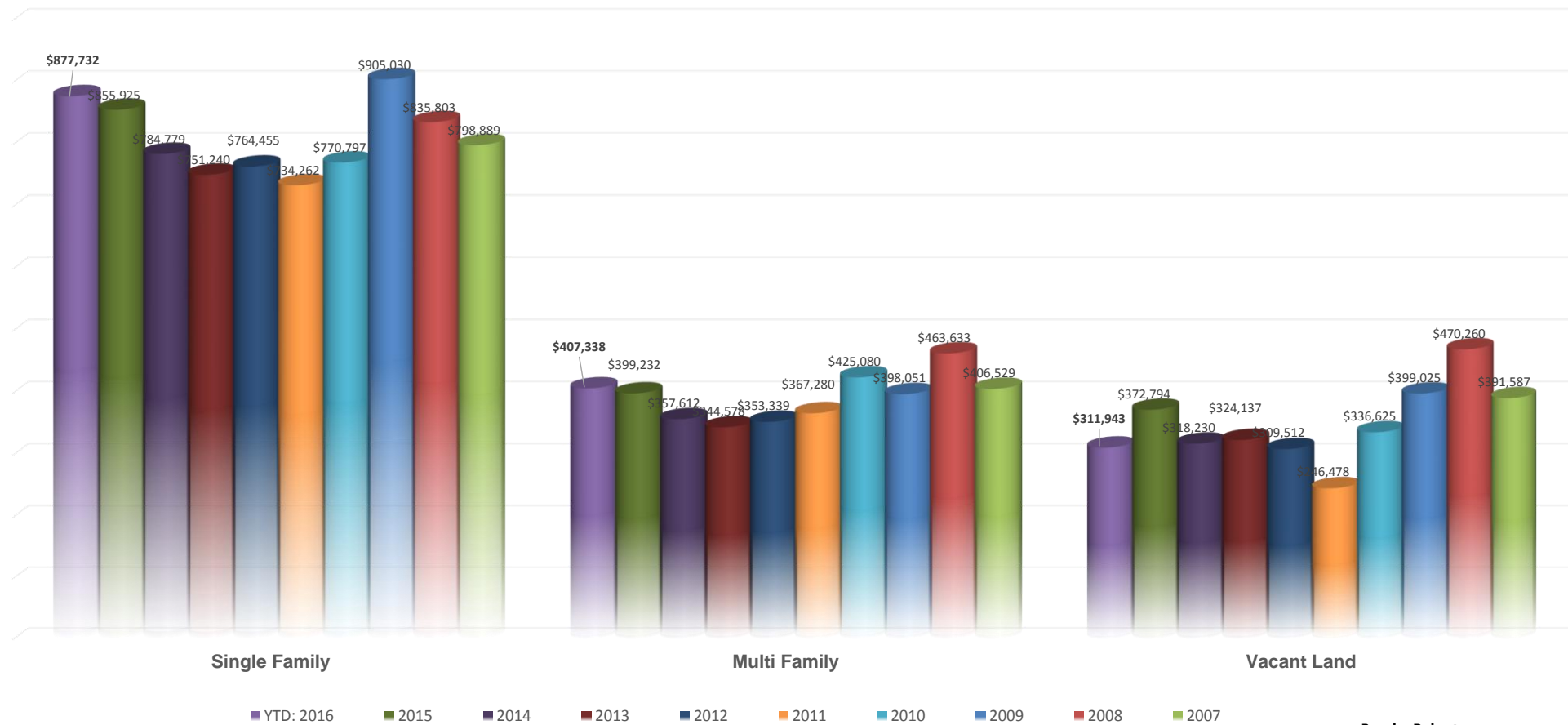
Frisco  
Land Title  
60 Main Street  
Frisco, CO 80443  
970.668.2205

