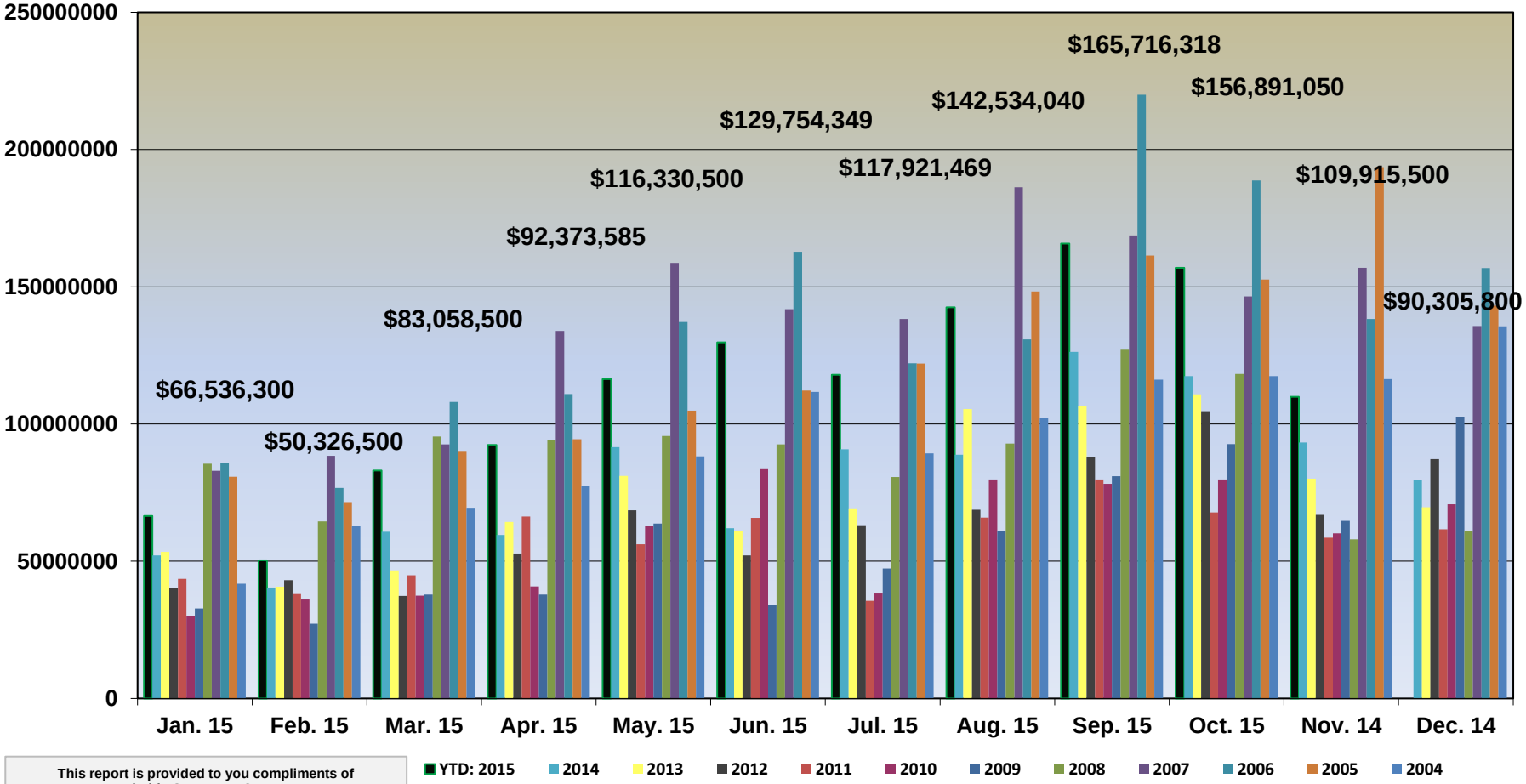
Land Title GUARANTEE COMPANY Since 1967

Summit County Market ANALYSIS

Historical Gross Sales Volume: 2004 - YTD. 2015



This report is provided to you compliments of
Land Title Guarantee Company,
proudly serving our Community for over 49 Years.

Copyright ©2011. All Rights Reserved.

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

Land Title
GUARANTEE COMPANY
Since 1967

Market Analysis by Area

November 2015	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	$2,721,600	2%	8	4%	$340,200	$337,500	$583,500	$545,000	$255
Breckenridge	$21,954,000	20%	31	15%	$708,194	$502,500	$761,232	$582,000	$492
Breckenridge Golf Course	$10,312,400	9%	11	5%	$937,491	$755,000	$988,740	$872,000	$329
Copper Mountain	$5,036,200	5%	16	8%	$314,763	$252,500	$339,871	$277,500	$387
Corinthian Hills & Summerwood	$0	0%	0	0%	$0	$0	$0	$0	$0
Dillon Town & Lake	$4,596,000	4%	7	3%	$656,571	$345,000	$382,000	$345,000	$363
Dillon Valley	$1,307,000	1%	7	3%	$186,714	$155,000	$186,714	$155,000	$237
Farmers Corner	$641,500	1%	2	1%	$320,750	dna	$495,000	dna	$188
Frisco	$14,727,400	13%	28	14%	$525,979	$510,600	$553,592	$538,750	$391
Heeney	$235,000	0%	1	0%	$235,000	dna	$235,000	dna	$181
Keystone	$12,187,000	11%	30	15%	$406,233	$340,750	$406,233	$340,750	$363
Montezuma	$310,000	0%	1	0%	$310,000	dna	$310,000	dna	$584
North Summit County (rural)	$0	0%	0	0%	$0	$0	$0	$0	$0
Peak 7	$1,016,300	1%	2	1%	$508,150	dna	$850,000	dna	$366
Silverthorne	$17,227,400	16%	20	10%	$861,370	$786,000	$827,612	$762,000	$293
Summit Cove	$7,831,800	7%	15	7%	$522,120	$486,000	$544,057	$487,950	$274
Wildernest	$7,032,700	6%	20	10%	$351,635	$307,950	$384,789	$335,500	$261
Woodmoor	$2,729,200	2%	4	2%	$682,300	$796,600	$682,300	$796,600	$338
Quit Claim Deeds	$50,000	0%	2	1%	$25,000	dna	$0	$0	$0
TOTAL	$109,915,500	100%	205	100%	$541,209	$415,000	$559,865	$439,000	$354
(BANK SALES)	$0	0%	0	0%	$0	$0	$0	$0	$0

