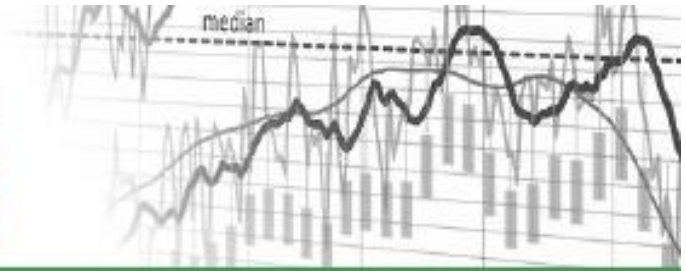
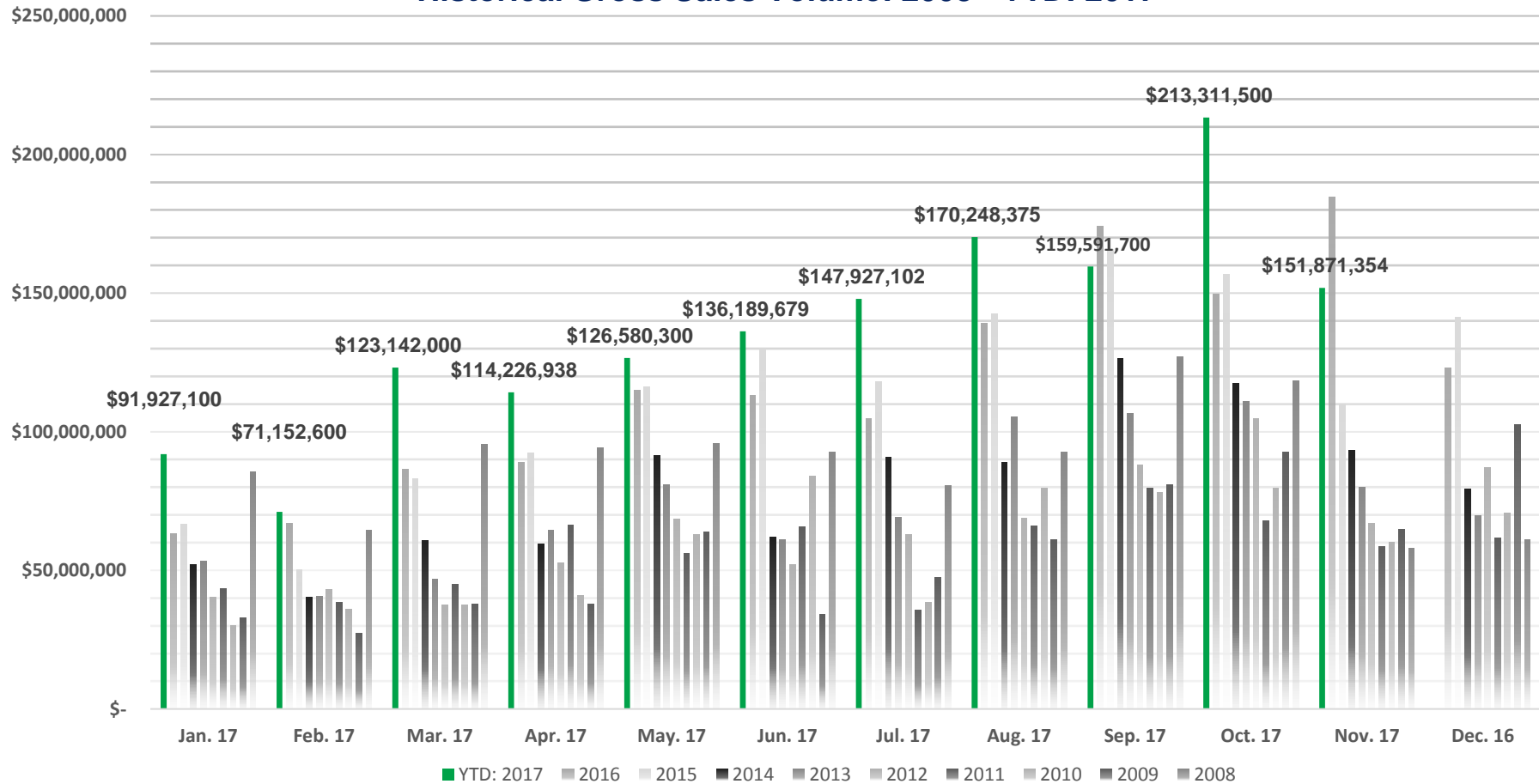




Summit County Market ANALYSIS



Historical Gross Sales Volume: 2008 - YTD: 2017



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Market Analysis by Area

November 2017	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	\$8,657,194	6%	15	7%	\$577,146	\$515,000	\$635,553	\$530,000	\$345
Breckenridge	\$35,441,400	23%	42	18%	\$843,843	\$618,500	\$868,988	\$627,000	\$627
Breckenridge Golf Course	\$22,844,800	15%	17	7%	\$1,343,812	\$660,000	\$1,479,271	\$1,125,000	\$442
Copper Mountain	\$1,661,300	1%	8	3%	\$207,663	\$255,000	\$328,000	\$340,000	\$527
Corinthian Hills & Summerwood	\$660,000	0%	1	0%	\$660,000	\$910,000	\$660,000	dna	\$336
Dillon Town & Lake	\$3,350,000	2%	5	2%	\$670,000	\$565,000	\$540,250	\$562,500	\$442
Dillon Valley	\$2,564,000	2%	8	3%	\$320,500	\$308,500	\$320,500	\$308,500	\$310
Farmers Corner	\$3,118,667	2%	5	2%	\$623,733	\$537,000	\$708,000	\$568,500	\$359
Frisco	\$15,348,124	10%	24	10%	\$639,505	\$536,000	\$651,978	\$562,500	\$423
Heeney	\$160,000	0%	1	0%	\$160,000	dna	\$0	\$0	\$0
Keystone	\$20,028,400	13%	37	16%	\$541,308	\$465,000	\$541,308	\$465,000	\$491
Montezuma	\$569,000	0%	1	0%	\$569,000	dna	\$569,000	dna	\$307
North Summit County (rural)	\$5,174,570	3%	6	3%	\$862,428	\$760,700	\$942,914	\$821,400	\$359
Peak 7	\$4,523,000	3%	11	5%	\$411,182	\$245,000	\$762,500	\$717,500	\$371
Silverthorne	\$14,373,950	9%	17	7%	\$845,526	\$715,000	\$703,263	\$715,000	\$371
Summit Cove	\$992,500	1%	3	1%	\$330,833	\$350,000	\$330,833	\$350,000	\$435
Wilderness	\$8,640,500	6%	21	9%	\$411,452	\$369,000	\$430,289	\$370,000	\$333
Woodmoor	\$2,529,775	2%	5	2%	\$505,955	\$402,000	\$559,944	\$416,000	\$281
Deed Restricted Units	\$1,234,174	4%	3	1%	\$411,391	\$436,100	n/a	n/a	n/a
Quit Claim Deeds	\$0	0%	0	0%	\$0	\$0	n/a	n/a	n/a
TOTAL	\$151,871,354	100%	230	100%	\$663,600	\$518,000	\$694,513	\$560,000	\$451
(NEW UNIT SALES)	\$28,766,494	19%	28	12%	\$1,027,375	\$823,200	\$1,246,295	\$954,450	\$472

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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Year-to-Date Market Analysis by Area

