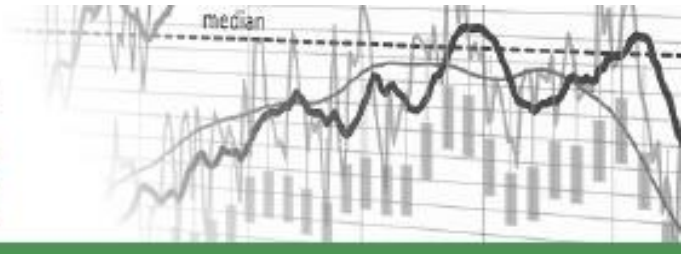
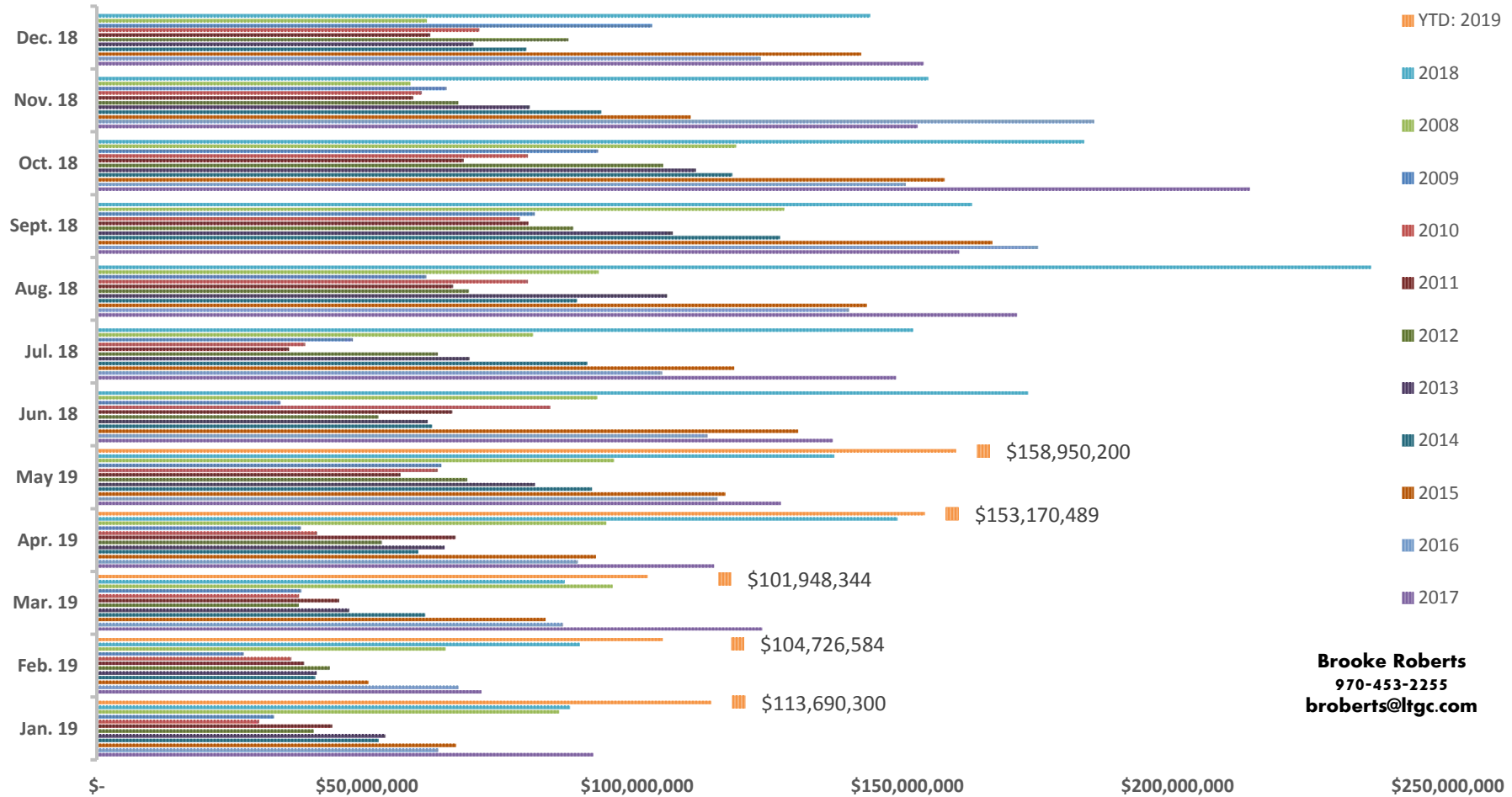




Summit County Market ANALYSIS



Historical Gross Sales Volume: 2008 - YTD: 2019



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Market Analysis by Area

May 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	\$7,216,000	5%	11	5%	\$656,000	\$759,000	\$881,857	\$840,000	\$315
Breckenridge	\$50,287,200	32%	41	18%	\$1,226,517	\$665,000	\$1,176,103	\$670,000	\$746
Breckenridge Golf Course	\$9,535,300	6%	11	5%	\$866,845	\$531,000	\$1,137,329	\$1,418,000	\$500
Copper Mountain	\$6,206,000	4%	10	5%	\$620,600	\$376,500	\$859,143	\$535,000	\$552
Corinthian Hills & Summerwood	\$1,365,000	1%	3	1%	\$455,000	\$575,000	\$455,000	\$575,000	\$391
Dillon Town & Lake	\$5,793,500	4%	12	5%	\$482,792	\$408,500	\$482,792	\$408,500	\$456
Dillon Valley	\$3,258,900	2%	8	4%	\$407,363	\$282,500	\$407,363	\$282,500	\$363
Farmers Corner	\$749,500	0%	2	1%	\$374,750	n/a	\$649,500	n/a	\$380
Frisco	\$13,574,200	9%	19	9%	\$714,432	\$610,000	\$702,894	\$610,000	\$491
Heeney	\$0	0%	0	0%	\$0	n/a	n/a	n/a	\$0
Keystone	\$15,626,000	10%	26	12%	\$601,000	\$477,500	\$617,040	\$485,000	\$520
Montezuma	\$0	0%	0	0%	\$0	n/a	n/a	n/a	\$0
North Summit County (rural)	\$3,377,000	2%	3	1%	\$1,125,667	\$1,020,400	\$1,125,667	\$1,020,400	\$474
Peak 7	\$879,000	1%	1	0%	\$879,000	n/a	\$879,000	n/a	\$462
Silverthorne	\$14,022,600	9%	19	9%	\$738,032	\$585,000	\$867,550	\$760,450	\$402
Summit Cove	\$4,904,500	3%	9	4%	\$544,944	\$590,000	\$634,571	\$620,000	\$435
Wilderness	\$13,154,300	8%	29	13%	\$453,597	\$365,000	\$460,511	\$373,500	\$418
Woodmoor	\$2,305,000	1%	2	1%	\$1,152,500	n/a	\$1,152,500	n/a	\$389
Deed Restricted Units	\$6,546,200	24%	15	7%	\$436,413	\$394,800	n/a	n/a	n/a
Quit Claim Deeds	\$150,000	0%	1	0%	\$150,000	n/a	n/a	n/a	n/a
TOTAL	\$158,950,200	100%	222	100%	\$739,097	\$535,000	\$768,398	\$587,500	\$511

(NEW UNIT SALES) \$27,221,900 17% 14 6% \$1,944,421 \$1,320,300 \$1,944,421 \$1,320,300 \$640

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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 256 Dillon Ridge
 Dillon, CO 80435

Breckenridge
Land Title
 200 North Ridge Street
 Breckenridge, CO 80424
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Year-to-Date Market Analysis by Area