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



## Average Price History by Type: 2007 - YTD. 2016



Brooke Roberts  
970-453-2255  
broberts@ltgc.com



## Comparative Historical Cost Analysis

<b>YTD. 2016 Price Point Summary for Residential Volume</b>			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	13	\$1,873,000	3%
200,001 to 300,000	17	\$4,501,550	8%
300,001 to 400,000	19	\$6,810,600	12%
400,001 to 500,000	16	\$6,797,600	12%
500,001 to 600,000	6	\$3,260,400	6%
600,001 to 700,000	12	\$7,738,000	14%
700,001 to 800,000	5	\$3,678,000	7%
800,001 to 900,000	6	\$5,051,000	9%
900,001 to 1,000,000	1	\$999,000	2%
1,000,001 to 1,500,000	3	\$3,520,000	6%
1,500,001 to 2,000,000	5	\$8,585,000	15%
2,000,001 to 2,500,000	0	\$0	0%
2,500,001 to 3,000,000	1	\$2,720,000	5%
over \$ 3 Million	0	\$0	0%
<b>Total:</b>	<b>104</b>	<b>\$55,534,150</b>	<b>100%</b>

<b>YTD. 2015 Price Point Summary for Residential Volume</b>			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	13	\$1,764,200	3%
200,001 to 300,000	19	\$4,839,800	9%
300,001 to 400,000	17	\$5,729,800	10%
400,001 to 500,000	11	\$4,773,800	8%
500,001 to 600,000	6	\$3,318,000	6%
600,001 to 700,000	6	\$3,885,000	7%
700,001 to 800,000	6	\$4,508,000	8%
800,001 to 900,000	4	\$3,416,000	6%
900,001 to 1,000,000	4	\$3,796,500	7%
1,000,001 to 1,500,000	5	\$6,739,000	12%
1,500,001 to 2,000,000	5	\$8,066,500	14%
2,000,001 to 2,500,000	0	\$0	0%
2,500,001 to 3,000,000	2	\$5,374,000	10%
over \$ 3 Million	0	\$0	0%
<b>Total:</b>	<b>98</b>	<b>\$56,210,600</b>	<b>100%</b>

<b>YTD. 2014 Price Point Summary for Residential Volume</b>			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	14	\$2,078,800	5%
200,001 to 300,000	20	\$5,014,000	13%
300,001 to 400,000	12	\$4,400,800	11%
400,001 to 500,000	11	\$5,025,000	13%
500,001 to 600,000	6	\$3,320,000	9%
600,001 to 700,000	2	\$1,369,900	4%
700,001 to 800,000	4	\$2,950,000	8%
800,001 to 900,000	4	\$3,412,500	9%
900,001 to 1,000,000	3	\$2,785,000	7%
1,000,001 to 1,500,000	6	\$7,052,500	18%
1,500,001 to 2,000,000	1	\$1,580,000	4%
2,000,001 to 2,500,000	0	\$0	0%
2,500,001 to 3,000,000	0	\$0	0%
over \$ 3 Million	0	\$0	0%
<b>Total:</b>	<b>83</b>	<b>\$38,988,500</b>	<b>100%</b>