YTD: Nov. 2017

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	\$75,684,094	5%	131	6%	\$577,741	\$530,000	\$768,484	\$675,000	\$332
Breckenridge	\$415,437,798	28%	491	21%	\$846,105	\$665,000	\$862,033	\$675,000	\$581
Breckenridge Golf Course	\$151,999,025	10%	162	7%	\$938,266	\$723,500	\$1,297,541	\$1,277,000	\$422
Copper Mountain	\$56,383,600	4%	126	5%	\$447,489	\$352,000	\$484,538	\$372,000	\$461
Corinthian Hills & Summerwood	\$10,466,800	1%	14	1%	\$747,629	\$635,050	\$740,523	\$625,000	\$319
Dillon Town & Lake	\$31,325,100	2%	70	3%	\$447,501	\$370,000	\$407,575	\$350,000	\$389
Dillon Valley	\$23,390,100	2%	83	3%	\$281,808	\$230,000	\$281,808	\$230,000	\$306
Farmers Corner	\$11,658,367	1%	14	1%	\$832,741	\$650,500	\$789,308	\$650,500	\$353
Frisco	\$126,418,674	8%	206	9%	\$613,683	\$526,825	\$635,252	\$557,000	\$438
Heeney	\$160,000	0%	1	0%	\$160,000	dna	\$0	\$0	\$0
Keystone	\$181,238,500	12%	352	15%	\$514,882	\$420,000	\$522,725	\$427,000	\$434
Montezuma	\$2,106,500	0%	5	0%	\$421,300	\$569,000	\$622,167	\$590,000	\$296
North Summit County (rural)	\$47,829,725	3%	51	2%	\$937,838	\$798,900	\$1,013,607	\$812,300	\$356
Peak 7	\$28,920,032	2%	39	2%	\$741,539	\$695,000	\$834,409	\$825,000	\$346
Silverthorne	\$154,467,210	10%	205	9%	\$753,499	\$650,000	\$770,828	\$709,000	\$359
Summit Cove	\$38,299,600	3%	69	3%	\$555,067	\$500,000	\$602,780	\$585,000	\$321
Wilderness	\$85,662,500	6%	223	9%	\$384,137	\$349,000	\$395,439	\$350,000	\$331
Woodmoor	\$39,344,775	3%	49	2%	\$802,955	\$574,200	\$890,257	\$636,500	\$343
Deed Restricted Units	\$22,461,976	1%	62	3%	\$362,290	\$352,550	n/a	n/a	n/a
Quit Claim Deeds	\$2,888,246	0%	24	1%	\$120,344	\$73,200	n/a	n/a	n/a
TOTAL	\$1,506,142,622	100%	2377	100%	\$646,352	\$492,000	\$679,530	\$530,000	\$430
(NEW UNIT SALES)	\$217,427,155	14%	210	9%	\$1,035,367	\$810,000	\$1,077,875	\$839,900	\$444

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 2016 versus YTD: 2017

Area	Average Price Single Family 2016	Average Price Single Family YTD: 2017	% Change vs. Prior Year	Average Price Multi-Family 2016	Average Price Multi-Family YTD: 2017	% Change vs. Prior Year	Average Price Vacant Land 2016	Average Price Vacant Land YTD: 2017	% Change vs. Prior Year
Blue River	\$670,990	\$809,236	21%	\$199,250	\$204,750	3%	\$152,952	\$134,436	-12%
Breckenridge	\$1,354,214	\$1,460,012	8%	\$516,571	\$593,040	15%	\$676,632	\$646,996	-4%
Breckenridge Golf Course	\$1,409,578	\$1,549,070	10%	\$552,109	\$433,591	-21%	\$397,628	\$558,720	41%
Copper Mountain	\$2,378,748	\$2,160,880	-9%	\$371,149	\$406,205	9%	\$806,667	\$1,075,000	33%
Corinthian Hills/Summerwood	\$815,185	\$1,069,760	31%	\$490,250	\$534,750	9%	\$0	\$840,000	n/a
Dillon Town & Lake	\$1,340,000	\$691,400	-48%	\$344,751	\$382,234	11%	\$0	\$0	0%
Dillon Valley	\$445,259	\$532,005	19%	\$190,032	\$207,531	9%	\$0	\$0	0%
Farmers Corner	\$660,113	\$827,427	25%	\$0	\$0	n/a	\$269,000	\$0	n/a
Frisco	\$804,803	\$974,060	21%	\$515,799	\$528,004	2%	\$336,238	\$260,600	-22%
Heeny	\$303,567	\$0	n/a	\$0	\$0	0%	\$125,000	\$160,000	28%
Keystone	\$1,170,586	\$1,317,105	13%	\$365,636	\$473,385	29%	\$355,100	\$336,900	-5%
Montezuma	\$582,500	\$622,167	7%	\$0	\$0	0%	\$0	\$120,000	n/a
North Summit County (Rural)	\$1,115,178	\$1,013,607	-9%	\$0	\$0	0%	\$610,700	\$525,167	-14%
Peak 7	\$819,262	\$834,409	2%	\$0	\$0	0%	\$171,250	\$203,727	19%
Silverthorne	\$793,720	\$899,082	13%	\$533,593	\$607,595	14%	\$227,777	\$272,264	20%
Summit Cove	\$618,977	\$764,445	24%	\$283,501	\$335,683	18%	\$159,833	\$191,250	20%
Wilderness	\$566,467	\$644,848	14%	\$308,965	\$337,772	9%	\$159,286	\$217,875	n/a
Woodmoor	\$1,174,850	\$1,243,322	6%	\$337,226	\$462,862	37%	\$472,500	\$279,143	-41%
Gross Live Average:	\$934,163	\$1,084,991	16%	\$409,673	\$470,841	15%	\$353,500	\$335,949	-5%

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 2016	Median Price Single Family YTD: 2017	% Change vs. Prior Year	Median Price Multi-Family 2016	Median Price Multi-Family YTD: 2017	% Change vs. Prior Year	Median Price Vacant Land 2016	Median Price Vacant Land YTD: 2017	% Change vs. Prior Year
Blue River	\$640,000	\$703,000	10%	\$212,500	\$195,250	-8%	\$115,000	\$125,000	9%
Breckenridge	\$980,000	\$1,182,000	21%	\$446,000	\$525,000	18%	\$545,000	\$420,000	-23%
Breckenridge Golf Course	\$1,377,500	\$1,485,000	8%	\$547,500	\$360,000	-34%	\$349,000	\$500,000	43%
Copper Mountain	\$2,300,000	\$1,925,000	-16%	\$346,750	\$367,000	6%	\$950,000	dna	n/a
Corinthian Hills/Summerwood	\$750,000	\$883,700	18%	\$383,750	\$462,000	20%	\$0	dna	0%
Dillon Town & Lake	dna	\$640,000	n/a	\$340,000	\$342,500	1%	\$0	\$0	0%
Dillon Valley	\$422,000	\$529,000	25%	\$170,700	\$180,950	6%	\$0	\$0	0%
Farmers Corner	\$548,000	\$691,000	26%	\$0	\$0	n/a	\$258,500	\$0	n/a
Frisco	\$725,000	\$897,500	24%	\$447,500	\$495,000	11%	\$330,000	\$285,000	-14%
Heeny	\$264,000	\$0	n/a	\$0	\$0	0%	\$0	dna	n/a
Keystone	\$1,032,500	\$1,207,500	17%	\$340,000	\$408,750	20%	\$335,000	\$455,000	36%
Montezuma	dna	\$590,000	n/a	\$0	\$0	0%	\$0	dna	n/a
North Summit County (Rural)	\$850,000	\$812,300	-4%	\$0	\$0	0%	\$850,000	\$424,000	-50%
Peak 7	\$799,000	\$825,000	3%	\$0	\$0	0%	\$167,000	\$219,000	31%
Silverthorne	\$675,000	\$800,500	19%	\$567,500	\$645,000	14%	\$195,000	\$287,750	48%
Summit Cove	\$599,750	\$717,500	20%	\$293,000	\$350,000	19%	\$155,000	\$190,000	23%
Wilderness	\$550,000	\$644,950	17%	\$285,450	\$332,000	16%	\$150,000	dna	n/a
Woodmoor	\$1,022,500	\$1,000,000	-2%	\$345,000	\$425,000	23%	\$410,000	\$275,000	n/a
Gross Live Median:	\$750,000	\$881,000	17%	\$359,000	\$414,999	16%	\$262,250	\$239,000	-9%