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 49 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: Nov. 2015	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	$48,113,800	4%	112	5%	$429,588	$426,000	$538,654	$512,000	$260
Breckenridge	$374,183,503	30%	517	23%	$723,759	$515,000	$737,275	$545,000	$486
Breckenridge Golf Course	$101,977,049	8%	163	7%	$625,626	$382,000	$990,170	$742,500	$352
Copper Mountain	$35,078,250	3%	100	4%	$350,783	$338,750	$356,421	$350,000	$379
Corinthian Hills & Summerwood	$7,194,500	1%	13	1%	$553,423	$579,000	$553,423	$579,000	$252
Dillon Town & Lake	$30,786,800	3%	75	3%	$410,491	$340,000	$369,809	$340,000	$305
Dillon Valley	$25,106,600	2%	74	3%	$339,278	$153,500	$206,586	$151,000	$213
Farmers Corner	$5,564,100	0%	14	1%	$397,436	$427,400	$503,280	$495,000	$229
Frisco	$152,711,109	12%	286	13%	$533,955	$442,500	$556,199	$499,550	$350
Heeney	$1,497,500	0%	5	0%	$299,500	$235,000	$316,875	$292,500	$190
Keystone	$141,706,800	12%	324	14%	$437,367	$325,000	$424,533	$326,250	$330
Montezuma	$3,008,500	0%	10	0%	$300,850	$272,500	$426,667	$442,500	$280
North Summit County (rural)	$6,202,500	1%	8	0%	$775,313	$475,000	$1,064,500	$500,000	$292
Peak 7	$12,342,700	1%	18	1%	$685,706	$607,500	$838,314	$692,500	$339
Silverthorne	$155,627,000	13%	205	9%	$759,156	$517,500	$611,806	$535,750	$277
Summit Cove	$35,743,800	3%	71	3%	$503,434	$475,000	$535,938	$525,000	$257
Wildernest	$68,305,200	6%	211	9%	$323,721	$285,000	$335,549	$294,900	$259
Woodmoor	$24,537,700	2%	39	2%	$629,172	$385,000	$676,638	$500,000	$284
Quit Claim Deeds	$1,670,700	0%	16	1%	$104,419	$50,000	$0	$0	$0
TOTAL	$1,231,358,111	100%	2261	100%	$547,745	$390,000	$549,260	$420,000	$346
(BANK SALES)	$10,339,100	1%	13	1%	$795,315	$290,000	$254,833	$195,500	$233

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 49 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 2014 versus YTD. 2015

Area	Average Price Single Family 2014	Average Price Single Family YTD: 2015	% Change vs. Prior Year	Average Price Multi-Family 2014	Average Price Multi-Family YTD: 2015	% Change vs. Prior Year	Average Price Vacant Land 2014	Average Price Vacant Land YTD: 2015	% Change vs. Prior Year
Blue River	$645,423	$582,483	-10%	$198,822	$192,889	-3%	$157,895	$127,667	-19%
Breckenridge	$990,105	$1,266,412	28%	$445,369	$548,419	23%	$579,929	$723,842	25%
Breckenridge Golf Course	$1,298,733	$1,382,644	6%	$565,728	$436,088	-23%	$350,089	$365,194	4%
Copper Mountain	$1,995,000	$0	n/a	$336,043	$356,421	6%	$1,030,000	$1,025,000	0%
Corinthian Hills/Summerwood	$695,575	$658,071	-5%	$449,346	$431,333	-4%	$0	$0	0%
Dillon Town & Lake	$515,403	$576,944	12%	$318,220	$338,738	6%	$0	$0	0%
Dillon Valley	$357,192	$419,181	17%	$123,859	$143,594	16%	$103,000	$0	n/a
Farmers Corner	$635,188	$503,280	-21%	$0	$0	n/a	$218,700	$146,500	-33%
Frisco	$669,198	$817,923	22%	$423,583	$432,936	2%	$228,625	$307,500	34%
Heeney	$297,667	$316,875	6%	$0	$0	0%	$0	$230,000	n/a
Keystone	$714,536	$1,179,048	65%	$311,658	$352,801	13%	$306,000	$291,250	-5%
Montezuma	$489,000	$426,667	-13%	$0	$0	0%	$55,000	$146,667	167%
North Summit County (Rural)	$752,000	$1,064,500	42%		$0	0%	$573,667	$405,000	-29%
Peak 7	$640,882	$838,314	31%	$0	$0	0%	$167,800	$151,575	-10%
Silverthorne	$691,129	$695,040	1%	$397,347	$478,127	20%	$354,500	$236,179	-33%
Summit Cove	$500,403	$617,375	23%	$262,476	$306,000	17%	$146,000	$175,960	21%
Wildernest	$558,767	$554,987	-1%	$245,283	$282,061	15%	$175,125	$167,667	-4%
Woodmoor	$967,423	$947,622	-2%	$299,815	$371,781	24%	$278,167	$298,000	7%
Gross Live Average:	**$784,779**	**$859,565**	**10%**	**$357,612**	**$400,126**	**12%**	**$318,230**	**$365,844**	**15%**

Please note: The above figures are an unofficial tabulation of Summit County records that are believed to be reasonably accurate. Sales belived 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 2014	Median Price Single Family YTD: 2015	% Change vs. Prior Year	Median Price Multi-Family 2014	Median Price Multi-Family YTD: 2015	% Change vs. Prior Year	Median Price Vacant Land 2014	Median Price Vacant Land YTD: 2015	% Change vs. Prior Year
Blue River	$525,000	$538,000	2%	$145,000	$199,000	37%	$146,500	$125,000	-15%
Breckenridge	$813,500	$970,000	19%	$408,500	$450,000	10%	$560,000	$610,000	9%
Breckenridge Golf Course	$1,198,500	$1,427,500	19%	$596,000	$392,500	-34%	$295,000	$350,000	19%
Copper Mountain	dna	$0	n/a	$320,000	$350,000	9%	dna	dna	n/a
Corinthian Hills/Summerwood	$575,000	$685,000	19%	$365,000	$340,000	-7%	$0	$0	n/a
Dillon Town & Lake	$465,000	$529,000	14%	$331,000	$330,000	0%	$0	$0	n/a
Dillon Valley	$325,000	$383,650	18%	$117,000	$131,400	12%	dna	$0	n/a
Farmers Corner	$522,500	$504,550	-3%	dna	$0	n/a	$220,000	dna	n/a
Frisco	$674,250	$724,000	7%	$402,000	$400,000	0%	$254,550	$332,500	31%
Heeney	$320,000	$292,500	-9%	$0	$0	0%	$0	dna	n/a
Keystone	$675,000	$724,000	7%	$275,000	$299,500	9%	$300,000	dna	n/a
Montezuma	dna	$442,500	n/a	$0	$0	0%	dna	$125,000	n/a
North Summit County (Rural)	$822,500	$580,000	-29%	$0	$0	0%	$450,000	dna	n/a
Peak 7	$630,000	$692,500	10%	$0	$0	0%	$169,000	$143,150	-15%
Silverthorne	$551,250	$595,000	8%	$370,000	$416,950	13%	$319,000	$225,000	-29%
Summit Cove	$450,000	$630,000	40%	$253,800	$292,000	15%	$149,500	$162,500	9%
Wildernest	$550,000	$543,900	-1%	$232,000	$263,750	14%	$210,500	$167,000	-21%
Woodmoor	$820,000	$863,750	5%	$277,500	$327,000	18%	$275,000	$280,000	2%
Gross Live Median:	**$642,500**	**$685,000**	**7%**	**$285,000**	**$339,000**	**19%**	**$241,000**	**$254,000**	**5%**

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 49 Years.