Brooke Roberts  
970-453-2255  
broberts@ltgc.com

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

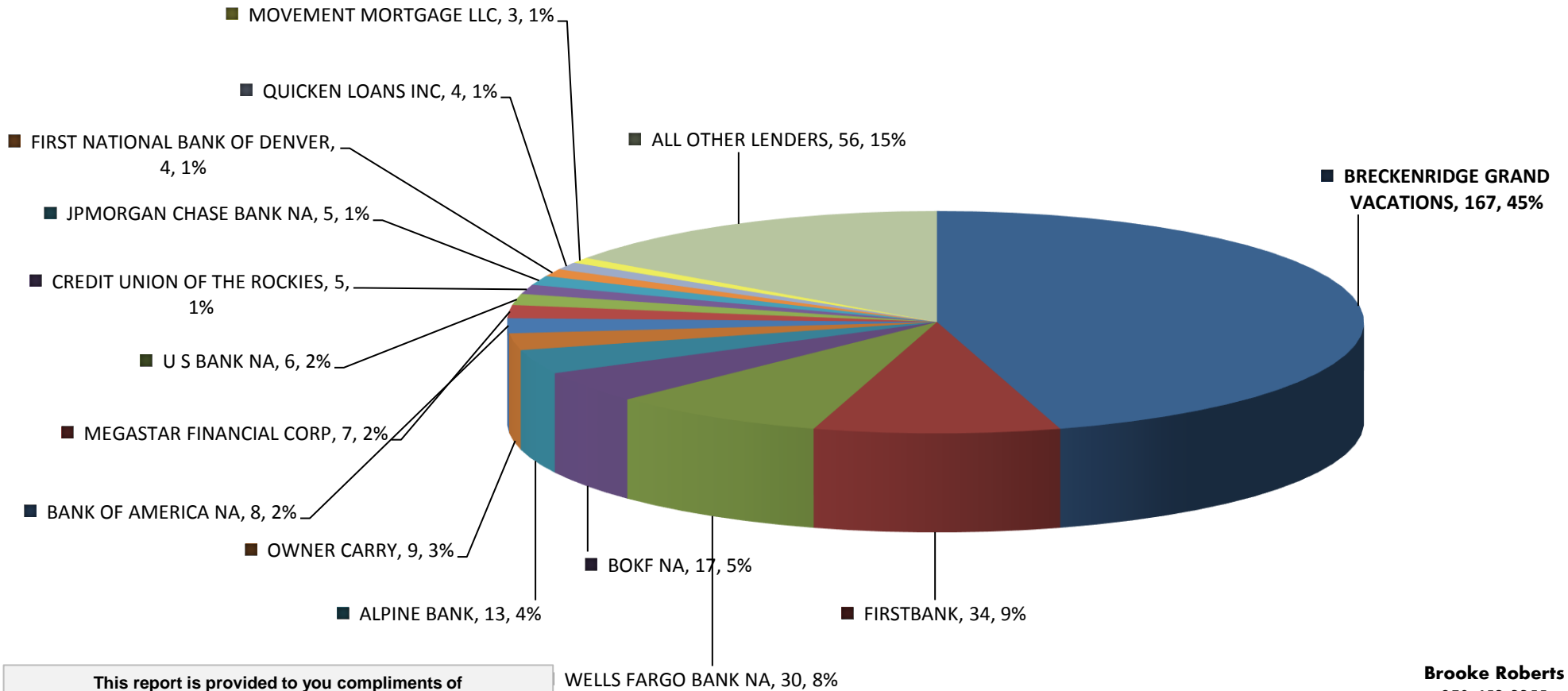
### TOP 85% LENDERS - January 2016

**LOAN BREAKDOWN:** 78 Loans related to Sales 63% of the 368 Sales Transactions.

There were 123 Refinance/Equity Loans, and 167 Loans related to Timeshare Sales.

The Remainder of Sales: 37% of Real Estate closings were Cash Transactions at the time of closing.

Total Loans: 368



This report is provided to you compliments of  
Land Title Guarantee Company,  
proudly serving our Community for over 50 Years.

Copyright ©2011. All Rights Reserved.

Brooke Roberts  
970-453-2255  
broberts@ltgc.com

## Market Highlights

### Highest Priced Residential Sale: January 2016

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Comments
4	5.00	2012	5433	\$ 2,720,000	Yingling & Mickles Addition Sub, Block 11, Lot 19A	JIL COHEN TRUST	\$ 500.64	01/15/2016	215 S GOLD FLAKE TER	

215 South Gold Flake Terrace



### Highest Price PSF Residential Sale: January 2016

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Comments
1	1.00	1999	602	\$ 370,000	Park Avenue Lofts Condo, Unit 204	JASON FRENCH	\$ 614.62	01/07/2016	500 S PARK AVE	

### Bank Sales Detail: January 2016

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Bank Reference
1	2.00	2000	898	\$ 278,000	Drake Landing Condo, Unit B9	KELSEY VOYLES	\$ 309.58	01/07/2016	801 NORTH LAKEPOINT DR	Bank: FNMA

Brooke Roberts  
970-453-2255  
broberts@ltgc.com

This report is provided to you compliments of  
Land Title Guarantee Company,  
proudly serving our Community for over 50 Years.  
Copyright ©2011. All Rights Reserved.