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Historical Market Analysis: Percentage Market Change: 2009 - YTD. 2017

Month to Month Comparison # of Transactions and \$ Volume

Month	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	% Change 16 to 17	2017
January	\$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	45%	\$91,901,074
February	\$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	33%	\$66,997,100	6%	\$71,152,600
March	\$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	4%	\$86,347,800	43%	\$123,142,000
April	\$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	-4%	\$89,007,327	28%	\$114,226,938
May	\$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	-1%	\$114,889,906	10%	\$126,580,300
June	\$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	-13%	\$113,032,009	20%	\$136,189,679
July	\$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	-11%	\$104,621,918	41%	\$147,927,102
August	\$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	-2%	\$139,223,249	22%	\$170,248,375
September	\$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	5%	\$174,179,706	-8%	\$159,591,700
October	\$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	-5%	\$149,691,558	43%	\$213,311,500
November	\$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	68%	\$184,563,658	-18%	\$151,871,354
December	\$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	-13%	\$122,880,919	-100%	
YTD Comparison	\$580,323,400	2%	\$627,684,715	1%	\$631,985,100	15%	\$726,843,890	23%	\$897,256,217	8%	\$966,995,219	27%	\$1,231,358,111	4%	\$1,285,785,881	17%	\$1,506,142,622
Annual Total	\$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	3%	\$1,408,666,800	7%	\$1,506,142,622

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Month to Month Comparison by Number of Transactions

Month	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	% Change 16 to 17	2017
January	54	0%	54	61%	90	10%	102	13%	116	-6%	107	19%	127	-2%	124	11%	138
February	55	20%	66	35%	90	-11%	81	16%	97	-10%	91	16%	106	19%	126	-8%	116
March	71	21%	86	19%	103	-21%	86	46%	128	1%	125	19%	149	-9%	136	31%	178
April	68	34%	91	16%	106	7%	119	19%	136	-13%	124	23%	153	1%	155	22%	189
May	88	7%	94	14%	107	25%	145	18%	165	10%	181	13%	205	-4%	197	0%	197
June	80	73%	138	-25%	104	5%	124	28%	151	6%	155	69%	262	-16%	220	6%	234
July	95	-21%	75	31%	98	29%	131	23%	163	26%	201	0%	202	6%	215	18%	253
August	114	3%	117	28%	150	6%	162	36%	221	-6%	214	25%	267	6%	282	-4%	272
September	147	1%	149	9%	162	-2%	164	54%	254	11%	286	5%	301	-1%	297	-16%	248
October	160	-4%	154	5%	171	43%	240	5%	251	5%	265	7%	284	-7%	263	22%	322
November	135	4%	141	1%	152	8%	158	10%	197	19%	216	-5%	205	31%	268	-14%	230
December	178	-13%	154	-9%	147	32%	188	-29%	138	32%	186	48%	276	-26%	203	-100%	
YTD Comparison	1,067	9%	1,165	14%	1,333	13%	1,512	24%	1,879	5%	1,965	15%	2,261	1%	2,283	4%	2,377
Annual Total	1,245	6%	1,319	12%	1,480	15%	1,700	19%	2,017	7%	2,151	18%	2,537	-2%	2,486	-4%	2,377

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.

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Residential Cost Analysis

Residential Improved Units - Price Point Summary			
November 2017			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	4	\$721,900	1%
200,001 to 300,000	15	\$3,849,175	3%
300,001 to 400,000	37	\$13,048,094	9%
400,001 to 500,000	29	\$13,008,999	9%
500,001 to 600,000	27	\$14,857,000	11%
600,001 to 700,000	22	\$14,217,697	10%
700,001 to 800,000	16	\$12,108,450	9%
800,001 to 900,000	14	\$11,944,400	9%
900,001 to 1,000,000	12	\$11,375,700	8%
1,000,001 to 1,500,000	10	\$12,001,473	9%
1,500,001 to 2,000,000	6	\$10,580,000	8%
2,000,001 to 2,500,000	3	\$7,375,000	5%
2,500,001 to 3,000,000	4	\$10,764,800	8%
over \$ 3 Million	1	\$3,050,000	2%
Total:	200	\$138,902,688	100%
November 2017			
New Construction	Number Trans.	Total Volume	Average Price
Single Family	10	\$17,934,570	\$1,793,457
Multi Family	11	\$8,991,650	\$817,423
Vacant Land	6	\$1,348,000	\$224,667
Resales	Number Trans.	Total Volume	Average Price
Single Family	54	\$49,690,994	\$920,204
Multi Family	125	\$62,285,474	\$498,284
Vacant Land	11	\$3,181,900	\$289,264
Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	64	\$67,625,564	\$1,056,649
Multi Family	136	\$71,277,124	\$524,097
Vacant Land	17	\$4,529,900	\$266,465
YTD: Nov. 2017	Number Trans.	Total Volume	Average Price
Single Family	683	\$741,049,061	\$1,084,991
Multi Family	1327	\$624,806,272	\$470,841
Vacant Land	156	\$52,408,100	\$335,949
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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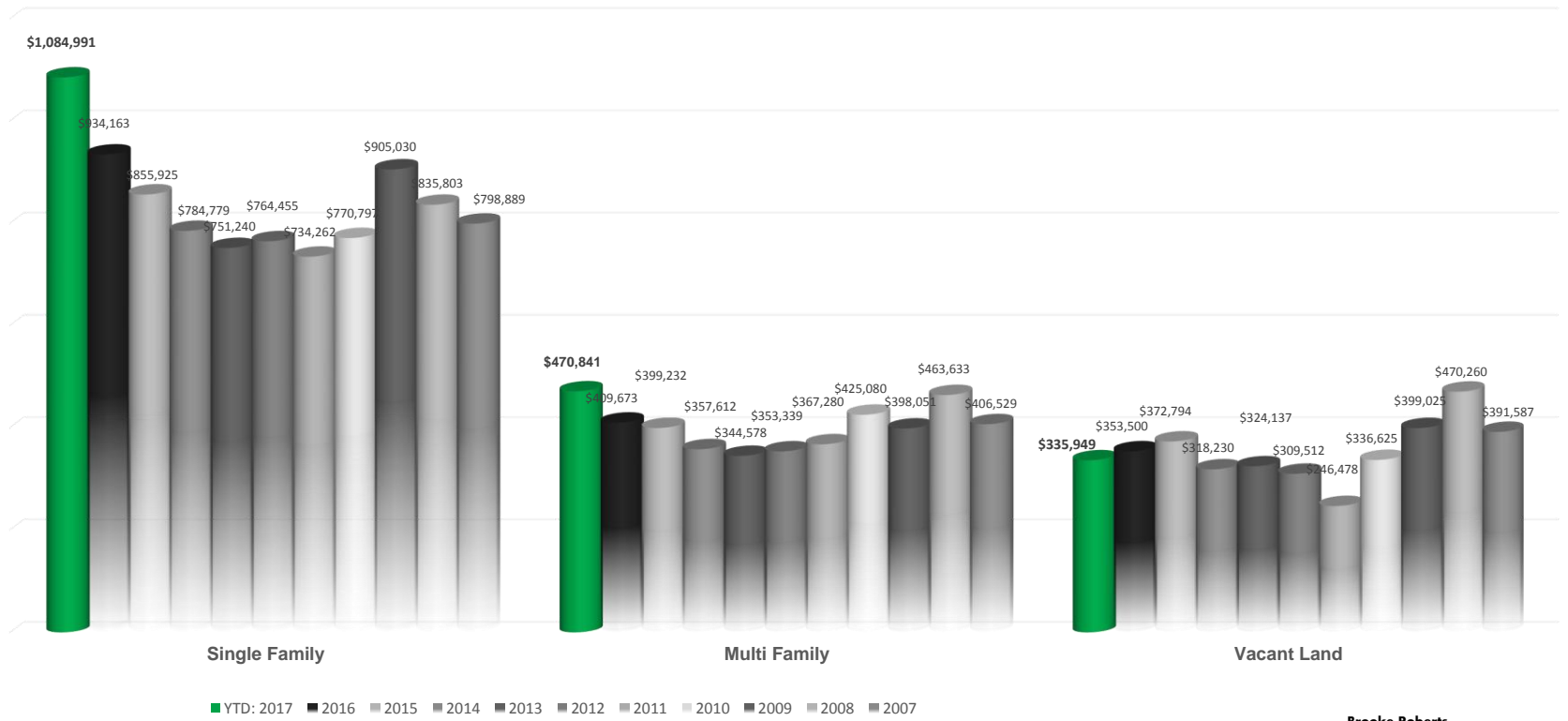
Frisco
Land Title
60 Main Street
Frisco, CO 80443
970.668.2205