Copyright ©2011. All Rights Reserved.

Historical Market Analysis: Percentage Market Change: 2007 - YTD. 2015

Month to Month Comparison # of Transactions and $ Volume

Month	2007	% Change 07 to 08	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
January	$82,933,400	3%	$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
February	$88,392,000	-27%	$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
March	$92,555,500	3%	$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
April	$133,878,100	-30%	$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
May	$158,745,300	-40%	$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
June	$141,802,500	-35%	$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
July	$138,251,700	-42%	$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
August	$186,302,600	-50%	$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
September	$168,704,900	-25%	$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
October	$146,546,900	-19%	$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
November	$156,934,000	-63%	$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
December	$135,691,900	-55%	$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	-100%	
Year-to-Date through Nov. 30th	**$1,495,046,900**	**-33%**	**$1,004,674,400**	**-42%**	**$580,323,400**	**8%**	**$627,684,715**	**1%**	**$631,985,100**	**15%**	**$726,843,890**	**23%**	**$897,256,217**	**8%**	**$966,995,219**	**27%**	**$1,231,358,111**
Annual Total	**$1,630,738,800**	**-35%**	**$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**	**16%**	**$1,231,358,111**

page 5

Month to Month Comparison by Number of Transactions

Month	2007	% Change 07 to 08	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
January	185	-11%	165	-67%	54	0%	54	61%	90	10%	102	13%	116	-6%	107	19%	127
February	166	-23%	128	-57%	55	20%	66	35%	90	-11%	81	16%	97	-10%	91	16%	106
March	206	-21%	162	-56%	71	21%	86	19%	103	-21%	86	46%	128	1%	125	19%	149
April	261	-38%	163	-58%	68	34%	91	16%	106	7%	119	19%	136	-13%	124	23%	153
May	324	-50%	162	-46%	88	7%	94	14%	107	25%	145	18%	165	10%	181	13%	205
June	283	-45%	155	-48%	80	73%	138	-25%	104	5%	124	28%	151	6%	155	69%	262
July	301	-55%	136	-30%	95	-21%	75	31%	98	29%	131	23%	163	26%	201	0%	202
August	361	-49%	183	-38%	114	3%	117	28%	150	6%	162	36%	221	-6%	214	25%	267
September	301	-33%	201	-27%	147	1%	149	9%	162	-2%	164	54%	254	11%	286	5%	301
October	311	-43%	176	-9%	160	-4%	154	5%	171	43%	240	5%	251	5%	265	7%	284
November	281	-63%	105	29%	135	4%	141	1%	152	8%	158	10%	197	19%	216	-5%	205
December	220	-55%	98	82%	178	-13%	154	-9%	147	32%	188	-29%	138	32%	186	-100%	
Year-to-Date through Nov. 30th	**2,980**	**-42%**	**1,736**	**-39%**	**1,067**	**9%**	**1,165**	**14%**	**1,333**	**13%**	**1,512**	**24%**	**1,879**	**5%**	**1,965**	**15%**	**2,261**
Annual Total	**3,200**	**-43%**	**1,834**	**-32%**	**1,245**	**6%**	**1,319**	**12%**	**1,480**	**15%**	**1,700**	**19%**	**2,017**	**7%**	**2,151**	**5%**	**2,261**

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@ltgc.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 49 Years.

Copyright ©2011. All Rights Reserved.

Residential Cost Analysis

November 2015 Residential Improved Units - Price Point Summary

	# Transactions	Gross Volume	Percentage Gross
<=200,000	19	$3,272,400	3%
200,001 to 300,000	29	$7,171,200	7%
300,001 to 400,000	31	$10,949,600	11%
400,001 to 500,000	21	$9,365,100	9%
500,001 to 600,000	18	$9,824,100	10%
600,001 to 700,000	12	$7,790,400	8%
700,001 to 800,000	18	$13,631,400	14%
800,001 to 900,000	8	$6,807,200	7%
900,001 to 1,000,000	5	$4,822,000	5%
1,000,001 to 1,500,000	11	$13,633,500	14%
1,500,001 to 2,000,000	6	$10,360,000	10%
2,000,001 to 2,500,000	0	$0	0%
2,500,001 to 3,000,000	1	$2,589,000	3%
over $ 3 Million	0	$0	0%
Total:	**179**	**$100,215,900**	**100%**

New Construction	Number Trans.	Total Volume	Average Price
Single Family	9	$12,816,000	$1,424,000
Multi Family	7	$5,131,100	$733,014
Vacant Land	0	$0	$0

Resales	Number Trans.	Total Volume	Average Price
Single Family	50	$39,040,700	$780,814
Multi Family	113	$43,228,100	$382,550
Vacant Land	9	$2,032,300	$225,811

Nov. 2015 Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	59	$51,856,700	$878,927
Multi Family	120	$48,359,200	$402,993
Vacant Land	9	$2,032,300	$225,811

YTD. 2015: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	607	$521,756,185	$859,565
Multi Family	1263	$505,359,133	$400,126
Vacant Land	137	$50,120,600	$365,844

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

Full Year 2006: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	874	$644,359,000	$737,253
Multi Family	1978	$659,665,700	$333,501
Vacant Land	447	$139,442,300	$311,951