## Foreclosure Document Breakdown

<b>January 2016:</b>	<b>Total</b>	<b>Timeshare</b>	<b>Fee Simple</b>	<b>Unknown: No legal shown</b>
#1 Notice Election & Demand: (NED)	3	1	2	0
#2 Certificate of Purchase: (CTP)	0	0	0	0
#3 Public Trustee's Deeds: (PTD)	1	0	1	0
<b>Total Foreclosure Docs Filed:</b>	<b>4</b>	<b>1</b>	<b>3</b>	<b>0</b>

## Land Title Historical Foreclosure Summary

<b>2009 Summary:</b>	
NED:	300
Withdrawn NED'S	117
Active NED's for 2009:	183
<b>Public Trustee's Deeds Issued:</b>	<b>86</b>

<b>2010 Summary:</b>	
NED:	367
Withdrawn NED'S	162
Active NED's for 2010:	205
<b>Public Trustee's Deeds Issued:</b>	<b>148</b>

<b>2011 Summary:</b>	
NED:	326
Withdrawn NED'S	148
Active NED's for 2011:	178
<b>Public Trustee's Deeds Issued:</b>	<b>227</b>

<b>2012 Summary:</b>	
NED:	251
Withdrawn NED'S	132
Active NED's for 2012:	119
<b>Public Trustee's Deeds Issued:</b>	<b>165</b>

<b>2013 Summary:</b>	
NED:	138
Withdrawn NED'S	86
Active NED's for 2013:	52
<b>Public Trustee's Deeds Issued:</b>	<b>92</b>

<b>2014 Summary:</b>	
NED:	86
Withdrawn NED'S	27
Active NED's for 2014:	59
<b>Public Trustee's Deeds Issued:</b>	<b>65</b>

<b>2015 Summary:</b>	
NED:	32
Withdrawn NED'S	14
Active NED's for 2015:	18
<b>Public Trustee's Deeds Issued:</b>	<b>26</b>

<b>YTD. 2016 Summary:</b>	
NED:	3
Withdrawn NED'S	0
Active NED's for 2015:	3
<b>Public Trustee's Deeds Issued:</b>	<b>1</b>

<b>Seven Year Foreclosure Summary &amp; Analysis:</b>	
Total Active NED's for Period: 1/1/2009 thru 12/31/2015	813
Total PTD's Issued: 1/1/2009 thru 12/31/2015	808
<b>Unissued Public Trustee's Deeds Remaining:</b>	<b>5</b>

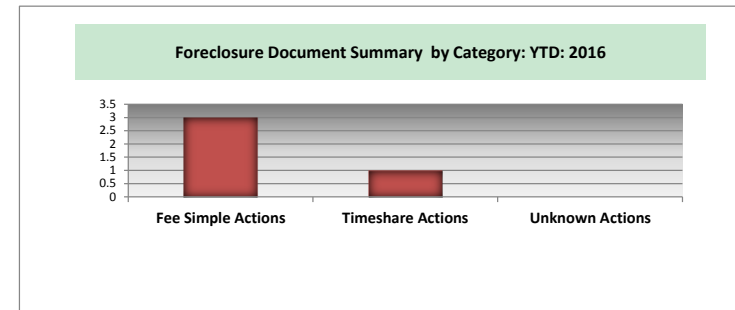
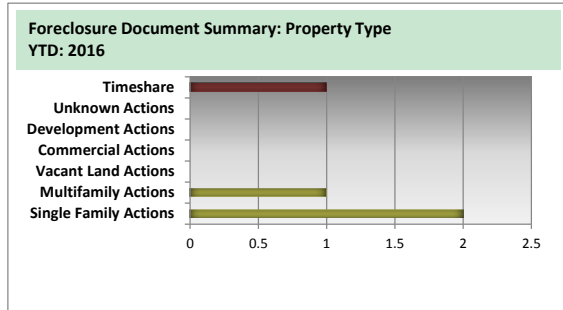
Brooke Roberts  
970-453-2255  
broberts@ltgc.com