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. 2017



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Comparative Historical Cost Analysis

YTD. 2017 Price Point Summary for Residential Volume - Average Price:			\$679,530
	# Transactions	Gross Volume	Percentage Gross
<=200,000	101	\$17,059,900	1%
200,001 to 300,000	236	\$60,968,575	4%
300,001 to 400,000	339	\$118,977,187	9%
400,001 to 500,000	268	\$119,819,237	9%
500,001 to 600,000	198	\$108,679,517	8%
600,001 to 700,000	186	\$121,274,297	9%
700,001 to 800,000	166	\$125,175,360	9%
800,001 to 900,000	117	\$99,502,655	7%
900,001 to 1,000,000	88	\$84,025,500	6%
1,000,001 to 1,500,000	182	\$222,081,005	16%
1,500,001 to 2,000,000	64	\$110,065,900	8%
2,000,001 to 2,500,000	31	\$70,354,300	5%
2,500,001 to 3,000,000	21	\$58,373,900	4%
over \$ 3 Million	13	\$49,498,000	4%
Total:	2010	\$1,365,855,333	100%

YTD. 2016 Price Point Summary for Residential Volume - Average Price:			\$572,008
	# Transactions	Gross Volume	Percentage Gross
<=200,000	160	\$25,157,122	2%
200,001 to 300,000	363	\$92,379,702	8%
300,001 to 400,000	299	\$105,245,159	10%
400,001 to 500,000	273	\$121,442,955	11%
500,001 to 600,000	180	\$99,155,234	9%
600,001 to 700,000	181	\$118,335,200	11%
700,001 to 800,000	117	\$88,157,050	8%
800,001 to 900,000	91	\$77,290,988	7%
900,001 to 1,000,000	54	\$51,530,000	5%
1,000,001 to 1,500,000	127	\$154,453,287	14%
1,500,001 to 2,000,000	44	\$75,459,000	7%
2,000,001 to 2,500,000	16	\$35,505,500	3%
2,500,001 to 3,000,000	7	\$19,155,000	2%
over \$ 3 Million	9	\$35,561,244	3%
Total:	1921	\$1,098,827,441	100%

YTD. 2015 Price Point Summary for Residential Volume - Average Price:			\$549,260
	# 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%

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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

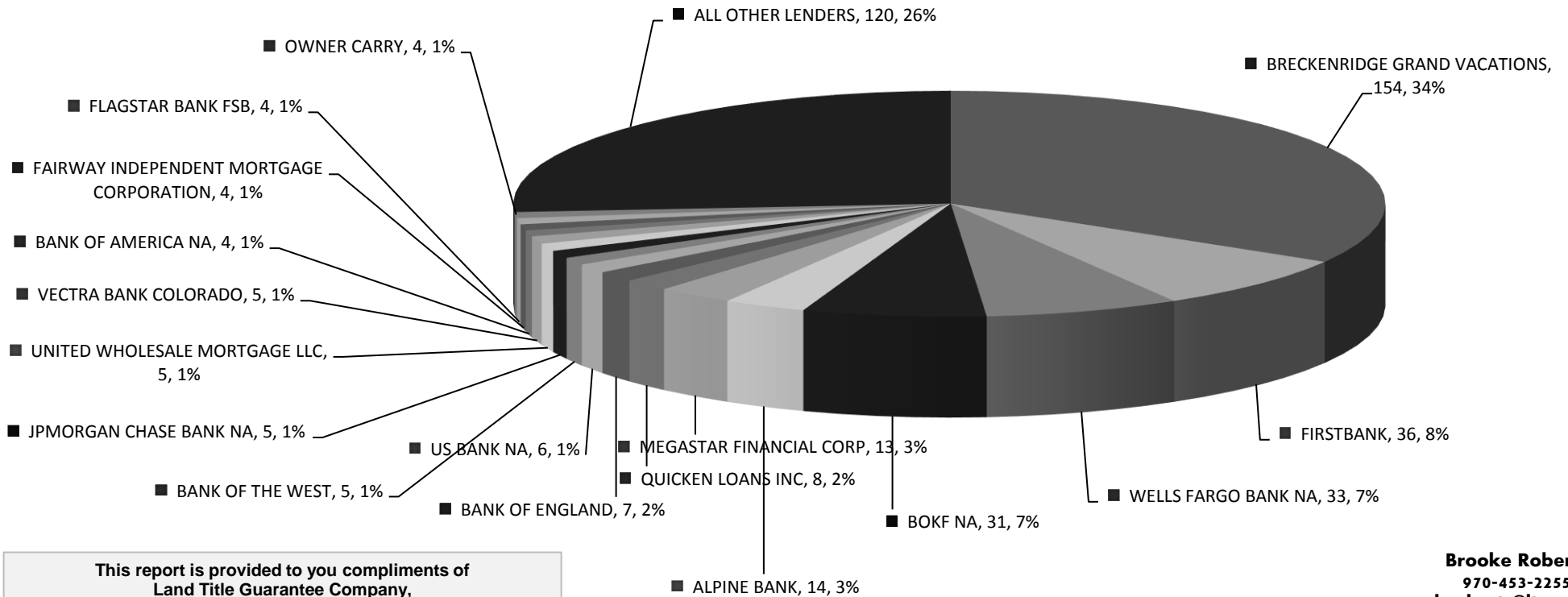
Breckenridge
Land Title
200 North Ridge
Street
Breckenridge, CO
80424
970.453.2255



Lender Analysis

TOP 74% LENDERS - November 2017

LOAN BREAKDOWN: 157 Loans related to Sales 68% of the 230 Sales Transactions.
 There were 149 Refinance/Equity Loans, and 152 Loans related to Timeshare Sales.
 The Remainder of Sales: 32% of Real Estate closings were Cash Transactions at the time of closing.
Total Loans: 458



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Market Highlights

Market Highlights:

November 2017

Highest Priced Residential Sale

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Comments
4	5	1991	3647	\$ 3,050,000.00	Abbetts Addition Subd Lots: 11-14, Block 10 w/.20 AC Land	SCOTT LONG	\$ 836.30	11/13/2017	213 S FRENCH STREET	

213 South French Street



Highest Price PSF Residential Sale

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Comments
2	2	2007	1139	\$ 1,030,000.00	Crystal Peak Lodge Condos Unit 7100	VICKI TANNER	\$ 904.30	11/08/2017	1891 SKI HILL ROAD	

Bank Sales Detail

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

There were no Bank Sales in November 2017

Foreclosure Document Breakdown

November 2017	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)	0	0	0	0
Total Foreclosure Docs Filed:	2	0	2	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:	32
Withdrawn NED'S	14
Active NED's for 2015:	18
Public Trustee's Deeds Issued:	26

2016 Summary:	
NED:	35
Withdrawn NED'S	26
Active NED's for 2016:	9
Public Trustee's Deeds Issued:	9

YTD: 2017 Summary	
NED:	27
Withdrawn NED'S	n/a
Active NED's for 2016:	27
Public Trustee's Deeds Issued:	8

Eight Year Foreclosure Summary & Analysis:	
Total Active NED's for Period: 1/1/2009 thru 12/31/2016	822
Total PTD's Issued: 1/1/2009 thru 12/31/2016	817
Unissued Public Trustee's Deeds Remaining:	5

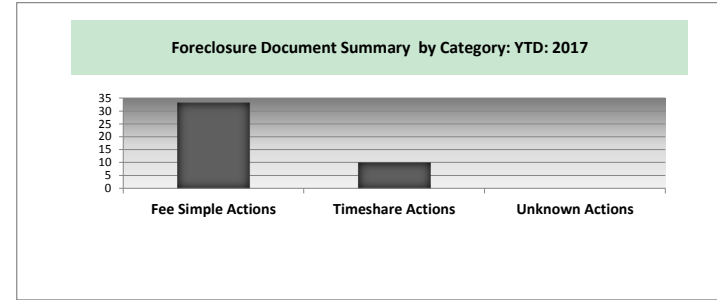
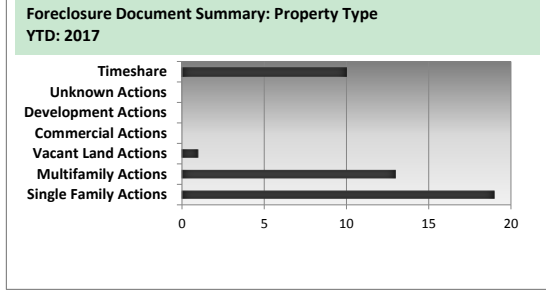
*data is obtained from the Summit County Treasurer's Office; it is deemed reliable but it is not guaranteed.

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Summary of Foreclosure Actions

YTD: Nov. 2017

Property Foreclosure Summary:	
Fee Simple Actions	33
Timeshare Actions	10
Unknown Actions	0
Property Type Breakdown:	
Single Family Actions	19
Multifamily Actions	13
Vacant Land Actions	1
Commercial Actions	0
Development Actions	0
Unknown Actions	0
Timeshare	10



Location Summary: ALL TYPES

Blue River	2
Breckenridge	18
Breckenridge Golf Course	0
Central Summit County	0
Copper Mountain	4
Corinthian Hill & Summerwoc	0
Dillon, Town & Lake	2
Dillon Valley	0
Farmers Corner	1
Frisco	1
Heeney	0
Keystone	8
Montezuma	0
North Summit County Rural	0
Peak 7	1
Silverthorne	3
Summit Cove	2
Wilderness	1
Woodmoor	0

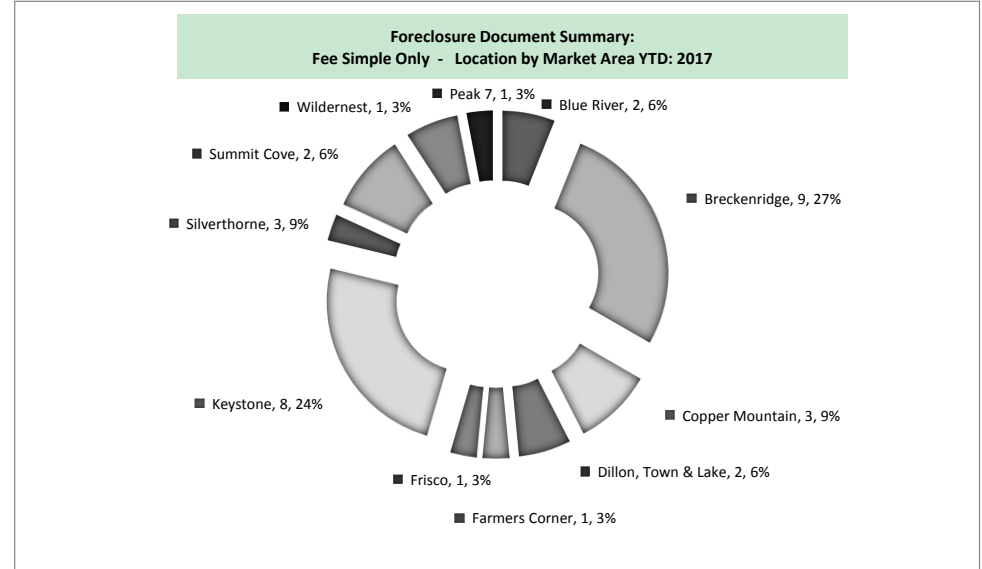
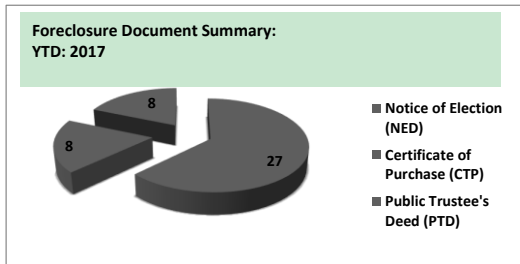
Location Summary: Fee Simple Only

Blue River	2
Breckenridge	9
Breckenridge Golf Course	0
Central Summit County	0
Copper Mountain	3
Corinthian Hill & Summerwoc	0
Dillon, Town & Lake	2
Dillon Valley	0
Farmers Corner	1
Frisco	1
Heeney	0
Keystone	8
Montezuma	0
North Summit County Rural	0
Peak 7	1
Silverthorne	3
Summit Cove	2
Wilderness	1
Woodmoor	0

* Location Summaries do not include recordings with Unknown Legal Descriptions

Document Summary:

Notice of Election (NED)	27
Certificate of Purchase (CTP)	8
Public Trustee's Deed (PTD)	8