YTD: May 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	\$26,688,000	4%	42	5%	\$635,429	\$689,650	\$852,762	\$770,000	\$339
Breckenridge	\$196,235,617	31%	161	20%	\$1,218,855	\$823,000	\$1,113,207	\$821,500	\$671
Breckenridge Golf Course	\$62,573,600	10%	49	6%	\$1,277,012	\$1,040,000	\$1,605,075	\$1,545,000	\$481
Copper Mountain	\$25,666,700	4%	38	5%	\$675,439	\$446,500	\$801,956	\$515,000	\$550
Corinthian Hills & Summerwood	\$5,497,000	1%	7	1%	\$785,286	\$605,000	\$785,286	\$605,000	\$336
Dillon Town & Lake	\$23,068,500	4%	29	4%	\$795,466	\$507,000	\$463,688	\$408,500	\$462
Dillon Valley	\$10,245,900	2%	29	4%	\$353,307	\$275,000	\$353,307	\$275,000	\$368
Farmers Corner	\$1,349,500	0%	3	0%	\$449,833	\$600,000	\$624,750	n/a	\$330
Frisco	\$48,911,511	8%	69	9%	\$708,862	\$565,000	\$675,723	\$575,000	\$507
Heeney	\$85,000	0%	2	0%	\$42,500	n/a	n/a	n/a	\$0
Keystone	\$72,689,657	11%	104	13%	\$698,939	\$553,500	\$661,945	\$553,500	\$502
Montezuma	\$745,000	0%	1	0%	\$745,000	n/a	\$745,000	n/a	\$212
North Summit County (rural)	\$16,826,611	3%	18	2%	\$934,812	\$927,000	\$1,043,541	\$1,015,000	\$416
Peak 7	\$5,418,400	1%	10	1%	\$541,840	\$564,500	\$788,400	\$879,000	\$352
Silverthorne	\$55,366,175	9%	64	8%	\$865,096	\$677,250	\$926,377	\$777,450	\$398
Summit Cove	\$15,939,700	3%	27	3%	\$590,359	\$590,000	\$682,168	\$625,000	n/a
Wilderness	\$39,007,300	6%	80	10%	\$487,591	\$402,900	\$492,914	\$410,150	\$401
Woodmoor	\$4,555,000	1%	4	1%	\$1,138,750	\$1,125,000	\$1,138,750	\$1,125,000	\$362
Deed Restricted Units	\$20,761,746	3%	53	7%	\$391,731	\$394,800	n/a	n/a	n/a
Quit Claim Deeds	\$855,000	0%	3	0%	\$285,000	\$150,000	n/a	n/a	n/a
TOTAL	\$632,485,917	100%	793	100%	\$828,859	\$600,000	\$819,992	\$648,500	\$494

(NEW UNIT SALES) \$93,697,896 15% 63 8% \$1,487,268 \$989,000 \$1,491,205 \$1,002,000 \$545

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	\$923,627	8%	\$312,070	\$238,600	-24%	\$118,319	\$154,600	31%
Breckenridge	\$1,551,821	\$2,105,354	36%	\$645,781	\$693,846	7%	\$787,250	\$456,000	-42%
Breckenridge Golf Course	\$1,670,017	\$1,871,658	12%	\$516,389	\$449,883	-13%	\$493,906	\$530,657	7%
Copper Mountain	\$2,691,625	\$3,215,000	19%	\$508,236	\$608,912	20%	\$0	\$1,075,500	n/a
Corinthian Hills/Summerwood	\$1,007,720	\$1,174,000	17%	\$666,200	\$493,750	-26%	\$220,000	\$0	n/a
Dillon Town & Lake	\$715,400	\$688,667	-4%	\$420,450	\$431,548	3%	\$0	\$0	0%
Dillon Valley	\$570,962	\$625,214	10%	\$255,396	\$266,791	4%	\$0	\$0	0%
Farmers Corner	\$700,857	\$624,750	10%	\$0	\$0	n/a	\$279,300	\$0	n/a
Frisco	\$1,099,407	\$1,090,433	-1%	\$564,933	\$540,492	-4%	\$432,300	\$0	n/a
Heeney	\$425,286	\$0	n/a	\$0	\$0	n/a	\$220,000	\$42,500	-81%
Keystone	\$1,533,036	\$1,428,217	-7%	\$529,115	\$584,457	10%	\$492,778	\$678,500	38%
Montezuma	\$536,333	\$745,000	3%	\$0	\$0	n/a	\$71,250	\$0	n/a
North Summit County (Rural)	\$1,011,328	\$1,043,541	3%	\$0	\$0	n/a	\$524,914	\$391,167	-25%
Peak 7	\$972,463	\$788,400	-19%	\$0	\$0	n/a	\$299,971	\$295,280	-2%
Silverthorne	\$889,444	\$1,039,034	17%	\$581,860	\$623,069	7%	\$286,782	\$277,738	-3%
Summit Cove	\$841,359	\$841,414	0%	\$345,422	\$403,488	17%	\$215,800	\$0	n/a
Wilderness	\$735,522	\$809,036	10%	\$394,048	\$423,763	8%	\$199,056	\$280,000	41%
Woodmoor	\$1,546,118	\$1,296,667	-16%	\$459,438	\$0	n/a	\$382,500	\$0	n/a
Gross Mean:	\$1,142,905	\$1,310,199	15%	\$523,519	\$548,473	5%	\$366,814	\$341,382	-7%

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	\$819,500	8%	\$330,000	\$320,800	-3%	\$90,000	\$91,000	1%
Breckenridge	\$1,325,000	\$1,510,000	14%	\$570,000	\$665,000	17%	\$685,000	\$325,000	-53%
Breckenridge Golf Course	\$1,625,000	\$1,665,000	2%	\$472,500	\$493,250	4%	\$475,000	\$510,000	7%
Copper Mountain	\$2,689,250	n/a	n/a	\$503,500	\$500,000	-1%	n/a	n/a	n/a
Corinthian Hills/Summerwood	\$950,000	\$1,050,000	2%	\$507,000	\$590,000	n/a	n/a	n/a	n/a
Dillon Town & Lake	\$687,250	\$624,000	n/a	\$415,000	\$385,000	-7%	n/a	n/a	n/a
Dillon Valley	\$550,000	\$590,000	2%	\$233,850	\$262,500	12%	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	\$1,010,000	1%	\$506,000	\$494,000	-2%	\$420,000	n/a	n/a
Heeney	\$390,000	n/a	n/a	n/a	n/a	n/a	\$0	n/a	n/a
Keystone	\$1,360,000	\$1,326,500	2%	\$487,500	\$525,000	8%	\$440,000	\$507,000	15%
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	\$1,015,000	2%	n/a	n/a	n/a	\$375,000	\$298,500	-20%
Peak 7	\$860,000	\$879,000	2%	n/a	n/a	n/a	\$278,500	\$248,000	-11%
Silverthorne	\$793,500	\$850,000	7%	\$580,000	\$520,000	-10%	\$241,750	\$235,000	-3%
Summit Cove	\$815,000	\$742,500	2%	\$287,500	\$347,950	21%	\$185,000	\$211,250	n/a
Wilderness	\$640,000	\$795,250	24%	\$375,500	\$385,000	3%	\$197,500	n/a	n/a
Woodmoor	\$1,299,000	\$1,200,000	n/a	\$448,750	n/a	n/a	\$305,000	n/a	n/a
Gross Mean:	\$940,800	\$1,010,000	7%	\$460,000	\$486,500	6%	\$279,500	\$240,000	-14%

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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	18%	\$101,948,344
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	3%	\$153,170,489
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	17%	\$158,950,200
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	\$207,344,915	21%	\$250,106,300	1%	\$253,665,060	27%	\$322,554,153	1%	\$324,316,861	26%	\$408,625,385	3%	\$420,473,783	25%	\$527,002,912	5%	\$548,112,065	15%	\$632,485,917
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	-64%	\$632,485,917