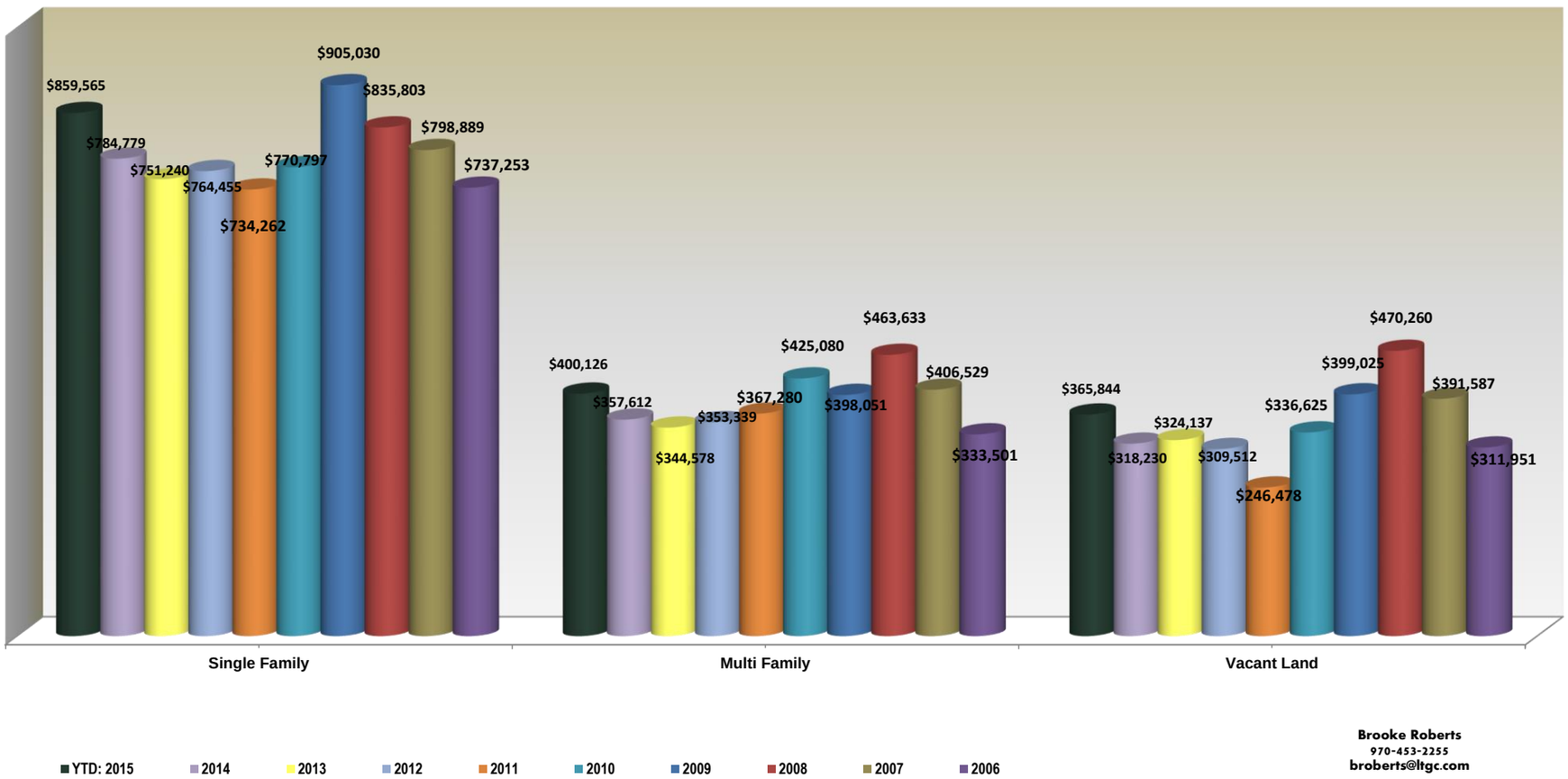
Brooke Roberts
970-453-2255
broberts@ltgc.com

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: 2006 - YTD. 2015



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

Comparative Historical Cost Analysis

YTD. 2015 Price Point Summary for Residential Volume	# Transactions	Gross Volume	Percentage Gross
<=200,000	207	$32,438,328	3%
200,001 to 300,000	350	$87,952,950	9%
300,001 to 400,000	326	$114,217,400	11%
400,001 to 500,000	236	$105,813,540	10%
500,001 to 600,000	186	$101,870,485	10%
600,001 to 700,000	151	$97,840,715	10%
700,001 to 800,000	111	$83,254,600	8%
800,001 to 900,000	75	$63,935,400	6%
900,001 to 1,000,000	46	$43,608,700	4%
1,000,001 to 1,500,000	104	$130,220,600	13%
1,500,001 to 2,000,000	44	$76,101,500	7%
2,000,001 to 2,500,000	15	$33,923,100	3%
2,500,001 to 3,000,000	13	$35,113,000	3%
over $ 3 Million	6	$20,825,000	2%
Total:	**1870**	**$1,027,115,318**	**100%**

YTD. 2014 Price Point Summary for Residential Volume	# Transactions	Gross Volume	Percentage Gross
<=200,000	222	$33,655,150	4%
200,001 to 300,000	286	$71,293,400	9%
300,001 to 400,000	310	$108,078,806	14%
400,001 to 500,000	235	$105,183,000	13%
500,001 to 600,000	135	$74,020,900	9%
600,001 to 700,000	118	$76,793,500	10%
700,001 to 800,000	74	$54,933,600	7%
800,001 to 900,000	54	$46,197,000	6%
900,001 to 1,000,000	38	$36,083,925	5%
1,000,001 to 1,500,000	72	$88,157,000	11%
1,500,001 to 2,000,000	21	$35,593,400	5%
2,000,001 to 2,500,000	12	$26,349,500	3%
2,500,001 to 3,000,000	7	$18,429,100	2%
over $ 3 Million	4	$13,916,900	2%
Total:	**1588**	**$788,685,181**	**100%**

YTD. 2013 Price Point Summary for Residential Volume	# Transactions	Gross Volume	Percentage Gross
<=200,000	193	$29,003,200	4%
200,001 to 300,000	314	$78,361,100	11%
300,001 to 400,000	280	$98,001,900	14%
400,001 to 500,000	179	$79,662,600	11%
500,001 to 600,000	133	$73,457,300	10%
600,001 to 700,000	95	$61,908,400	9%
700,001 to 800,000	80	$59,584,600	8%
800,001 to 900,000	41	$34,645,400	5%
900,001 to 1,000,000	24	$23,005,800	3%
1,000,001 to 1,500,000	72	$90,694,200	13%
1,500,001 to 2,000,000	26	$44,152,900	6%
2,000,001 to 2,500,000	4	$8,768,000	1%
2,500,001 to 3,000,000	4	$10,940,000	2%
over $ 3 Million	5	$17,832,900	3%
Total:	**1450**	**$710,018,300**	**100%**