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Top Lender Listing

LENDER	NUMBER LOANS	PERCENTAGE TOTAL	
BRECKENRIDGE GRAND VACATIONS	154	33.62%	Top 74% Lenders for November 2017
FIRSTBANK	36	7.86%	Summit County
WELLS FARGO BANK NA	33	7.21%	
BOKE NA	31	6.77%	
ALPINE BANK	14	3.06%	
MEGASTAR FINANCIAL CORP	13	2.84%	
QUICKEN LOANS INC	8	1.75%	
BANK OF ENGLAND	7	1.53%	
US BANK NA	6	1.31%	
BANK OF THE WEST	5	1.09%	
JPMORGAN CHASE BANK NA	5	1.09%	
UNITED WHOLESAL MORTGAGE LLC	5	1.09%	
VECTRA BANK COLORADO	5	1.09%	
BANK OF AMERICA NA	4	0.87%	
FAIRWAY INDEPENDENT MORTGAGE CORPORATION	4	0.87%	
FLAGSTAR BANK FSB	4	0.87%	
OWNER CARRY	4	0.87%	
ALL OTHER LENDERS	120	26.20%	
CITYWIDE HOME LOANS CORP	3	0.66%	
CMG MORTGAGE INC	3	0.66%	
COLORADO BUSINESS BANK	3	0.66%	
COMMERCE HOME MORTGAGE	3	0.66%	
SUNFLOWER BANK NA	3	0.66%	
WESTERRA CREDIT UNION	3	0.66%	
ACADEMY MORTGAGE CORPORATION	2	0.44%	
BRECKENRIDGE TOWN OF	2	0.44%	
CALIBER HOME LOANS INC	2	0.44%	
CARDINAL FINANCIAL COMPANY LP	2	0.44%	
CASTLE & COOKE MORTGAGE LLC	2	0.44%	
CHERRY CREEK MORTGAGE CO INC	2	0.44%	
CITYWIDE BANKS	2	0.44%	
COMPASS BANK	2	0.44%	
CORNERSTONE HOME LENDING INC	2	0.44%	
CREDIT UNION LENDING SOURCE LLC	2	0.44%	
EVERGREEN NATIONAL BANK	2	0.44%	
GUARANTY BANK AND TRUST COMPANY	2	0.44%	
HALLMARK HOME MORTGAGE LLC	2	0.44%	
LOANDEPOT.COM LLC	2	0.44%	
MORGAN STANLEY PRIVATE BANK NA	2	0.44%	
NAVY FEDERAL CREDIT UNION	2	0.44%	
PUBLIC SERVICE CREDIT UNION	2	0.44%	
SWBC MORTGAGE CORP	2	0.44%	
TIAA FSB	2	0.44%	
ADAMS BANK & TRUST	1	0.22%	
AIR ACADEMY FEDERAL CREDIT UNION	1	0.22%	
AMERICAN FINANCING CORPORATION	1	0.22%	
AMERICAN INTERNET MORTGAGE INC	1	0.22%	
ANB BANK	1	0.22%	
BANK OF TAMPA	1	0.22%	
BAY EQUITY LLC	1	0.22%	
BMO HARRIS BANK NA	1	0.22%	
BROKER SOLUTIONS INC	1	0.22%	
CAPITAL ONE NA	1	0.22%	
CEDAR RAPIDS BANK AND TRUST COMPANY	1	0.22%	
CEF CREDIT UNION	1	0.22%	
CENTENNIAL LENDING LLC	1	0.22%	
CENTRAL BANK & TRUST	1	0.22%	
CITY NATIONAL BANK	1	0.22%	
CITY NATIONAL BANK OF FLORIDA	1	0.22%	
COMMUNITY MORTGAGE LLC	1	0.22%	
CREDIT UNION OF COLORADO	1	0.22%	
DRAPER AND KRAMER MORTGAGE CORP	1	0.22%	
ELEVATIONS CREDIT UNION	1	0.22%	
ENT CREDIT UNION	1	0.22%	
FINANCE OF AMERICA MORTGAGE LLC	1	0.22%	
FINANCIAL FUNDING SOLUTIONS INC	1	0.22%	
FIRST CENTENNIAL MORTGAGE CORPORATION	1	0.22%	
FIRST DIRECT LENDING LLC	1	0.22%	
FIRST LIBERTY BANK	1	0.22%	
FIRST NATIONAL FINANCING INC	1	0.22%	
FIRST WESTERN TRUST BANK	1	0.22%	
GEORGETOWN MORTGAGE LLC	1	0.22%	
GOLD COAST BANK	1	0.22%	
GSB MORTGAGE INC	1	0.22%	
GUARANTEED RATE INC	1	0.22%	
GUILD MORTGAGE COMPANY	1	0.22%	
HOME POINT FINANCIAL CORPORATION	1	0.22%	
HOMEWARD RESIDENTIAL INC	1	0.22%	
LEGACY BANK	1	0.22%	
LENDERFI INC	1	0.22%	
LIBERTY SAVINGS BANK FSB	1	0.22%	
M&T BANK	1	0.22%	
MICHIGAN MUTUAL INC	1	0.22%	
MID AMERICA MORTGAGE INC	1	0.22%	
MIDFIRST BANK	1	0.22%	
MIDWESTONE BANK	1	0.22%	
MOVEMENT MORTGAGE LLC	1	0.22%	
NBKC BANK	1	0.22%	
NEW PENN FINANCIAL LLC	1	0.22%	
NEXERA HOLDING LLC	1	0.22%	
NORTHERN TRUST COMPANY	1	0.22%	
PARAMOUNT EQUITY MORTGAGE LLC	1	0.22%	
PARAMOUNT RESIDENTIAL MORTGAGE GROUP INC	1	0.22%	
PENNYMAC LOAN SERVICES LLC	1	0.22%	
PENTAGON FEDERAL CU	1	0.22%	
PEOPLES NATIONAL BANK	1	0.22%	
PROVIDENT FUNDING ASSOCIATES LP	1	0.22%	
RED ROCKS CREDIT UNION	1	0.22%	
REGIONS BANK	1	0.22%	
SECRETARY OF HOUSING AND URBAN DEVELOPMENT	1	0.22%	
SOLUTIONS NORTH BANK	1	0.22%	
SOOPER CREDIT UNION	1	0.22%	
SUMMIT COMBINED HOUSING AUTHORITY	1	0.22%	
UBS BANK USA	1	0.22%	
UNITED MORTGAGE CORP	1	0.22%	
UNIVERSAL LENDING CORPORATION	1	0.22%	
USAA FEDERAL SAVINGS BANK	1	0.22%	
TOTAL LOANS FOR NOVEMBER 2017:	458	100.00%	