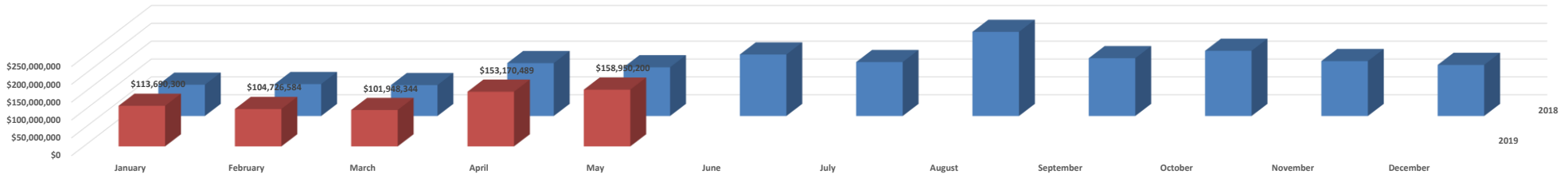
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Month to Month Comparison by Number of Transactions

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	-4%	135
April	91	16%	106	7%	119	19%	136	-13%	124	23%	153	1%	155	22%	189	10%	207	-20%	166
May	94	14%	107	25%	145	18%	165	10%	181	13%	205	-4%	197	0%	197	-1%	196	13%	222
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%	224	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	391	27%	496	7%	533	20%	642	-2%	628	18%	740	0%	738	11%	818	-4%	828	-4%	793
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	-68%	793

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

May 2019

Average Price:

\$768,398

	# Transactions	Gross Volume	Percentage Gross
<=200,000	3	\$563,900	0%
200,001 to 300,000	18	\$4,605,800	3%
300,001 to 400,000	29	\$10,461,500	8%
400,001 to 500,000	19	\$8,474,800	6%
500,001 to 600,000	22	\$12,044,500	9%
600,001 to 700,000	16	\$10,362,000	8%
700,001 to 800,000	14	\$10,497,800	8%
800,001 to 900,000	15	\$12,714,000	9%
900,001 to 1,000,000	3	\$2,788,000	2%
1,000,001 to 1,500,000	24	\$28,476,200	21%
1,500,001 to 2,000,000	7	\$11,589,500	9%
2,000,001 to 2,500,000	1	\$2,350,000	2%
2,500,001 to 3,000,000	1	\$2,825,000	2%
over \$ 3 Million	4	\$17,485,000	13%
Total:	176	\$135,238,000	100%

May 2019

New Construction

	Number Trans.	Total Volume	Average Price
Single Family	9	\$22,200,000	\$2,466,667
Multi Family	5	\$5,021,900	\$1,004,380
Vacant Land	0	\$0	\$0

Resales

	Number Trans.	Total Volume	Average Price
Single Family	46	\$50,996,100	\$1,108,611
Multi Family	116	\$57,020,000	\$491,552
Vacant Land	13	\$3,717,500	\$285,962

Gross Residential Price Index

	Number Trans.	Total Volume	Average Price
Single Family	55	\$73,196,100	\$1,330,838
Multi Family	121	\$62,041,900	\$512,743
Vacant Land	13	\$3,717,500	\$285,962

YTD: May 2019

	Number Trans.	Total Volume	Average Price
Single Family	221	\$289,553,985	\$1,310,199
Multi Family	399	\$218,840,811	\$548,473
Vacant Land	51	\$17,410,500	\$341,382

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



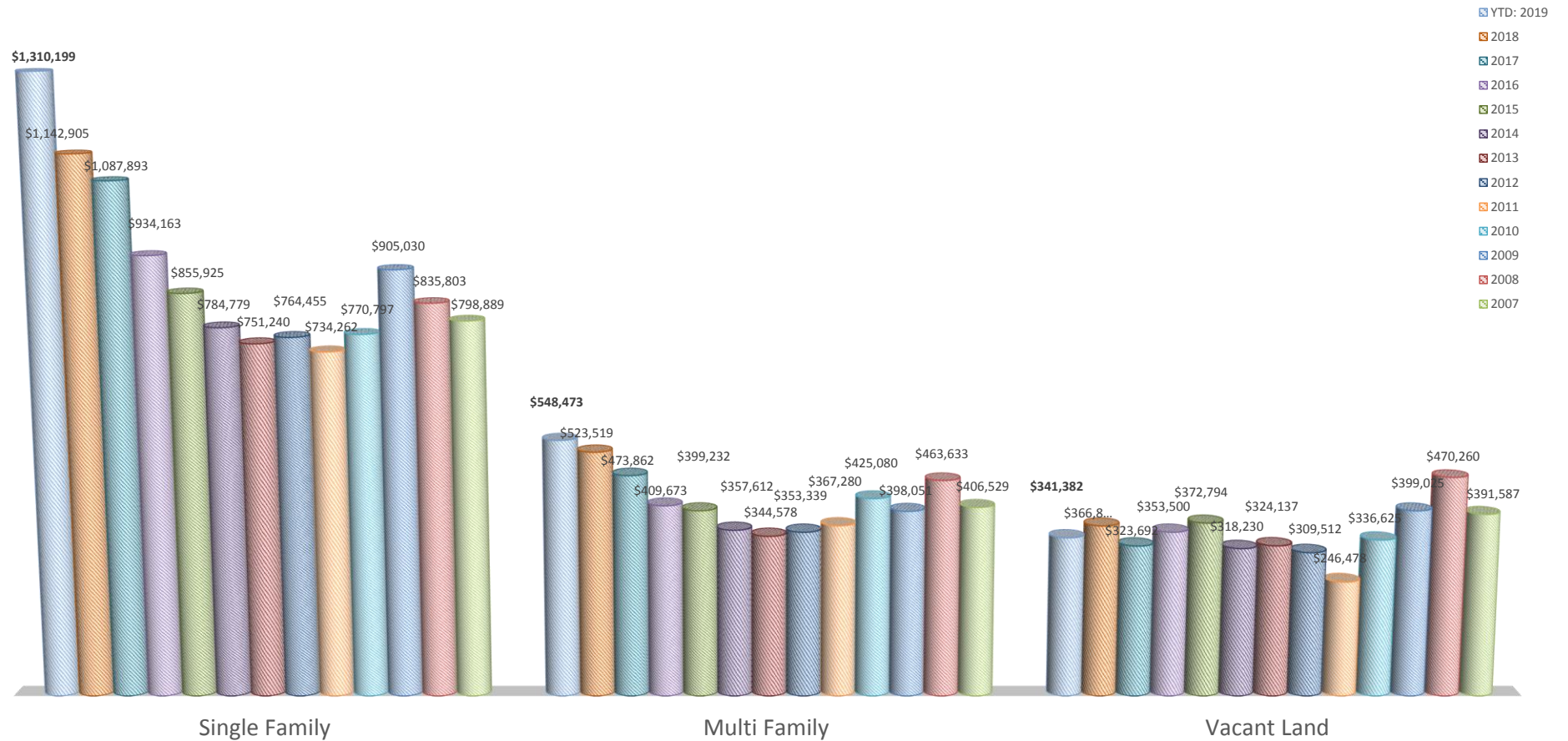
Historical Residential Cost Analysis

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:

\$819,992

	# Transactions	Gross Volume	Percentage Gross
<=200,000	8	\$1,289,100	0%
200,001 to 300,000	58	\$14,982,500	3%
300,001 to 400,000	84	\$30,220,428	6%
400,001 to 500,000	67	\$30,022,383	6%
500,001 to 600,000	70	\$38,783,500	8%
600,001 to 700,000	63	\$41,228,600	8%
700,001 to 800,000	48	\$36,174,400	7%
800,001 to 900,000	54	\$45,901,737	9%
900,001 to 1,000,000	27	\$25,616,217	5%
1,000,001 to 1,500,000	82	\$98,807,874	19%
1,500,001 to 2,000,000	32	\$54,513,000	11%
2,000,001 to 2,500,000	8	\$18,957,600	4%
2,500,001 to 3,000,000	8	\$22,020,000	4%
over \$ 3 Million	11	\$49,877,457	10%
Total:	620	\$508,394,796	100%

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

\$713,280

	# Transactions	Gross Volume	Percentage Gross
<=200,000	28	\$4,728,500	1%
200,001 to 300,000	56	\$14,330,400	3%
300,001 to 400,000	91	\$32,253,300	7%
400,001 to 500,000	79	\$35,509,100	8%
500,001 to 600,000	75	\$41,310,620	9%
600,001 to 700,000	53	\$34,878,300	8%
700,001 to 800,000	70	\$52,166,600	11%
800,001 to 900,000	33	\$28,245,800	6%
900,001 to 1,000,000	53	\$50,320,421	11%
1,000,001 to 1,500,000	63	\$76,430,943	17%
1,500,001 to 2,000,000	23	\$39,472,500	9%
2,000,001 to 2,500,000	10	\$22,840,000	5%
2,500,001 to 3,000,000	3	\$8,725,000	2%
over \$ 3 Million	5	\$16,714,000	4%
Total:	642	\$457,925,484	100%

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

\$690,688

	# Transactions	Gross Volume	Percentage Gross
<=200,000	43	\$7,131,700	2%
200,001 to 300,000	90	\$23,471,900	5%
300,001 to 400,000	112	\$39,494,093	8%
400,001 to 500,000	90	\$40,024,938	9%
500,001 to 600,000	60	\$32,973,667	7%
600,001 to 700,000	51	\$33,493,400	7%
700,001 to 800,000	42	\$31,545,500	7%
800,001 to 900,000	38	\$32,193,455	7%
900,001 to 1,000,000	25	\$23,953,900	5%
1,000,001 to 1,500,000	73	\$87,090,600	19%
1,500,001 to 2,000,000	29	\$50,355,600	11%
2,000,001 to 2,500,000	12	\$26,729,800	6%
2,500,001 to 3,000,000	9	\$24,592,600	5%
over \$ 3 Million	4	\$15,235,000	3%
Total:	678	\$468,286,153	100%

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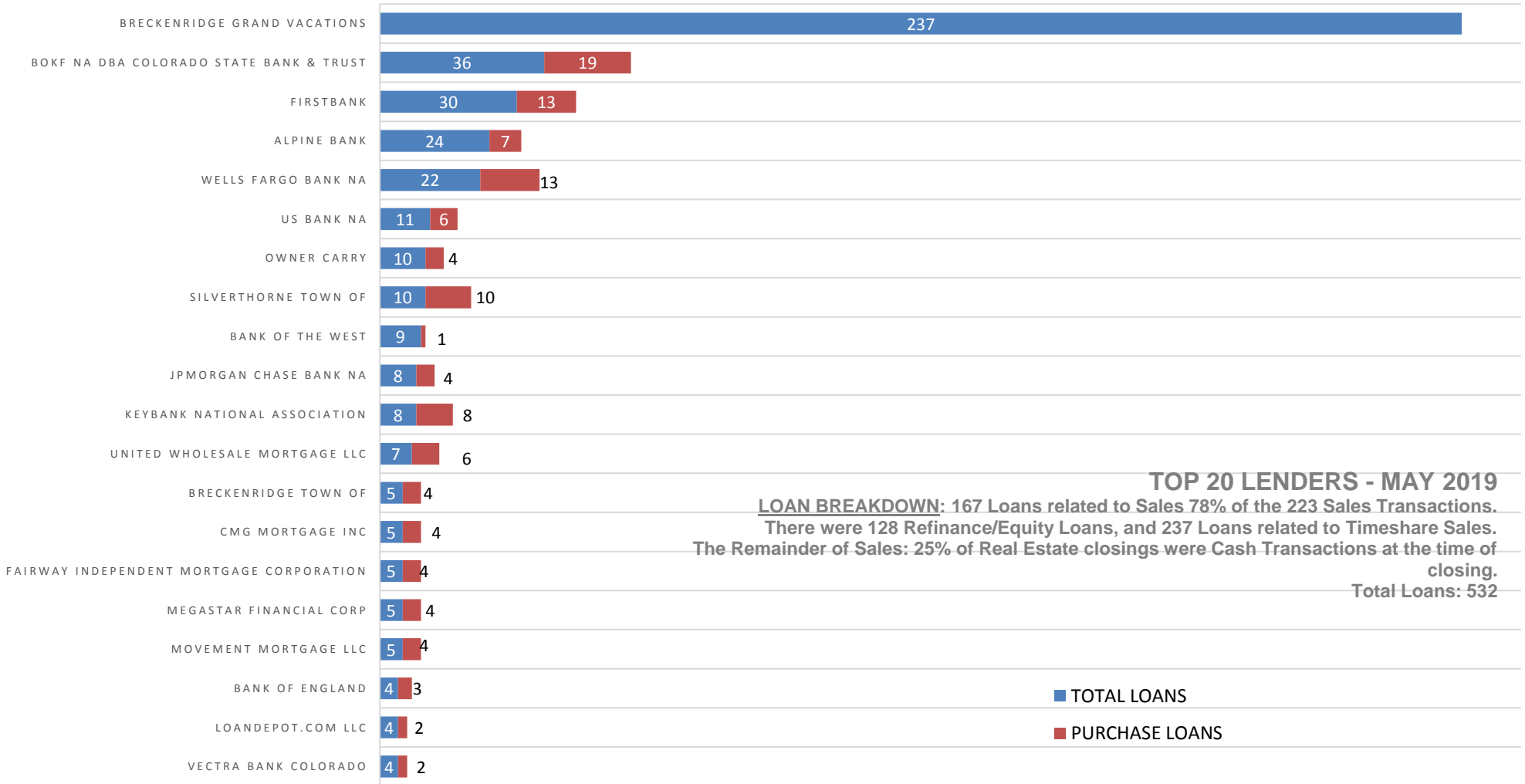
Frisco
Land Title
60 Main Street
Frisco, CO 80443
970.668.2205

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 - MAY 2019

LOAN BREAKDOWN: 167 Loans related to Sales 78% of the 223 Sales Transactions.
 There were 128 Refinance/Equity Loans, and 237 Loans related to Timeshare Sales.
 The Remainder of Sales: 25% of Real Estate closings were Cash Transactions at the time of closing.
 Total Loans: 532

■ TOTAL LOANS
 ■ PURCHASE LOANS

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Market Highlights

May 2019

Top Priced Improved Residential Sale:

ACCOUNT	6505291
BEDROOM	6
BATH	8.00
YOC	2017
HEATED SQFT	8220
LANDSIZE	0.9700
RECEPTION	1197192
PRICE	\$ 6,835,000.00
AREA	BRECKEN
LEGAL	SHOCK HILL Lot 9
PPSF	\$ 831.51
DATE	05/07/2019

Top Priced PSF Improved Residential Sale:

6518033
4
4.50
2018
2486
0.0530
1199137
\$ 2,825,000.00
BRECKEN
SHOCK HILL OVERLOOK Filing 3 Lot 2A
\$ 1,136.36
05/28/2019

No Picture Available



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Foreclosure Document Breakdown

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

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
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
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
YTD: 2019 Summary			
NED:	6		
Withdrawn NED'S	0		
Active NED's for 2017:	6		
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	