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

Frisco
Land Title
60 Main Street
Frisco, CO 80443
970.668.2205

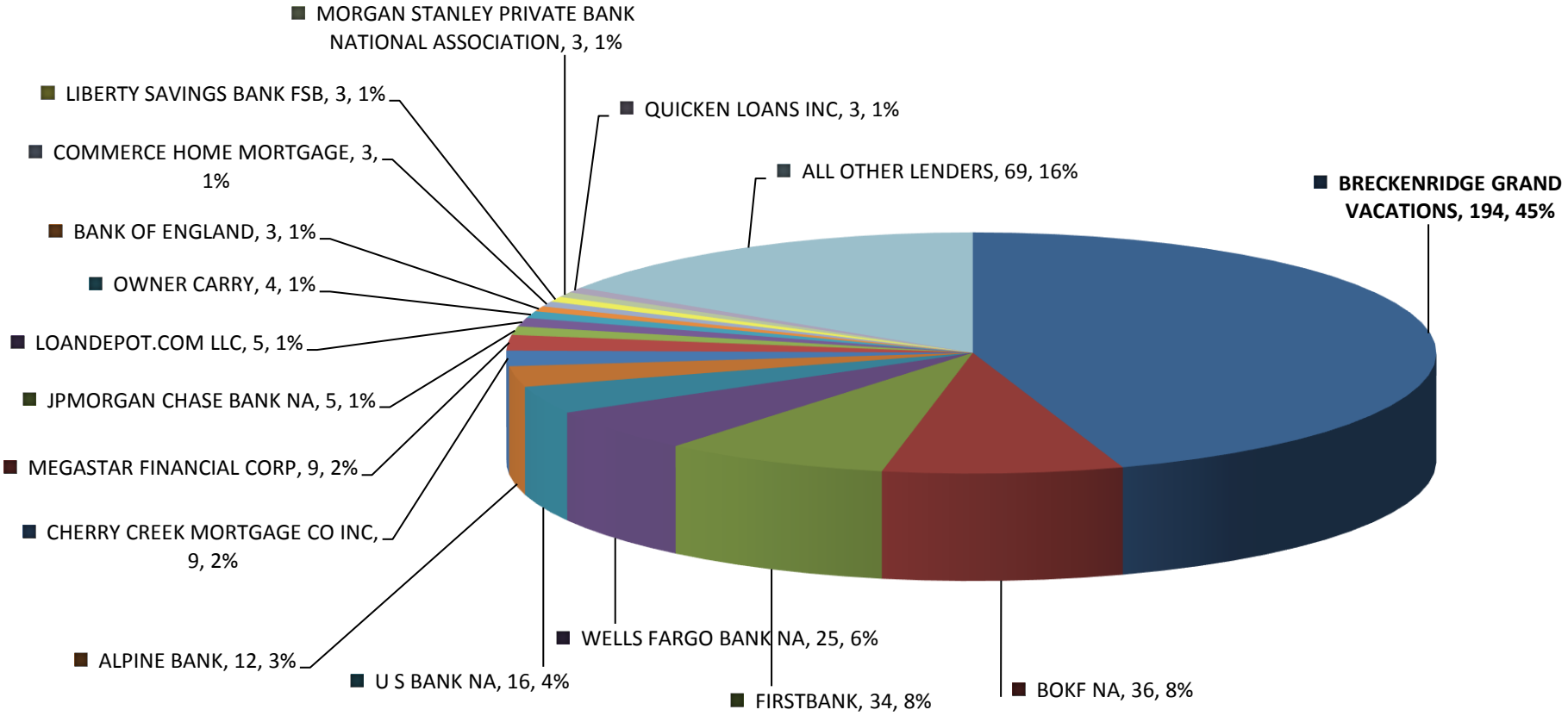
Dillon
Land Title
256 Dillon Ridge
Dillon, CO 80435
970.262.1883

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

Lender Analysis

TOP 84% LENDERS - November 2015

LOAN BREAKDOWN: 137 Loans related to Sales: 67% of the 205 Sales Transactions.
There were 102 Refinance/Equity Loans, and 194 Loans related to Timeshare Sales.
The Remainder of Sales: 33% of Real Estate closings were Cash Transactions at the time of closing.
Total Loans: 433



This report is provided to you compliments of
Land Title Guarantee Company,
proudly serving our Community for over 49 Years.

Copyright ©2011. All Rights Reserved.

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

Market Highlights

Highest Priced Residential Sale: November 2015

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Comments
5	5.00	1968	5878	$ 2,589,000	Weisshorn Subd #1 Lot 4, Block 3 w/55 AC Land	JEAN GOTTENBORG	$ 440.46	11/20/2015	0215 Royal Tiger Road	

215 Royal Tiger Road

Highest Price PSF Residential Sale: November 2015

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Comments
2	2.00	2008	935	$ 1,130,000	One Ski Hill Place Condo Unit 8508	PRIME IMAGES	$ 1,208.56	11/2/2015	1521 Ski Hill Road	

Bank Sales Detail: November 2015

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Bank Reference

There were no Bank Sales in November 2015

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 49 Years.
Copyright ©2011. All Rights Reserved.

Foreclosure Document Breakdown

November 2015:	Total	Timeshare	Fee Simple	Unknown: No legal shown
#1 Notice Election & Demand: (NED)	2	0	2	0
#2 Certificate of Purchase: (CTP)	0	0	0	0
#3 Public Trustee's Deeds: (PTD)	2	1	1	0
Total Foreclosure Docs Filed:	**4**	**1**	**3**	**0**

Land Title Historical Foreclosure Summary

2009 Summary:	
NED:	300
Withdrawn NED'S	117
Active NED's for 2009:	*183*
Public Trustee's Deeds Issued:	**86**

2010 Summary:	
NED:	367
Withdrawn NED'S	162
Active NED's for 2010:	*205*
Public Trustee's Deeds Issued:	**148**

2011 Summary:	
NED:	326
Withdrawn NED'S	148
Active NED's for 2011:	*178*
Public Trustee's Deeds Issued:	**227**

2012 Summary:	
NED:	251
Withdrawn NED'S	132
Active NED's for 2012:	*119*
Public Trustee's Deeds Issued:	**165**

2013 Summary:	
NED:	138
Withdrawn NED'S	86
Active NED's for 2013:	*52*
Public Trustee's Deeds Issued:	**92**

2014 Summary:	
NED:	86
Withdrawn NED'S	27
Active NED's for 2014:	*59*
Public Trustee's Deeds Issued:	**65**

2015 Summary:	
NED:	31
Withdrawn NED'S	
Active NED's for 2015:	*31*
Public Trustee's Deeds Issued:	**25**

This report is provided to you compliments of
Land Title Guarantee Company,
proudly serving our Community for over 49 Years.
Copyright ©2011. All Rights Reserved.