# Summary of Foreclosure Actions

Property Foreclosure Summary:	
Fee Simple Actions	3
Timeshare Actions	1
Unknown Actions	0

Property Type Breakdown:	
Single Family Actions	2
Multifamily Actions	1
Vacant Land Actions	0
Commercial Actions	0
Development Actions	0
Unknown Actions	0
Timeshare	1

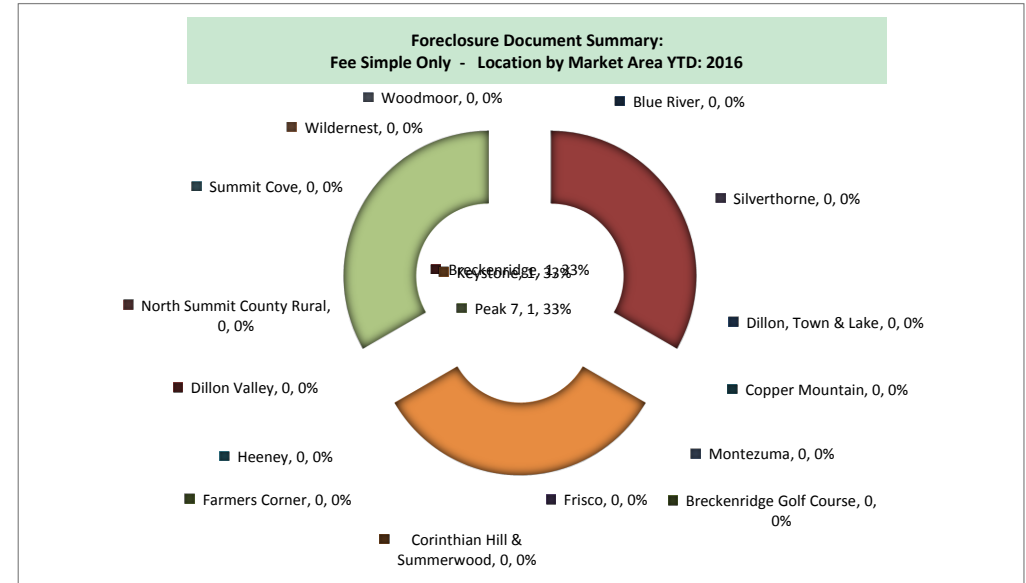
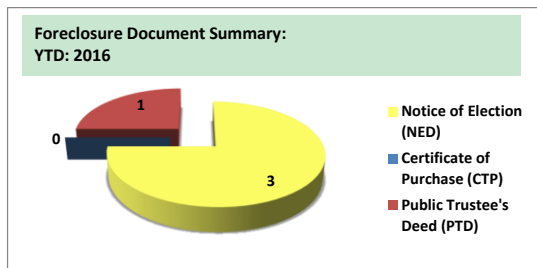


Location Summary: ALL TYPES	
Blue River	0
Breckenridge	2
Breckenridge Golf Course	0
Central Summit County	0
Copper Mountain	0
Corinthian Hill & Summerwoc	0
Dillon, Town & Lake	0
Dillon Valley	0
Farmers Corner	0
Frisco	0
Heeney	0
Keystone	1
Montezuma	0
North Summit County Rural	0
Peak 7	1
Silverthorne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

Location Summary: Fee Simple Only	
Blue River	0
Breckenridge	1
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	1
Montezuma	0
North Summit County Rural	0
Peak 7	1
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)	3
Certificate of Purchase (CTP)	0
Public Trustee's Deed (PTD)	1



Brooke Roberts  
970-453-3255  
broberts@ltgc.com

This report is provided to you compliments of Land Title Guarantee Company, proudly serving our Community for over 50 Years. Copyright ©2011. All Rights Reserved.