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

Summary of Foreclosure Actions

YTD: May 2019

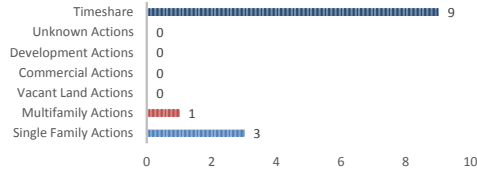
Property Foreclosure Summary:

Fee Simple Actions	4
Timeshare Actions	9
Unknown Actions	0

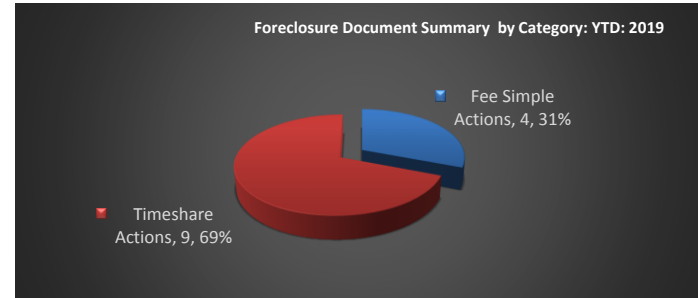
Property Type Breakdown:

Single Family Actions	3
Multifamily Actions	1
Vacant Land Actions	0
Commercial Actions	0
Development Actions	0
Unknown Actions	0
Timeshare	9

Foreclosure Document Summary: Property Type YTD: 2019



Foreclosure Document Summary by Category: 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	1
Dillon Valley	0
Farmers Corner	0
Frisco	0
Heeney	0
Keystone	2
Montezuma	0
North Summit County Rural	0
Peak 7	0
Silverthorne	1
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	1
Dillon Valley	0
Farmers Corner	0
Frisco	0
Heeney	0
Keystone	2
Montezuma	0
North Summit County Rural	0
Peak 7	0
Silverthorne	1
Summit Cove	0
Wilderness	0
Woodmoor	0

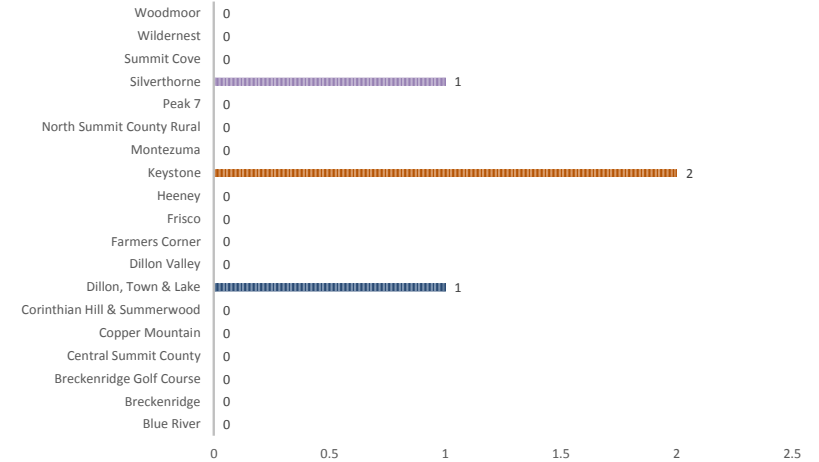
* Location Summaries do not include recordings with Unknown Legal Descriptions

Document Summary:

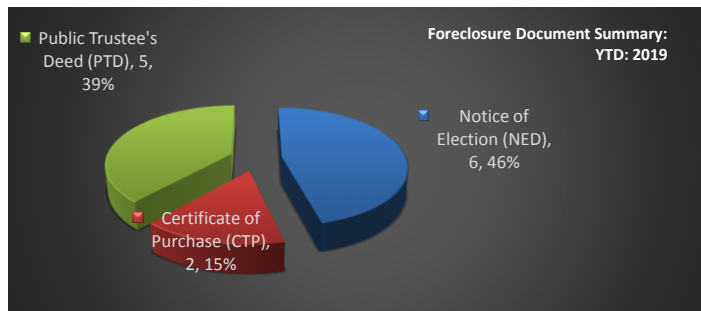
Notice of Election (NED)	6
Certificate of Purchase (CTP)	2
Public Trustee's Deed (PTD)	5

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



Foreclosure Document Summary: YTD: 2019



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Top Lender Listing

LENDER	NUMBER LOANS	(PURCHASE LOANS)	PERCENTAGE TOTAL
BRECKENRIDGE GRAND VACATIONS	237		44.55%
BOKF NA DBA COLORADO STATE BANK & TRUST	36	19	6.77%
FIRSTBANK	30	13	5.64%
ALPINE BANK	24	7	4.51%
WELLS FARGO BANK NA	22	13	4.14%
US BANK NA	11	6	2.07%
OWNER CARRY	10	4	1.88%
SILVERTHORNE TOWN OF	10	10	1.88%
BANK OF THE WEST	9	1	1.69%
JPMORGAN CHASE BANK NA	8	4	1.50%
KEYBANK NATIONAL ASSOCIATION	8	8	1.50%
UNITED WHOLESAL MORTGAGE LLC	7	6	1.32%
BRECKENRIDGE TOWN OF	5	4	0.94%
CMG MORTGAGE INC	5	4	0.94%
FAIRWAY INDEPENDENT MORTGAGE CORPORATION	5	4	0.94%
MEGASTAR FINANCIAL CORP	5	4	0.94%
MOVEMENT MORTGAGE LLC	5	4	0.94%
BANK OF ENGLAND	4	3	0.75%
LOANDEPOT.COM LLC	4	2	0.75%
VECTRA BANK COLORADO	4	2	0.75%
LIBERTY SAVINGS BANK FSB	3	1	0.56%
QUICKEN LOANS INC	3	1	0.56%
AMALGAMATED BANK	2	1	0.38%
BANK OF COLORADO	2	1	0.38%
BAY EQUITY LLC	2	2	0.38%
CALIBER HOME LOANS INC	2	2	0.38%
CHERRY CREEK MORTGAGE CO INC	2	2	0.38%
COMMERCE HOME MORTGAGE LLC	2	1	0.38%
FIGURE LENDING LLC	2		0.38%
GUARANTEED RATE INC	2	2	0.38%
MIDWEST EQUITY MORTGAGE LLC	2	2	0.38%
SUMMIT COMBINED HOUSING AUTHORITY	2	2	0.38%
UNIVERSAL LENDING CORPORATION	2	1	0.38%
A10 CAPITAL LLC	1		0.19%
ACADEMY MORTGAGE CORPORATION	1		0.19%
ADVENTURE CAPITAL LLC	1	1	0.19%
ALLIANT CREDIT UNION	1		0.19%
AMERICAN FINANCING CORPORATION	1		0.19%
AMERICAN LIBERTY MORTGAGE INC	1		0.19%
AMERIFIRST FINANCIAL INC	1	1	0.19%
AMG NATIONAL TRUST BANK	1		0.19%
ARK-LA-TEX FINANCIAL SERVICES LLC	1	1	0.19%
ARROWHEAD CAPITAL CORPORATION	1	1	0.19%
BANK OF AMERICA NA	1		0.19%
BELLCO CREDIT UNION	1		0.19%
BLUE SKY RANCH LLC	1	1	0.19%
BROKER SOLUTIONS INC	1		0.19%
CALIBER HOMES LOANS INC	1	1	0.19%
CENTRAL TRUST BANK	1	1	0.19%
CITIBANK NA	1		0.19%
COLONIAL NATIONAL MORTGAGE	1	1	0.19%
COLORADO LENDING SOURCE LTD	1		0.19%
COLUMBIA STATE BANK	1	1	0.19%
COMMERCE HOME MORTAGE LLC	1	1	0.19%
COMPASS BANK	1	1	0.19%
CORNERSTONE HOME LENDING INC	1		0.19%
CREDIT UNION OF DENVER	1		0.19%
CROSSCOUNTRY MORTGAGE INC	1	1	0.19%
ELEVATIONS CREDIT UNION	1	1	0.19%
ENDEAVOR CAPITAL LLC	1	1	0.19%
FINANCE OF AMERICA MORTGAGE LLC	1		0.19%
FIRST BUSINESS BANK	1		0.19%
FIRST CITIZENS BANK & TRUST COMPANY	1		0.19%
FIRST NATIONAL BANK	1	1	0.19%
FIRST WESTERN TRUST BANK	1	1	0.19%
FLAGSTAR BANK FSB	1	1	0.19%
GRAND MOUNTAIN BANK FSB	1	1	0.19%
GUILD MORTGAGE COMPANY	1	1	0.19%
HORIZON BANK	1	1	0.19%
LOANLOC	1		0.19%
M&T BANK CORPORATION	1		0.19%
MORGAN STANLEY PRIVATE BANK NATIONAL ASSOCIATION	1		0.19%
NEW PENN FINANCIAL LLC	1		0.19%
NFM LENDING	1	1	0.19%
PARKSIDE LENDING LLC	1	1	0.19%
PLANET HOME LENDING LLC	1		0.19%
PNC BANK NA	1	1	0.19%
PROFESSIONAL MORTGAGE SOURCE LLC	1		0.19%
READYCAP LENDING LLC	1		0.19%
RECOVCO MORTGAGE MANAGEMENT LLC	1		0.19%
ROCKWOOD BANK	1	1	0.19%
SIERRA PACIFIC MORTGAGE COMPANY INC	1	1	0.19%
SOUTHERN BANK	1	1	0.19%
SUMMIT COUNTY GOVERNMENT	1	1	0.19%
SWBC MORTGAGE CORP	1	1	0.19%
SYNERGY ONE LENDING INC	1	1	0.19%
TIAA FSB	1	1	0.19%
TRIDENT HOME LOANS	1	1	0.19%
TOTAL LOANS FOR MAY 2019:	532	167	100.00%