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Purchaser Profile Abstract

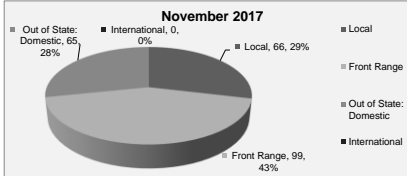
November 2017

Upper End Purchaser Details

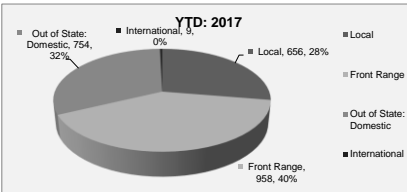
Brm	Both	Year Built	Size	Price	Legal	PPSF	Date	Street Address	Origin of Buyer: City	Origin of Buyer: State
		1974	17341	\$ 3,500,000.00	Silverthorne Heights Subd Lot 9	\$ 201.83	11/01/2017	330 WARREN AVENUE	SILVERTHORNE	CO
4	5.00	1991	3647	\$ 3,050,000.00	Abbetts Addition Subd Lots: 11-16, Block 10	\$ 836.30	11/13/2017	213 S FRENCH STREET	KIRKLAND	WA
5	5.00	2016	5324	\$ 2,805,000.00	Swan River Ranch Filing 1 Lot 6	\$ 525.87	11/21/2017	381 REWETT DRIVE	CERRY HILLS VILLAGE	CO
3	5.00	2000	5179	\$ 2,799,800.00	Summit Estates Filing 4 Lot 56	\$ 540.61	11/02/2017	2329 ESTATES DRIVE	CENTENNIAL	CO
4	5.00	2008	4290	\$ 2,600,000.00	Highlands @ Breck-Highlands Park Lot 67	\$ 606.06	11/27/2017	436 GOLD RUN RD	ARLINGTON	TX
4	6.00	2005	4679	\$ 2,560,000.00	Highlands @ Breck-Discovery Hill Filing 1 Lot 152	\$ 547.13	11/03/2017	1020 GOLD RUN RD	FORT COLLINS	CO
4	5.00	2016	2783	\$ 2,500,000.00	Shock Hill Overlook Lot 5A	\$ 898.31	11/17/2017	52 WEST POINT LODGE	PUNTA GORDA	FL
4	5.00	2016	2783	\$ 2,500,000.00	Shock Hill Overlook Lot 5B	\$ 898.31	11/17/2017	48 WEST POINT LODGE	GEORGETOWN	TX
5	6.00	2016	4605	\$ 2,375,000.00	Highlands At Breckenridge Filing 5 Lot 141	\$ 515.74	11/08/2017	540 HIGHLANDS DR	BRECKENRIDGE	CO
4	5.00	2016	3310	\$ 2,000,000.00	Fairways At Breckenridge Lot 11	\$ 604.23	11/21/2017	2250 HIGHLANDS DRIVE	COLLETSVILLE	TX
4	5.00	1993	4278	\$ 1,875,000.00	Brooks Hill Amended Subd Lot 8	\$ 438.29	11/01/2017	1031 BOREAS PASS RD	COLORADO SPRINGS	CO
5	6.00	2016	3945	\$ 1,740,000.00	Corkscrew Flats Subd Lot 32	\$ 441.06	11/08/2017	552 CORKSCREW DRIVE	CHAPPELL HILL	TX
3	4.00	2005	2112	\$ 1,729,000.00	Bluesky Breckenridge Condo Unit 603	\$ 818.66	11/17/2017	42 SNOWFLAKE DRIVE	DALLAS	TX
3	3.00	1999	3690	\$ 1,686,000.00	Wooden Canoe @ Water Dance Subd Lot 16	\$ 456.91	11/08/2017	560 NIGHT CHANT LANE	FRISCO	CO
4	5.00	2000	3879	\$ 1,550,000.00	Frisco Duck Subd Lot 9	\$ 399.59	11/30/2017	16 MALLARD LANE	CASTLE ROCK	CO
4	5.00	2016	3448	\$ 1,458,073.00	South Maryland Creek Ranch Filing 1 Lot 40	\$ 425.78	11/08/2017	68 E BENJAMIN PT	CHICAGO	IL
3	3.00	1985	4118	\$ 1,340,000.00	Silver Shovel Subd Lot 49	\$ 325.40	11/13/2017	382 FAIRVIEW BLVD	BRECKENRIDGE	CO
3	4.00	2004	3634	\$ 1,265,000.00	Fairways Duplexes Filing 2 Lots 8 & 9	\$ 348.10	11/17/2017	262,270,284,292 GLEN EAGLE LOOP	BRECKENRIDGE	CO
3	4.00	1979	2664	\$ 1,200,000.00	Highland Meadows PUD Lot 14	\$ 450.45	11/21/2017	81 ALPENSEE COURT	COLORADO SPRINGS	CO
4	4.00	2007	3827	\$ 1,190,000.00	Four O'Clock Subd Lot 18	\$ 310.95	11/08/2017	303 FOUR OCLOCK RUN ROAD	LONE TREE	CO
			1,189	\$ 1,189,000.00	Sunnyslope Subd Lot 24	\$ -	11/28/2017	5697 HWY 9	FOSTER CITY	CA
					Dillon New Town Subd Lots: 16R 17A & 17B	\$ -	11/28/2017	175, 205, & 235 EAST LA BONTE STREET	DILLON	CO
4	3.00	1996	2264	\$ 1,165,000.00	Woods @ Breckenridge Subd Lot 9	\$ 514.58	11/17/2017	109 WOODS DRIVE	OZONA	FL
4	4.00	1993	3692	\$ 1,150,000.00	Charter Ridge TH Unit 11	\$ 311.48	11/02/2017	10 CHARTER RIDGE COURT	CORAL GABLES	FL
4	5.00	2017	3120	\$ 1,118,400.00	South Maryland Creek Ranch Filing 1 Lot 52	\$ 358.46	11/03/2017	11 W BENJAMIN POINT	MIDLAND	TX
2	4.00	2004	3331	\$ 1,075,000.00	Loma Verde Subd Filing 1 Lot 15	\$ 322.73	11/17/2017	115 SUNSET DRIVE	BLOOMINGTON	MN
2	2.00	2007	1139	\$ 1,030,000.00	Crystal Peak Lodge Condos Unit 7100	\$ 904.30	11/08/2017	1891 SKI HILL ROAD	GAITHERSBURG	MD

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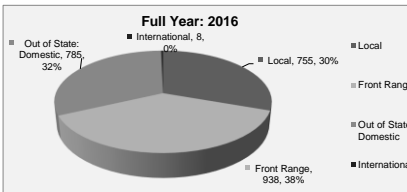
All Sales: November 2017		
Origin of Buyer	# of Trans.	% Overall
Local	66	29%
Front Range	99	43%
Out of State: Domestic	65	28%
International	0	0%
Total Sales	230	100%



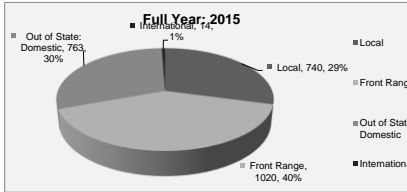
YTD: Nov. 2017		
Origin of Buyer	# of Trans.	% Overall
Local	656	28%
Front Range	958	40%
Out of State: Domestic	754	32%
International	9	0%
Total Sales	2377	100%



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%

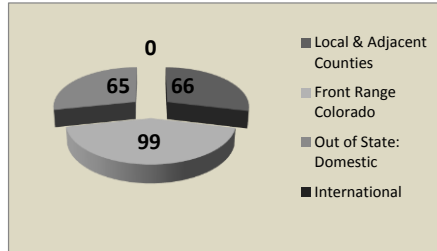
All Sales: 2013		
Origin of Buyer	# of Trans.	% Overall
Local	502	26%
Front Range	765	40%
Out of State: Domestic	624	33%
International	17	1%
Total Sales	1908	100%

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Land Title Guarantee Company,
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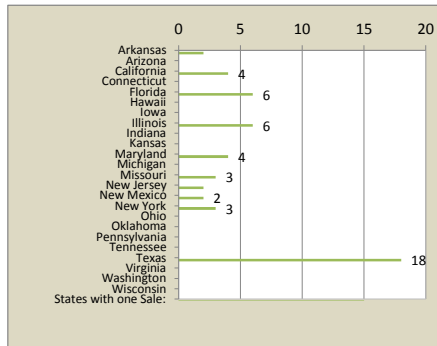
Purchaser Detailed Profile

November 2017

Purchaser Origin



Out-of-State Breakout



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

Purchaser Point of Origin:

Origin	Number Sales	% All Sales
Local & Adjacent Counties	66	28.70%
Front Range Colorado	99	43.04%
Out of State: Domestic	65	28.26%
International	0	0.00%

Out-of-State Breakout:

State	Number Sales	% All Sales
Arkansas	2	3.08%
Arizona	0	0.00%
California	4	6.15%
Connecticut	0	0.00%
Florida	6	9.23%
Hawaii	0	0.00%
Iowa	0	0.00%
Illinois	6	9.23%
Indiana	0	0.00%
Kansas	0	0.00%
Maryland	4	6.15%
Michigan	0	0.00%
Missouri	3	4.62%
New Jersey	2	3.08%
New Mexico	2	3.08%
New York	3	4.62%
Ohio	0	0.00%
Oklahoma	0	0.00%
Pennsylvania	0	0.00%
Tennessee	0	0.00%
Texas	18	27.69%
Virginia	0	0.00%
Washington	0	0.00%
Wisconsin	0	0.00%
States with one Sale:	15	23.08%
AZ,IA,KS,KY,LA,MI,MN,MS,NE OH,OK,PA,SC,VA,WA	65	

International Breakout:

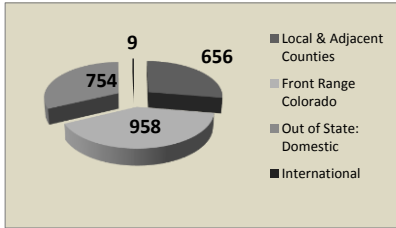
Country	Number Sales	% INT'L Sales
Countries with one sale:		100.00%
Total International:	0	100.00%

Note: This Summary does not include data on INTERVAL transactions.