## Top Lender Listing

LENDER	NUMBER LOANS	PERCENTAGE TOTAL	
<b>BRECKENRIDGE GRAND VACATIONS</b>	<b>167</b>	<b>45.38%</b>	<b>Top 85% Lenders for January 2016</b>
FIRSTBANK	34	9.24%	Summit County
WELLS FARGO BANK NA	30	8.15%	
BOKF NA	17	4.62%	
ALPINE BANK	13	3.53%	
OWNER CARRY	9	2.45%	
BANK OF AMERICA NA	8	2.17%	
MEGASTAR FINANCIAL CORP	7	1.90%	
U S BANK NA	6	1.63%	
CREDIT UNION OF THE ROCKIES	5	1.36%	
JPMORGAN CHASE BANK NA	5	1.36%	
FIRST NATIONAL BANK OF DENVER	4	1.09%	
QUICKEN LOANS INC	4	1.09%	
MOVEMENT MORTGAGE LLC	3	0.82%	
ALL OTHER LENDERS	56	15.22%	
BANK OF ENGLAND	2	0.54%	
BANK OF THE WEST	2	0.54%	
CHERRY CREEK MORTGAGE CO INC	2	0.54%	
COMMERCE HOME MORTGAGE	2	0.54%	
EVERBANK	2	0.54%	
LAKEVIEW LOAN SERVICING LLC	2	0.54%	
MORGAN STANLEY PRIVATE BANK NATIONAL ASSOCIATION	2	0.54%	
UNITED WHOLESAL MORTGAGE	2	0.54%	
AMERICAN SOUTHWEST MORTGAGE CORP	1	0.27%	
AMERISAVE MORTGAGE CORPORATION	1	0.27%	
BOFI FEDERAL BANK	1	0.27%	
CALIBER HOME LOANS INC	1	0.27%	
COMMUNITY BANK	1	0.27%	
COMPASS BANK	1	0.27%	
CORNERSTONE HOME LENDING INC	1	0.27%	
E MORTGAGE MANAGEMENT LLC	1	0.27%	
ELEVATIONS CREDIT UNION	1	0.27%	
EMPRISE BANK	1	0.27%	
FIRST AMERICAN STATE BANK	1	0.27%	
FIRST INTERNET BANK OF INDIANA	1	0.27%	
GOLDMAN SACHS BANK USA	1	0.27%	
GOLDWATER BANK NA	1	0.27%	
INTERFIRST MORTGAGE COMPANY	1	0.27%	
KINECTA FEDERAL CREDIT UNION	1	0.27%	
LIBERTY SAVINGS BANK FSB	1	0.27%	
M&T BANK	1	0.27%	
NATIONSTAR MORTGAGE LLC	1	0.27%	
NAVY FEDERAL CREDIT UNION	1	0.27%	
NORTHPOINTE BANK	1	0.27%	
PENTAGON FEDERAL C U	1	0.27%	
PROFESSIONAL MORTGAGE SOURCE LLC	1	0.27%	
PROVIDENT FUNDING ASSOCIATES	1	0.27%	
REDSTONE BANK	1	0.27%	
REGIONS BANK	1	0.27%	
RPM MORTGAGE INC	1	0.27%	
SECURITY SERVICE FEDERAL CREDIT UNION	1	0.27%	
SIERRA PACIFIC MORTGAGE COMPANY INC	1	0.27%	
STOCKTON NATIONAL BANK	1	0.27%	
SUMMIT COUNTY	1	0.27%	
SUMMIT MORTGAGE CORPORATION	1	0.27%	
U S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT	1	0.27%	
UNION BANK & TRUST COMPANY	1	0.27%	
UNIVERSAL AMERICAN MORTGAGE COMPANY LLC	1	0.27%	
US BANK NATIONAL ASSOCIATION	1	0.27%	
USAA FEDERAL SAVINGS BANK	1	0.27%	
USB BANK USA	1	0.27%	
VECTRA BANK COLORADO NATIONAL ASSOCIATION	1	0.27%	
WEST TOWN BANK & TRUST	1	0.27%	
<b>TOTAL LOANS FOR JANUARY 2016:</b>	<b>368</b>	<b>100.00%</b>	

Brooke Roberts  
970-453-3255  
broberts@ltgc.com

This report is provided to you compliments of  
Land Title Guarantee Company,  
proudly serving our Community for over 50 Years.  
Copyright ©2011. All Rights Reserved.

