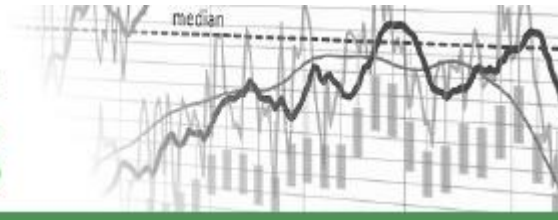
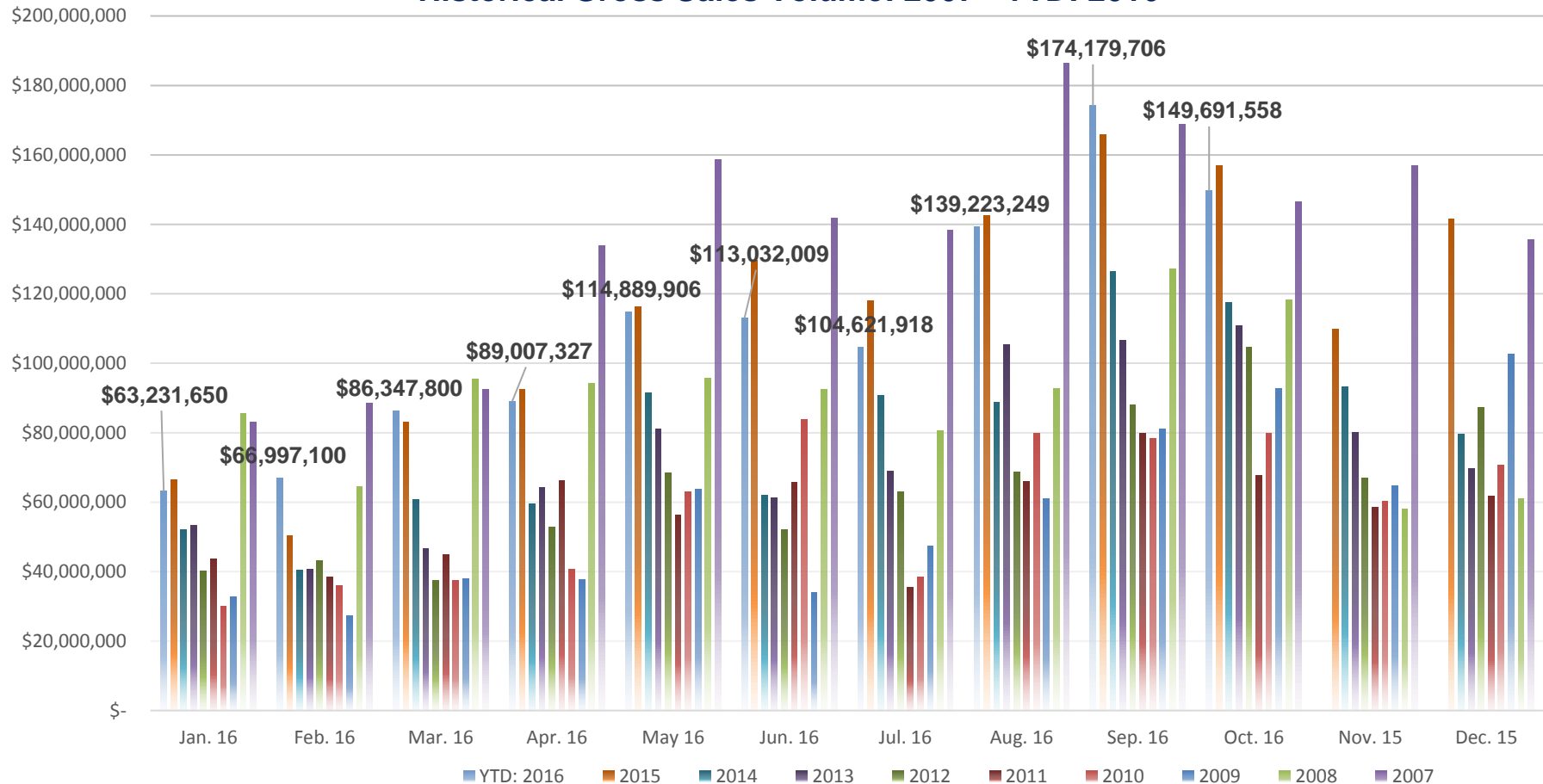