Upper End Transaction Detail

May 2019

Upper End Purchaser Details

Brm	Bath	Year Built	Size	Price	Legal	PPSF	Date	Street Address	Origin of Buyer: City	Origin of Buyer: State
6	8.00	2017	8220	\$ 6,835,000.00	SHOCK HILL Lot 9	SINGLEFAM	05/07/2019	104 PENN LODE DRIVE BRECKENRIDGE	SAN CLEMENTE	CA
		1979	14226	\$ 6,300,000.00	SAWMILL STATION SQUARE COMMERCIAL Bldg 1 Units 1-12	OFFICE	05/31/2019	130 SKI HILL ROAD BRECKENRIDGE	BRECKENRIDGE	CO
4	6.00	2011	5062	\$ 3,900,000.00	EAGLES VIEW SUBD Lot 3	SINGLEFAM	05/03/2019	499 WHITE CLOUD DRIVE BRECKENRIDGE	SALINA	KS
5	6.00	2017	3908	\$ 3,700,000.00	COTTAGES AT SHOCK HILL Phase 10 Lot 14	SINGLEFAM	05/07/2019	114 REGENT DRIVE BRECKENRIDGE	GOLDEN	CO
5	9.00	2009	5877	\$ 3,050,000.00	LEWIS RANCH AT COPPER Lot 42R	SINGLEFAM	05/29/2019	620 BEELER PLACE COPPER MOUNTAIN	FALLS CHURCH	VA
4	4.50	2018	2486	\$ 2,825,000.00	SHOCK HILL OVERLOOK Filing 3 Lot 2A	SINGLEFAM	05/28/2019	78 WEST POINT LODE BRECKENRIDGE	FORT LAUDERDALE	FL
4	4.50	2018	2499	\$ 2,350,000.00	SHOCK HILL OVERLOOK Filing 3 Lot 10A	SINGLEFAM	05/17/2019	75 WEST POINT LODE BRECKENRIDGE	HOUSTON	TX
		1981	47857	\$ 2,000,000.00	SUMMIT PLAZA SUBD TRACT A	RETAIL	05/02/2019	297 SUMMIT PLACE SILVERTHORNE	DENVER	CO
4	4.00	2005	4279	\$ 1,787,500.00	HIGHLANDS AT BRECKENRIDGE Filing 10 Lot 44	SINGLEFAM	05/07/2019	35 BYRON COURT BRECKENRIDGE	DENVER	CO
3	5.00	2004	4366	\$ 1,700,000.00	EAGLES NEST GOLF COURSE SUBD Filing 1 Lot 12	SINGLEFAM	05/14/2019	705 GOLDEN EAGLE ROAD SILVERTHORNE	COLLEYVILLE	TX
4	5.00	2018	2803	\$ 1,695,000.00	RIVER'S EDGE PUD Lot 6B	SINGLEFAM	05/02/2019	315 RIVER PARK DRIVE BRECKENRIDGE	KINGWOOD	TX
4	5.00	2004	4479	\$ 1,640,000.00	GOLDENVIEW SUBD Filing 1 Lot 22	SINGLEFAM	05/28/2019	267 S FULLER PLACER ROAD BRECKENRIDGE	MONTICELLO	IL
3	4.00	2004	3915	\$ 1,632,000.00	EAGLES NEST GOLF COURSE SUBD Filing 4 Lot 24	SINGLEFAM	05/09/2019	1635 GOLDEN EAGLE ROAD SILVERTHORNE	BELLAIRE	TX
3	4.00	2015	2570	\$ 1,625,000.00	SHORES AT THE HIGHLANDS Filing 9 Lot 25A	SINGLEFAM	05/02/2019	181 SHORES LANE BRECKENRIDGE	OVERLAND PARK	KS
4	4.00	2016	2021	\$ 1,510,000.00	ABBETTS ADDITION CONDO Unit 2R BLOCK 1	SINGLEFAM	05/31/2019	308 N FRENCH STREET BRECKENRIDGE	LITTLETON	CO
4	3.00	1991	3130	\$ 1,420,000.00	SUMMIT ESTATES Filing 1 Lot 42	SINGLEFAM	05/09/2019	63 POINT VIEW PLACE BRECKENRIDGE	PETERSBURG	AK
3	4.00	2019	2498	\$ 1,418,000.00	FAIRWAYS HOMES Lot 9B	SINGLEFAM	05/01/2019	292 GLEN EAGLE LOOP BRECKENRIDGE	BOULDER	CO
5	6.00	1994	3810	\$ 1,390,000.00	KEYSTONE WEST RANCH SUBD Phase 5 Lot E21	SINGLEFAM	05/28/2019	812 PENSTEMON ROAD KEYSTONE	CHESTERFIELD	MO
4	4.00	2004	3258	\$ 1,345,000.00	RESERVE AT FRISCO Filing 4 Phase 3 Block 7 Lot 1	SINGLEFAM	05/01/2019	222 LUPINE LANE FRISCO	ENGLEWOOD	CO
3	4.00	2018	2881	\$ 1,341,600.00	SOUTH MARYLAND CREEK RANCH Filing 4 Lot 57	SINGLEFAM	05/08/2019	152 MCKAY TRAIL	DENVER	CO
4	3.00	1994	3551	\$ 1,335,000.00	BRECKENRIDGE PARK ESTATES SUBD Lot 92	SINGLEFAM	05/21/2019	336 CR 528 BRECKENRIDGE	POTOMAC	MD
2	3.00	1977	2970	\$ 1,326,500.00	SAW WHISKERS SUBD Lot 21	SINGLEFAM	05/14/2019	1387 SODA RIDGE ROAD KEYSTONE	MOUNDRIAGE	KS
3	3.50	2019	2065	\$ 1,299,000.00	DEMING CROSSING TH Lot 2	MULTIFAM	05/31/2019	112 N 5TH AVENUE FRISCO	FRISCO	CO
2	3.00	2019	1809	\$ 1,259,900.00	DEMING CROSSING TH Lot 1	MULTIFAM	05/01/2019	112 N 5TH AVENUE FRISCO	DENVER	CO
6	5.00	1994	4044	\$ 1,227,700.00	WILLOW CREEK HIGHLANDS Filing 2 Lot 6	SINGLEFAM	05/30/2019	606 WILLOWBROOD ROAD SILVERTHORNE	KINGSWOOD	TX
5	5.00	2007	4092	\$ 1,205,000.00	TIMBER CREEK ESTATES Filing 2 Lot 8AAR	SINGLEFAM	05/31/2019	360 WHISPERING PINES CIRCLE BLUE RIVER	MASONTOWN	WV
3	3.00	1993	1732	\$ 1,179,900.00	BRECKENRIDGE MOUNTAIN VILLAGE Lot 22	SINGLEFAM	05/29/2019	81 DEEP POWDER CIRCLE BRECKENRIDGE	BRECKENRIDGE	CO
		1996	4367	\$ 1,175,000.00	MOUNT ROYAL SQUARE SUBD Lot D	RETAIL	05/01/2019	721 GRANITE STREET FRISCO	NIXA	MO
2	2.00	2014	1058	\$ 1,170,000.00	WATER HOUSE ON MAIN STREET CONDOS Bldg WEST Unit 6404	MULTIFAM	05/13/2019	610 COLUMBINE ROAD BRECKENRIDGE	GEORGETOWN	TX
3	3.00	2013	2169	\$ 1,160,000.00	ANGLER MTN RANCH LAKESIDE TH Filing 5 Lot 33A	MULTIFAM	05/28/2019	273 FLY LINE DRIVE SILVERTHORNE	LITTLETON	CO
5	5.00	1997	3466	\$ 1,150,000.00	KEYSTONE WEST RANCH SUBD Phase 5 Lot E4	SINGLEFAM	05/16/2019	0006 GOLDENROD CIRCLE KEYSTONE	THORNTON	CO
		1925	2117	\$ 1,050,000.00	ABBETTS ADDITION SUBD SEC 31 TS 6S R77W	OFFICE	05/13/2019	108 NORTH RIDGE STREET BRECKENRIDGE	BRECKENRIDGE	CO
3	4.00	2003	2626	\$ 1,048,000.00	MESA CORTINA WEST SUBD Filing 1 Block 4 Lot 13	SINGLEFAM	05/13/2019	1208 ROYAL BUFFALO DRIVE SILVERTHORNE	SUPERIOR	CA
2	2.00	2008	1082	\$ 1,040,000.00	WATER HOUSE ON MAIN STREET CONDOS Bldg EAST Unit 5307	MULTIFAM	05/16/2019	600 COLUMBINE ROAD BRECKENRIDGE	APTOS	CA
3	4.00	2002	3110	\$ 1,035,000.00	TIMBER CREEK ESTATES Filing 1 Lot 268	SINGLEFAM	05/17/2019	985 WHISPERING PINES CIRCLE BLUE RIVER	WILLIS	TX
2	2.00	2005	1087	\$ 1,030,000.00	BLUESKY BRECKENRIDGE CONDO Unit 411	MULTIFAM	05/15/2019	42 SNOWFLAKE DRIVE BRECKENRIDGE	SILVERTHORNE	CO
2	2.00	2005	1037	\$ 1,025,200.00	BLUESKY BRECKENRIDGE CONDO Unit 304	MULTIFAM	05/17/2019	42 SNOWFLAKE DRIVE BRECKENRIDGE	COLORADO SPRINGS	CO
3	3.00	1979	2957	\$ 1,025,000.00	LAKESHORE SUBD Lot 467	SINGLEFAM	05/14/2019	0014 BURNTWOOD LANE BRECKENRIDGE	BRECKENRIDGE	CO
3	4.00	2018	2106	\$ 1,020,400.00	SOUTH MARYLAND CREEK RANCH Filing 1 Lot 38	SINGLEFAM	05/15/2019	42 E BENJAMIN POINT	SILVERTHORNE	CO
4	2.50	2018	2150	\$ 1,015,000.00	SOUTH MARYLAND CREEK RANCH Filing 5 Lot 40	SINGLEFAM	05/17/2019	36 COUMBE CROSSING SILVERTHORNE	DOYLESTOWN	PA
3	4.00	2004	3662	\$ 1,010,000.00	SNOWBERRY SUBD Block 1 Lot 9	SINGLEFAM	05/17/2019	0322 IDLEWILD DRIVE DILLON	CENTENNIAL	CO