# Purchaser Profile Abstract

## Upper End Purchaser Details: January 2016

Brm	Bath	Year Built	Size	Price	Legal	PPSF	Date	Street Address	Origin of Buyer: City	Origin of Buyer: State
4	5.00	2012	5433	\$ 2,720,000	Yingling & Mickles Addition Sub, Block 11, Lot 19A	\$ 500.64	01/15/2016	215 S GOLD FLAKE TER	BOULDER	CO
6	7.00	1995	5688	\$ 1,900,000	Yingling & Mickles Addition Sub, Block 11, Lot 18A	\$ 334.04	01/07/2016	205 S GOLD FLAKE TER	BRECKENRIDGE	CO
		1990	2456	\$ 1,800,000	Stiles Addition Sub, Block 1, Lot 3	\$ 732.90	01/26/2016	130 SOUTH MAIN STREET	BRECKENRIDGE	CO
5	5.00	2000	4227	\$ 1,782,500	North Fork Sub, Lot 5	\$ 421.69	01/05/2016	577 MONTEZUMA RD	ROCHESTER	MN
4	5.00	2014	3762	\$ 1,722,500	Highlands at Breck-Discovery Hill, Filing 2, Lot 99	\$ 457.87	01/27/2016	118 HAMILTON COURT	WINDERMERE	FL
5	6.00	1913	2985	\$ 1,625,000	Yingling & Mickles Addition Sub, Block 6, Lot 9	\$ 544.39	01/13/2016	215 S HIGH STREET	BRECKENRIDGE	CO
3	5.00	2015	3658	\$ 1,555,000	Peak Ten Bluffs, Lot 5	\$ 425.10	01/27/2016	239 SILVER QUEEN DR	AUSTIN	TX
4	4.00	2003	2641	\$ 1,205,000	Breckenridge Park Estates Sub, Lot 10	\$ 456.27	01/05/2016	218 CR 530	THE WOODLANDS	TX
4	4.00	2007	2492	\$ 1,195,000	Union Creek Townhomes Condo, Unit 39C	\$ 479.53	01/11/2016	39 UNION CREEK TRAIL	BATON ROUGE	LA
4	4.00	1996	2466	\$ 1,120,000	Pines at 4 O'Clock Sub, Filing 3, Lot 13B	\$ 454.18	01/05/2016	31 TALL PINES DRIVE	BOULDER	CO

### All Sales: Jan. 2016

Origin of Buyer	# of Trans.	% Overall
Local	38	31%
Front Range	50	40%
Out of State: Domestic	36	29%
International	0	0%
<b>Total Sales</b>	<b>124</b>	<b>100%</b>

### YTD: Jan. 2016

Origin of Buyer	# of Trans.	% Overall
Local	38	31%
Front Range	50	40%
Out of State: Domestic	36	29%
International	0	0%
<b>Total Sales</b>	<b>124</b>	<b>100%</b>