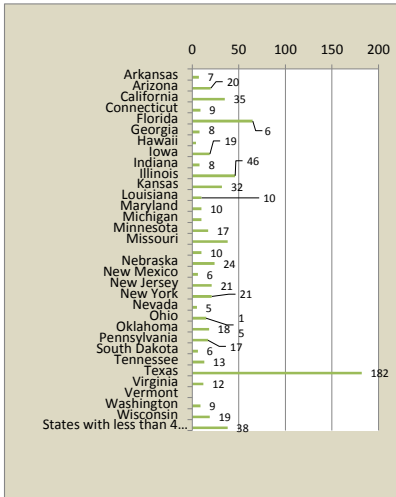
Purchaser Detailed Profile

YTD: Nov. 2017

Purchaser Origin



Out-of-State Breakout



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

Purchaser Point of Origin:

Origin	Number Sales	% All Sales
Local & Adjacent Counties	656	27.60%
Front Range Colorado	958	40.30%
Out of State: Domestic	754	31.72%
International	9	0.38%

Out-of-State Breakout:

State	Number Sales	% All Sales
Arkansas	7	0.93%
Arizona	20	2.65%
California	35	4.64%
Connecticut	9	1.19%
Florida	65	8.62%
Georgia	8	1.06%
Hawaii	4	0.53%
Iowa	19	2.52%
Indiana	8	1.06%
Illinois	46	6.10%
Kansas	32	4.24%
Louisiana	10	1.33%
Maryland	10	1.33%
Michigan	10	1.33%
Minnesota	17	2.25%
Missouri	38	5.04%
North Carolina	10	1.33%
Nebraska	24	3.18%
New Mexico	6	0.80%
New Jersey	21	2.79%
New York	21	2.79%
Nevada	5	0.66%
Ohio	15	1.99%
Oklahoma	18	2.39%
Pennsylvania	17	2.25%
South Dakota	6	0.80%
Tennessee	13	1.72%
Texas	182	24.14%
Virginia	12	1.59%
Vermont	0	0.00%
Washington	9	1.19%
Wisconsin	19	2.52%
States with less than 4 Sales:	38	5.04%
AK,AL,DC,DE,ID,KY,MA, MT MS,NH,NV,RI,SC,UT,VT,WY	754	

International Breakout:

Country	Number Sales	% INT'L Sales
Mexico, United Kingdom	7	
Countries with one sale:	2	100.00%
Brazil, Jamaica		
Total International:	9	100.00%

Note: This Summary does not include data on INTERVAL transactions.

New Development Summary

November 2017

Improved Residential New Unit Sales Detail:

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
4	5.00	2016	2783	\$ 2,500,000.00	Shock Hill Overlook Lot 5A	SINGLEFAM	\$ 898.31	52 WEST POINT LODGE
4	5.00	2016	2783	\$ 2,500,000.00	Shock Hill Overlook Lot 5B	SINGLEFAM	\$ 898.31	48 WEST POINT LODGE
4	5.00	2016	3310	\$ 2,000,000.00	Fairways @ Breckenridge Lot 11	SINGLEFAM	\$ 604.23	2250 HIGHLANDS DRIVE
5	5.00	2016	5334	\$ 2,805,000.00	Swan River Ranch Filing 1 Lot 6	SINGLEFAM	\$ 525.87	381 REVETT DRIVE
5	6.00	2016	4605	\$ 2,375,000.00	Highlands @ Breckenridge Filing 5 Lot 141	SINGLEFAM	\$ 515.74	540 HIGHLANDS DR
2	2.00	2015	1014	\$ 510,000.00	Rivers Edge Condo Unit 9	MULTIFAM	\$ 502.96	421 RAINBOW DRIVE
3	2.00	2015	1280	\$ 625,000.00	Rivers Edge Condo Unit 7	MULTIFAM	\$ 488.28	421 RAINBOW DRIVE
3	4.00	2017	2116	\$ 959,900.00	River Run TH Phase 2 Lot 14C	MULTIFAM	\$ 453.64	38 ERICKSON LOOP
5	6.00	2016	3945	\$ 1,740,000.00	Corkscrew Flats Subd Lot 32	SINGLEFAM	\$ 441.06	552 CORKSCREW DRIVE
3	3.00	2015	1792	\$ 789,950.00	Rivers Edge Condo Unit 15 Bldg 2	MULTIFAM	\$ 440.82	421 RAINBOW DR
4	4.00	2017	2208	\$ 969,900.00	River Run TH Phase 2 Lot 13A	MULTIFAM	\$ 439.27	58 ERICKSON LOOP
4	4.00	2017	2208	\$ 959,900.00	River Run TH Phase 2 Lot 6B	MULTIFAM	\$ 434.74	73 ERICKSON LOOP
3	4.00	2017	2208	\$ 949,000.00	River Run TH Phase 2 Lot 12A	MULTIFAM	\$ 429.80	66 ERICKSON LOOP
4	5.00	2016	3448	\$ 1,468,073.00	South Maryland Creek Ranch Filing 1 Lot 40	SINGLEFAM	\$ 425.78	68 E BENJAMIN PT
3	4.00	2016	2221	\$ 899,000.00	Alders TH Phase 2 Lot 3A	MULTIFAM	\$ 404.77	854 INDEPENDENCE ROAD
3	3.00	2017	2126	\$ 825,000.00	Angler Mtn Ranch Lakeside TH Filing 9 Lot 48C	MULTIFAM	\$ 388.05	404 FLY LINE DRIVE
4	4.00	2017	2174	\$ 821,400.00	South Maryland Creek Ranch Cabin 12 Tract S	SINGLEFAM	\$ 377.83	21 MOSS WAY
3	3.00	2017	1633	\$ 606,697.00	South Maryland Creek Ranch Cabin 16 Tract S	SINGLEFAM	\$ 371.52	88 MOSS WAY
4	5.00	2017	3120	\$ 1,118,400.00	South Maryland Creek Ranch Filing 1 Lot 52	SINGLEFAM	\$ 358.46	11 W BENJAMIN POINT
3	3.00	2017	2068	\$ 715,000.00	Angler Mtn Ranch Lakeside TH Filing 9 Lot 48B	MULTIFAM	\$ 345.74	406 FLY LINE DRIVE
3	3.00	2017	2379	\$ 789,000.00	Angler Mtn Ranch Lakeside TH Filing 9 Lot 48A	MULTIFAM	\$ 331.65	408 FLY LINE DRIVE
3	3.00	2017	1561	\$ 492,274.00	Lincoln Park @ Wellington Nhbld Lot 13 Block 2	DEEDRESTRICTED	\$ 315.36	16 ONTARIO GREEN

Summary of Improved Residential New Unit Sales:

Average Price:	\$ 1,246,295
Average PPSF:	\$ 472.37
Median Price:	\$ 954,450
# Transactions:	22
Gross Volume:	\$ 27,418,494

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