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Purchaser Titlement Abstract

May 2019

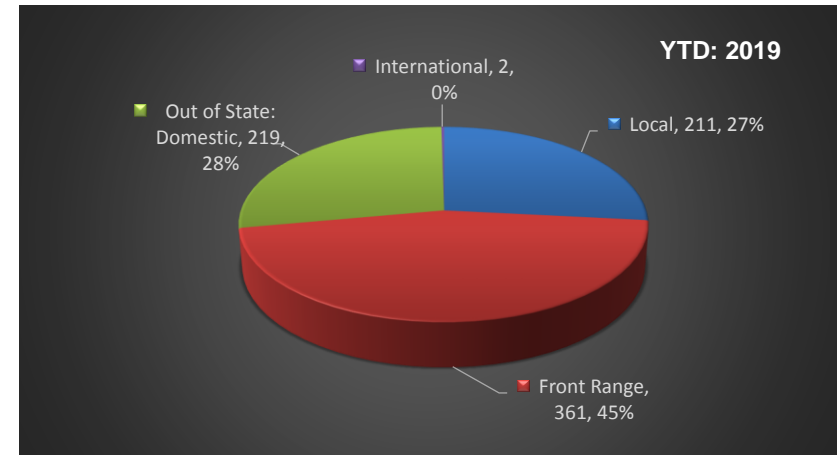
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Origin of Buyer	# of Trans.	% Overall
Local	66	30%
Front Range	93	42%
Out of State: Domestic	62	28%
International	1	0%
Total Sales	222	100%

YTD: 2019

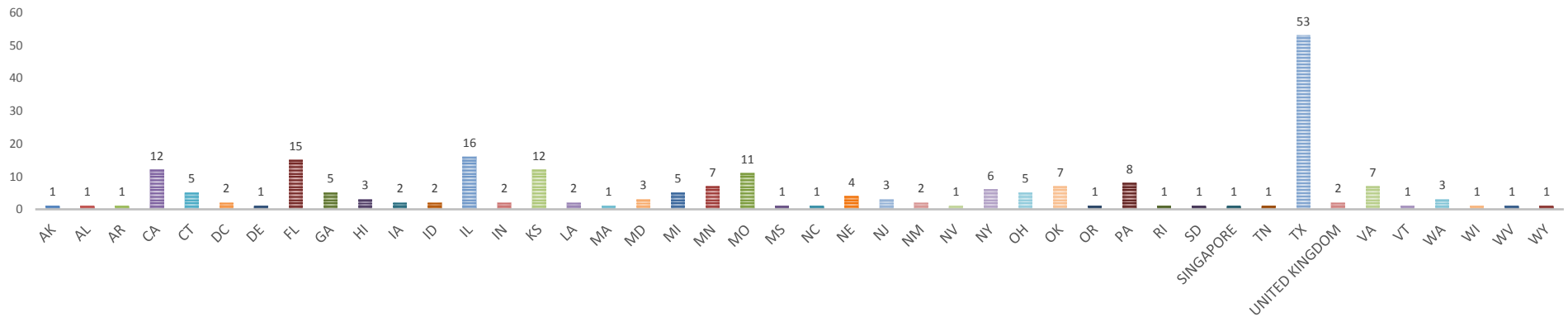
Origin of Buyer	# of Trans.	% Overall
Local	211	27%
Front Range	361	46%
Out of State: Domestic	219	28%
International	2	0%
Total Sales	793	100%