Six Year Foreclosure Summary & Analysis:	
Total Active NED's for Period from 1-1-2009 thru 12/31/2014:	796
Total Public Trustee's Deeds Issued from 1-1-2009 thru 12/31/2014:	783
Unissued Public Trustee's Deeds Remaining:	13

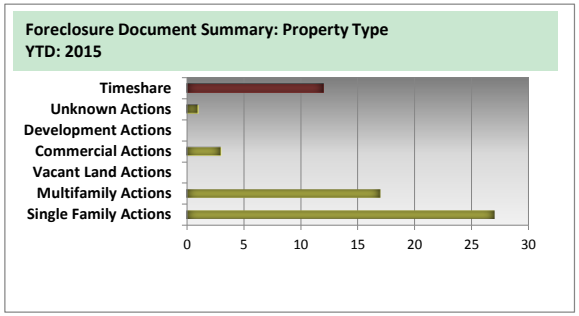
Brooke Roberts
970-453-2255
broberts@ltgc.com

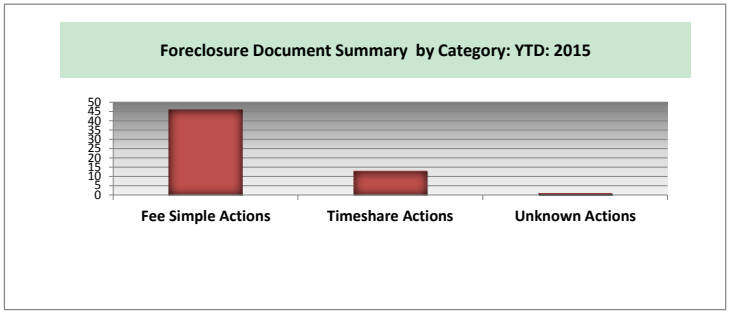
*data is obtained from the Summit County Treasure's Office; it is deemed reliable but it is not guaranteed.

Summary of Foreclosure Actions

Property Foreclosure Summary:	
Fee Simple Actions	46
Timeshare Actions	13
Unknown Actions	1

Property Type Breakdown:	
Single Family Actions	27
Multifamily Actions	17
Vacant Land Actions	0
Commercial Actions	3
Development Actions	0
Unknown Actions	1
Timeshare	12

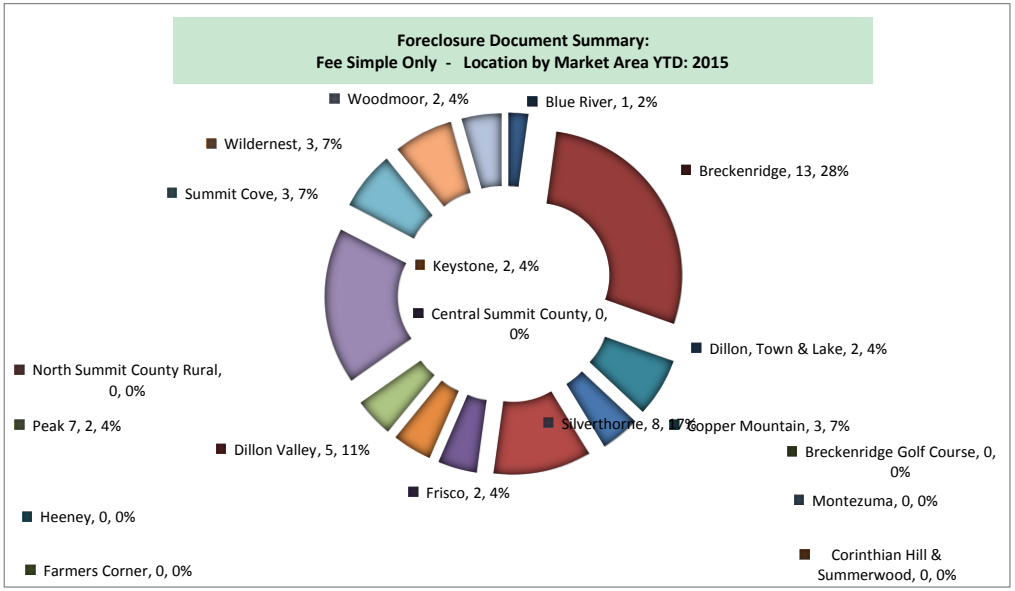




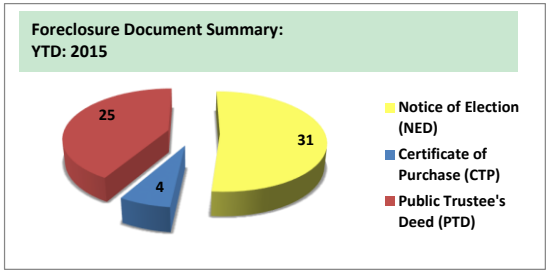
Location Summary: ALL TYPES	
Blue River	1
Breckenridge	25
Breckenridge Golf Course	0
Central Summit County	0
Copper Mountain	3
Corinthian Hill & Summerwoc	0
Dillon, Town & Lake	2
Dillon Valley	5
Farmers Corner	0
Frisco	3
Heeney	0
Keystone	2
Montezuma	0
North Summit County Rural	0
Peak 7	2
Silverthorne	8
Summit Cove	3
Wildernest	3
Woodmoor	2

Location Summary: Fee Simple Only	
Blue River	1
Breckenridge	13
Breckenridge Golf Course	0
Central Summit County	0
Copper Mountain	3
Corinthian Hill & Summerwoc	0
Dillon, Town & Lake	2
Dillon Valley	5
Farmers Corner	0
Frisco	2
Heeney	0
Keystone	2
Montezuma	0
North Summit County Rural	0
Peak 7	2
Silverthorne	8
Summit Cove	3
Wildernest	3
Woodmoor	2

* Location Summaries do not inlcude recordings with Unknown Legal Descriptions



Document Summary:	
Notice of Election (NED)	31
Certificate of Purchase (CTP)	4
Public Trustee's Deed (PTD)	25



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 49 Years.

Copyright ©2011. All Rights Reserved.