### All Sales: 2015

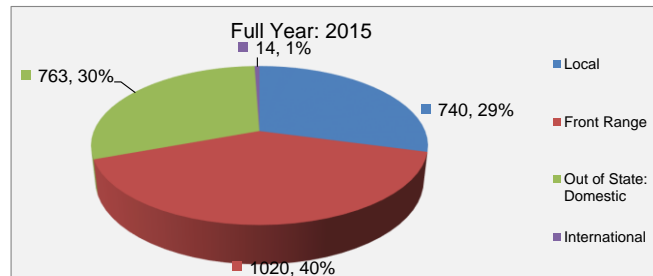
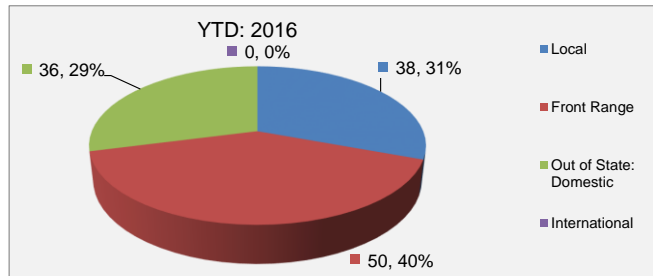
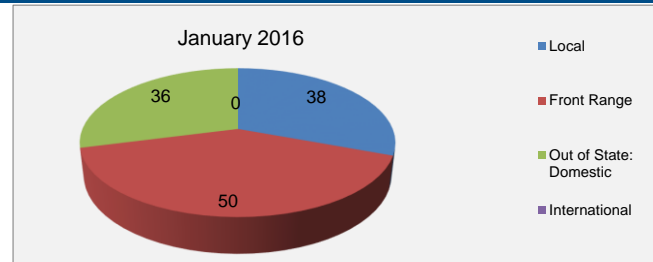
Origin of Buyer	# of Trans.	% Overall
Local	740	29%
Front Range	1020	40%
Out of State: Domestic	763	30%
International	14	1%
<b>Total Sales</b>	<b>2537</b>	<b>100%</b>

### 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%
<b>Total Sales</b>	<b>2042</b>	<b>100%</b>

### 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%
<b>Total Sales</b>	<b>1908</b>	<b>100%</b>



Brooke Roberts  
970-453-2255  
broberts@ltgc.com

This report is provided to you compliments of  
Land Title Guarantee Company,  
proudly serving our Community for over 50 Years.  
Copyright ©2011. All Rights Reserved.



## New Development Summary

### Improved Residential New Unit Sales detail: January 2016

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
3	5.00	2015	3658	\$ 1,555,000	Peak Ten Bluffs, Lot 5	SINGLEFAM	\$ 425.10	239 SILVER QUEEN DR
3	3.00	2014	1892	\$ 850,000	Town Centre Condos, Bldg 1, Unit 1	MULTIFAM	\$ 449.26	118 S 5TH AVE
3	3.00	2015	1663	\$ 670,000	Homes At Maggie Point, Filing 2, Unit 13	SINGLEFAM	\$ 402.89	81 MAGGIE PLACER LOOP
2	2.00	2014	1024	\$ 285,000	Town Centre Condos, Bldg 1, Unit 7	MULTIFAM	\$ 278.32	118 S 5TH AVE
4	5.00	2014	3762	\$ 1,722,500	Highlands At Breck-Discovery Hill, Filing 2, Lot 99	SINGLEFAM	\$ 457.87	118 HAMILTON COURT
4	3.00	2014	2237	\$ 870,000	Town Centre Condos, Bldg 1, Unit 5	MULTIFAM	\$ 388.91	118 S 5TH AVE
3	3.00	2014	1381	\$ 675,000	Town Centre Condos, Bldg 1, Unit 2	MULTIFAM	\$ 488.78	118 S 5TH AVE
4	5.00	2012	5433	\$ 2,720,000	Yingling & Mickles Addition Sub, Block 11, Lot 19A	SINGLEFAM	\$ 500.64	215 S GOLD FLAKE TER
3	3.00	2015	2192	\$ 739,000	Angler Mtn Ranch Lakeside Townhomes, Filing 7, Lot 56A	MULTIFAM	\$ 337.14	113 DRAGONFLY LANE
2	2.00	2014	995	\$ 538,000	Town Centre Condos, Bldg 1, Unit 9	MULTIFAM	\$ 540.70	118 S 5TH AVE

### Summary of Improved Residential New Unit Sales: January 2016

<b>Average Price:</b>	<b>\$ 1,062,450</b>
<b>Average PPSF:</b>	<b>\$426.96</b>
<b>Median Price:</b>	<b>\$ 794,500</b>
<b># Transactions:</b>	<b>10</b>
<b>Gross Volume:</b>	<b>\$ 10,624,500</b>

**Brooke Roberts**  
970-453-2255  
broberts@ltgc.com

This report is provided to you compliments of  
Land Title Guarantee Company,  
proudly serving our Community for over 50 Years.  
Copyright ©2011. All Rights Reserved.



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.