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Colorado Purchasers: 572

NON-COLORADO YTD: 2019





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%

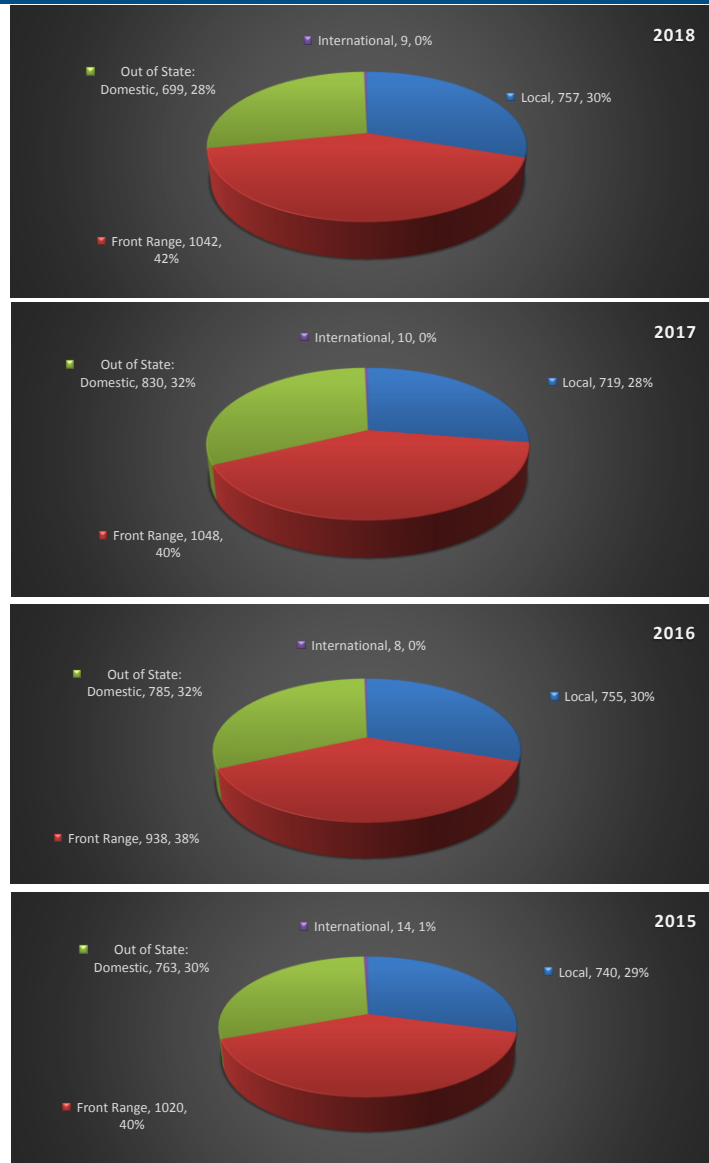
All Sales: 2014

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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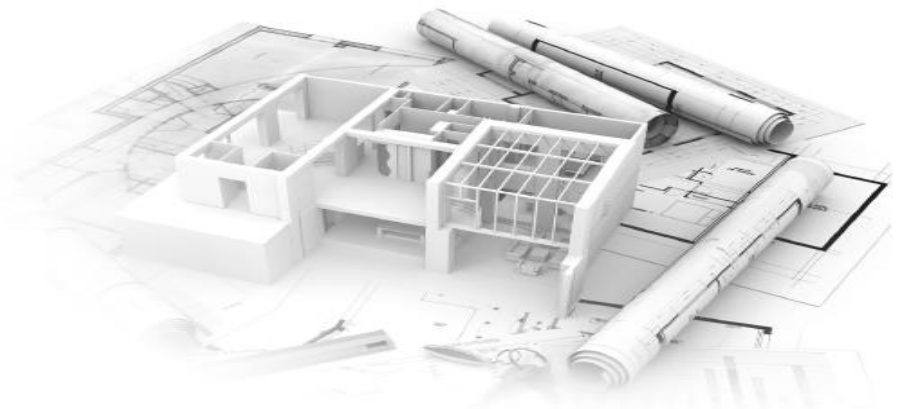
New Development Summary

Improved Residential New Unit Sales:

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
6	8.00	2017	8220	\$ 6,835,000.00	SHOCK HILL Lot 9	SINGLEFAM	\$ 831.51	104 PENN LODGE DRIVE
4	4.50	2018	2486	\$ 2,825,000.00	SHOCK HILL OVERLOOK Filing 3 Lot 2A	SINGLEFAM	\$ 1,136.36	78 WEST POINT LODGE
4	4.50	2018	2499	\$ 2,350,000.00	SHOCK HILL OVERLOOK Filing 3 Lot 10A	SINGLEFAM	\$ 940.38	75 WEST POINT LODGE
4	5.00	2018	2803	\$ 1,695,000.00	RIVER'S EDGE PUD Lot 6B	SINGLEFAM	\$ 604.71	315 RIVER PARK DRIVE
4	2.50	2018	2150	\$ 1,015,000.00	SOUTH MARYLAND CREEK RANCH Filing 5 Lot 40	SINGLEFAM	\$ 472.09	36 COUMBE CROSSING
3	3.50	2018	2200	\$ 855,000.00	ALDERS TH Phase 4 Lot 1A	MULTIFAM	\$ 388.64	0768 INDEPENDENCE ROAD
3	3.00	2018	1852	\$ 749,000.00	ALDERS TH Phase 4 Lot 13B	MULTIFAM	\$ 404.43	0725 INDEPENDENCE ROAD
5	6.00	2017	3908	\$ 3,700,000.00	COTTAGES AT SHOCK HILL Phase 10 Lot 14	SINGLEFAM	\$ 946.78	114 REGENT DRIVE
3	4.00	2019	2498	\$ 1,418,000.00	FAIRWAYS HOMES Lot 9B	SINGLEFAM	\$ 567.65	292 GLEN EAGLE LOOP
3	4.00	2018	2881	\$ 1,341,600.00	SOUTH MARYLAND CREEK RANCH Filing 4 Lot 57	SINGLEFAM	\$ 465.67	152 MCKAY TRAIL
2	3.00	2019	1809	\$ 1,259,900.00	DEMING CROSSING TH Lot 1	MULTIFAM	\$ 696.46	112 N 5TH AVENUE FRISCO
3	3.50	2019	2065	\$ 1,299,000.00	DEMING CROSSING TH Lot 2	MULTIFAM	\$ 629.06	112 N 5TH AVENUE FRISCO
3	4.00	2018	2106	\$ 1,020,400.00	SOUTH MARYLAND CREEK RANCH Filing 1 Lot 38	MULTIFAM	\$ 484.52	42 E BENJAMIN POINT
3	3.50	2018	2200	\$ 859,000.00	ALDERS TH Phase 4 Lot 1B	MULTIFAM	\$ 390.45	0764 INDEPENDENCE ROAD

Summary of Improved Residential New Unit Sales:

Average Price:	\$	1,944,421
Average PPSF:	\$	639.91
Median Price:	\$	1,320,300
# Transactions:		14
Gross Volume:	\$	27,221,900



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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.