Top Lender Listing

LENDER	NUMBER LOANS	PERCENTAGE TOTAL	
BRECKENRIDGE GRAND VACATIONS	194	44.80%	**Top 84% Lenders for November 2015**
BOKF NA	36	8.31%	**Summit County**
FIRSTBANK	34	7.85%	
WELLS FARGO BANK NA	25	5.77%	
U S BANK NA	16	3.70%	
ALPINE BANK	12	2.77%	
CHERRY CREEK MORTGAGE CO INC	9	2.08%	
MEGASTAR FINANCIAL CORP	9	2.08%	
JPMORGAN CHASE BANK NA	5	1.15%	
LOANDEPOT.COM LLC	5	1.15%	
OWNER CARRY	4	0.92%	
BANK OF ENGLAND	3	0.69%	
COMMERCE HOME MORTGAGE	3	0.69%	
LIBERTY SAVINGS BANK FSB	3	0.69%	
MORGAN STANLEY PRIVATE BANK NATIONAL ASSOCIATION	3	0.69%	
QUICKEN LOANS INC	3	0.69%	
ALL OTHER LENDERS	69	15.94%	
BANK OF AMERICA NA	2	0.46%	
ELEVATIONS CREDIT UNION	2	0.46%	
FAIRWAY INDEPENDENT MORTGAGE CORPORATION	2	0.46%	
GUARANTY TRUST COMPANY	2	0.46%	
MOVEMENT MORTGAGE LLC	2	0.46%	
NOVA FINANCIAL & INVESTMENTS CORPORATION	2	0.46%	
PEOPLES NATIONAL BANK	2	0.46%	
TCF NATIONAL BANK	2	0.46%	
UNITED WHOLESALE MORTGAGE LLC	2	0.46%	
UNKNOWN LENDER	2	0.46%	
ACADEMY BANK	1	0.23%	
AMERICAN LIBERTY MORTGAGE INC	1	0.23%	
AMERICAS CREDIT UNION	1	0.23%	
BANK OF COLORADO	1	0.23%	
BANK OF THE BLUE VALLEY	1	0.23%	
BANK OF THE WEST	1	0.23%	
BELLCO CREDIT UNION	1	0.23%	
BOFI FEDERAL BANK	1	0.23%	
CAA VENTURES LLC	1	0.23%	
CALIBER HOME LOANS INC	1	0.23%	
CARDINAL FINANCIAL COMPANY	1	0.23%	
CENTENNIAL BANK	1	0.23%	
CITIBANK NA	1	0.23%	
COMMERCE BANK	1	0.23%	
COMMUNITY FINANCIAL CREDIT UNION	1	0.23%	
COMPASS BANK	1	0.23%	
DITECH FINANCIAL LLC	1	0.23%	
DSW MORTGAGE INC	1	0.23%	
ENT FEDERAL CREDIT UNION	1	0.23%	
ETHOS LENDING LLC	1	0.23%	
FINANCE OF AMERICA MORTGAGE LLC	1	0.23%	
FIRST NATIONAL BANK OF OMAHA	1	0.23%	
FORTUNE FINANCIAL INC	1	0.23%	
GARDNER FINANCIAL SERVICES LTD	1	0.23%	
GUARANTEED RATE INC	1	0.23%	
GUARANTY BANK AND TRUST COMPANY	1	0.23%	
GUILD MORTGAGE COMPANY	1	0.23%	
HOME STATE BANK	1	0.23%	
LEADERONE FINANCIAL CORPORATION	1	0.23%	
M & T BANK	1	0.23%	
MAC5 MORTGAGE INC	1	0.23%	
MANHATTAN FINANCIAL GROUP INC	1	0.23%	
MB FINANCIAL BANK NA	1	0.23%	
NEW AMERICAN FUNDING	1	0.23%	
NEW YORK COMMUNITY BANK	1	0.23%	
NLK INVESTMENTS	1	0.23%	
PENTAGON FEDERAL C U	1	0.23%	
PRIMARY CAPITAL MORTGAGE LLC	1	0.23%	
PROFESSIONAL MORTGAGE SOURCE LLC	1	0.23%	
SANDIA LABORATORY FEDERAL CREDIT UNION	1	0.23%	
SECRETARY OF HOUSING AND URBAN DEVELOPMENT	1	0.23%	
SUMMIT COMBINED HOUSING AUTHORITY	1	0.23%	
TEXAS GULF BANK NA	1	0.23%	
UBS BANK USA	1	0.23%	
UNIVERSAL AMERICAN MORTGAGE COMPANY LLC	1	0.23%	
UNIVERSAL LENDING CORPORATION	1	0.23%	
VECTRA BANK COLORADO NATIONAL ASSOCIATION	1	0.23%	
WEINBERG SERVICING LLC	1	0.23%	
WINGS FINANCIAL CREDIT UNION	1	0.23%	
TOTAL LOANS FOR NOVEMBER 2015:	433	100.00%	

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 49 Years.

Copyright ©2011. All Rights Reserved.

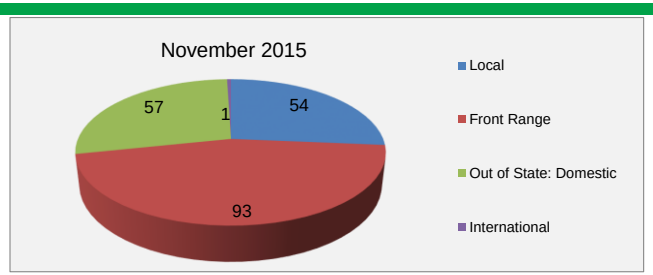
Purchaser Profile Abstract

Upper End Purchaser Details: November 2015

Brm	Bath	Year Built	Size	Price	Legal	PPSF	Date	Street Address	Origin of Buyer: City	Origin of Buyer: State
		1979	49798	$ 2,675,000	La Riva Del Lago: Units 1-23 B100-400+5 Pkg.+1 Storage	$ 53.72	11/12/2015	0135 Main Street	AURORA	CO
5	5.00	1968	5878	$ 2,589,000	Weisshorn Subd #1 Block 3, Lot 4	$ 440.46	11/20/2015	0215 Royal Tiger Road	LITTLETON	CO
4	5.00	2012	2593	$ 1,900,000	Yingling & Mickles Addition Subd, Block 7, Lot 3	$ 732.74	11/9/2015	0104 South Harris Street	BRECKENRIDGE	CO
4	5.00	2015	2487	$ 1,795,000	Shock Hill Landing, PH III Lot 6	$ 721.75	11/9/2015	0128 Union Trail	ANNAPOLIS	MD
4	5.00	2003	4563	$ 1,750,000	M&B: Bonanza Placer MS#1045	$ 383.52	11/24/2015	0204 South Pine Street	BRECKENRIDGE	CO
4	5.00	2003	6842	$ 1,740,000	Silver Shekel Subd #3 Lot 43	$ 254.31	11/2/2015	0142 Silver Circle	BRECKENRIDGE	CO
		1980	11905	$ 1,610,000	Silverthorne Subd, Block F, Lot 15 16 17 18A	$ 135.24	11/18/2015	0240 Brian Avenue	DENVER	CO
4	4.00	2014	2805	$ 1,600,000	Shores @ the Highlands Subd #3 Lot 29B	$ 570.41	11/9/2015	0275 Shores Lane	SPRING	TX
4	4.00	2002	4440	$ 1,575,000	Summit Estates Subd #2 Lot 43	$ 354.73	11/10/2015	0187 Point View Place	BRECKENRIDGE	CO
4	5.00	2004	4218	$ 1,500,000	Highlands @ Breck Subd #8 Lot 195	$ 355.62	11/30/2015	1044 Preston Way	MIAMI BEACH	FL
5	6.00	2001	4754	$ 1,500,000	Eagles Nest Golf Course Subd #4 Lot 22	$ 315.52	11/20/2015	1685 Golden Eagle Road	MORRISON	CO
4	5.00	2004	3791	$ 1,450,000	Eagles Nest Golf Course Subd #1 Lot 108	$ 382.48	11/24/2015	0360 Two Cabins Drive	SILVERTHORNE	CO
5	6.00	2014	3619	$ 1,399,000	Eagles Nest Golf Course Subd #4 Lot 20	$ 386.57	11/10/2015	1735 Golden Eagle Road	YORK	NE
4	5.00	2001	5360	$ 1,300,000	Ruby Ranch Subd #1, Lot 5	$ 242.54	11/30/2015	1757 Ruby Road	LAKEWOOD	CO
5	6.00	2007	6038	$ 1,138,500	Whispering Pines Ranch Subd #8 Block 16, Lot 3	$ 188.56	11/20/2015	0071 Mule Deer Court	STAMFORD	CT
2	2.00	2008	935	$ 1,130,000	One Ski Hill Place Condo, Unit 8508	$ 1,208.56	11/2/2015	1521 Ski Hill Road	PULASKI	TN
3	4.00	1993	3159	$ 1,102,000	Sage Creek Canyon Subd, Block 1, Lot 9	$ 348.84	11/20/2015	0737 Sage Creek Canyon Drive	DENVER	CO
4	4.00	2007	3238	$ 1,060,000	Old Keystone Golf Course Subd, Lot 4	$ 327.36	11/20/2015	0611 Elk Circle	LEAWOOD	KS
3	3.00	1962	2303	$ 1,029,000	Weisshorn Subd, Block 4, Lot 10	$ 446.81	11/30/2015	0206 Royal Tiger Road	PRAIRIE VILLAGE	KS
4	4.00	2013	3300	$ 1,025,000	Fox Valley Ranch @ Three Peaks Subd Lot 24	$ 310.61	11/5/2015	0111 Talon Circle	BRENTWOOD	TN
4	3.00	1980	1803	$ 1,000,000	Cedars @ Breckenridge TH Unit 32	$ 554.63	11/2/2015	0505 Village Road	DENVER	CO
4	4.00	1999	2080	$ 1,000,000	Red Hawk Lodge Condo, Unit 2314	$ 480.77	11/2/2015	0020 Hunkidori Court	EVERGREEN	CO

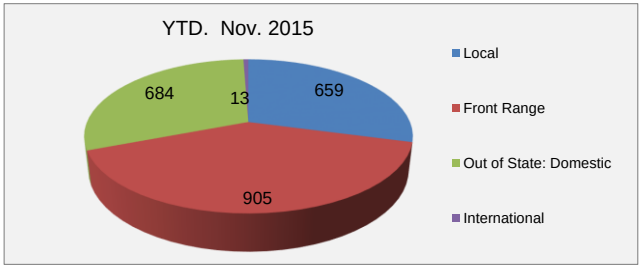
All Sales: Nov. 2015

Origin of Buyer	# of Trans.	% Overall
Local	54	26%
Front Range	93	45%
Out of State: Domestic	57	28%
International	1	0%
Total Sales	**205**	**100%**



YTD. Nov. Sales: 2015

Origin of Buyer	# of Trans.	% Overall
Local	659	29%
Front Range	905	40%
Out of State: Domestic	684	30%
International	13	1%
Total Sales	**2261**	**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%**

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 49 Years.

Copyright ©2011. All Rights Reserved.

New Development Summary

Improved Residential New Unit Sales detail: November 2015

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
4	5.00	2015	2487	$ 1,795,000	Shock Hill Landing PH III Lot 6	SINGLEFAM	$ 721.75	0128 Union Trail
4	4.00	2014	2805	$ 1,600,000	Shores @ the Highlands Subd #3 Lot 29B	SINGLEFAM	$ 570.41	0275 Shores Lane
5	6.00	2014	3619	$ 1,399,000	Eagles Nest Golf Course Subd #4 Lot 20	SINGLEFAM	$ 386.57	1735 Golden Eagle Road
2	2.00	2008	935	$ 1,130,000	One Ski Hill Place Condo Unit 8508	MULTIFAM	$ 1,208.56	1521 Ski Hill Road
4	4.00	2013	3300	$ 1,025,000	Fox Valley Ranch @ Three Peaks Subd Lot 24	SINGLEFAM	$ 310.61	0111 Talon Circle
3	4.00	2014	2638	$ 989,000	Shores @ the Highlands Subd #4 Lot 14A	SINGLEFAM	$ 374.91	0178 Shores Lane
3	3.00	2014	2237	$ 773,200	Lagoon TH Unit 739B	MULTIFAM	$ 345.64	0739 Lagoon Drive
4	4.00	2015	2685	$ 908,000	Cabins @ Angler Mtn Ranch Subd #3 Lot 12	SINGLEFAM	$ 338.18	0200 Stonefly Drive
3	3.00	2014	2150	$ 789,000	Lagoon TH Unit 739A	MULTIFAM	$ 366.98	0739 Lagoon Drive
3	3.00	2015	1853	$ 694,900	Alders TH Block 2 Lot 2A	MULTIFAM	$ 375.01	0054 Indepdnednce Lane
3	2.00	2014	1323	$ 675,000	Town Centre Condos Bldg 2 Unit 11	MULTIFAM	$ 510.20	0116 S 5th Avenue
2	2.00	2014	1018	$ 530,000	Town Centre Condos Bldg 2 Unit 18	MULTIFAM	$ 520.63	0115 S 5th Avenue
4	5.00	2012	2593	$ 1,900,000	Yingling & Mickles Addition Subd Block 7 Lot 3	SINGLEFAM	$ 732.74	0104 South Harris Street
4	5.00	2003	4563	$ 1,750,000	M&B: Bonanza Placer MS#1045	SINGLEFAM	$ 383.52	0204 South Pine Street
4	5.00	2004	3791	$ 1,450,000	Eagles Nest Golf Course Subd #1 Lot 108	SINGLEFAM	$ 382.48	0360 Two Cabins Drive
2	2.00	2014	1064	$ 539,000	481C West Main Condos Unit C102	MULTIFAM	$ 506.58	0481 C Main Street

Summary of Improved Residential New Unit Sales: November 2015

Average Price:	**$1,121,694**
Average PPSF:	**$502.17**
Median Price:	**$1,007,000**
# Transactions:	**16**
Gross Volume:	**$ 17,947,100**

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

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.