Summit County Market ANALYSIS



Historical Gross Sales Volume: 2007 - YTD: 2016



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Market Analysis by Area

October 2016	All Transaction Summary						Residential Summary		
Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price	Average \$ Residential Price	Median \$ Residential Price	Average \$ Residential PPSF
Blue River & South to County Line	\$7,481,000	5%	11	4%	\$680,091	\$680,000	\$771,556	\$815,000	\$288
Breckenridge	\$39,311,945	26%	56	21%	\$701,999	\$623,500	\$711,124	\$629,750	\$506
Breckenridge Golf Course	\$16,632,700	11%	21	8%	\$792,033	\$507,000	\$1,213,208	\$1,093,500	\$378
Copper Mountain	\$914,000	1%	3	1%	\$304,667	\$329,000	\$304,667	\$329,000	\$417
Corinthian Hills & Summerwood	\$395,000	0%	1	0%	\$395,000	dna	\$395,000	\$395,000	\$346
Dillon Town & Lake	\$1,120,000	1%	3	1%	\$373,333	\$428,000	\$373,333	\$428,000	\$345
Dillon Valley	\$3,482,200	2%	15	6%	\$232,147	\$218,000	\$232,147	\$218,000	\$276
Farmers Corner	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Frisco	\$22,381,983	15%	29	11%	\$771,793	\$448,000	\$559,814	\$448,000	\$387
Heeney	\$198,000	0%	1	0%	\$198,000	dna	\$198,000	dna	\$359
Keystone	\$18,184,100	12%	41	16%	\$443,515	\$363,800	\$441,463	\$342,400	\$382
Montezuma	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
North Summit County (rural)	\$649,500	0%	2	1%	\$324,750	dna	\$564,500	dna	\$404
Peak 7	\$3,335,000	2%	4	2%	\$833,750	\$830,000	\$833,750	\$830,000	\$319
Silverthorne	\$15,196,400	10%	28	11%	\$542,729	\$519,250	\$576,621	\$535,750	\$307
Summit Cove	\$4,462,000	3%	8	3%	\$557,750	dna	\$557,750	\$563,000	\$278
Wilderness	\$10,803,300	7%	27	10%	\$400,122	\$308,000	\$418,532	dna	\$306
Woodmoor	\$3,581,000	2%	7	3%	\$511,571	\$350,000	\$505,333	\$315,000	\$322
Deed Restricted Units	\$1,313,430	6%	5	2%	\$262,686	\$255,000	n/a	n/a	n/a
Quit Claim Deeds	\$250,000	0%	1	0%	\$250,000	dna	n/a	n/a	n/a
TOTAL	\$149,691,558	100%	263	100%	\$576,374	\$448,000	\$577,190	\$485,000	\$377
(NEW UNIT SALES)	\$22,255,075	15%	16	6%	\$1,390,942	\$867,950	\$1,003,872	\$743,400	\$377

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: October 2016	All Transaction Summary						Residential Summary		
Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price	Average \$ Residential Price	Median \$ Residential Price	Average \$ Residential PPSF
Blue River & South to County Line	\$54,500,200	5%	101	5%	\$539,606	\$535,000	\$629,100	\$615,000	\$277
Breckenridge	\$309,804,151	28%	405	20%	\$764,949	\$575,000	\$739,489	\$583,750	\$503
Breckenridge Golf Course	\$104,838,817	10%	161	8%	\$651,173	\$375,000	\$1,068,180	\$873,500	\$386
Copper Mountain	\$38,491,711	3%	91	5%	\$422,986	\$347,500	\$436,373	\$355,000	\$419
Corinthian Hills & Summerwood	\$11,883,400	1%	16	1%	\$742,713	\$741,250	\$742,713	\$741,250	\$274
Dillon Town & Lake	\$16,589,150	2%	44	2%	\$377,026	\$344,500	\$374,283	\$340,000	\$329
Dillon Valley	\$23,852,400	2%	97	5%	\$245,901	\$200,000	\$245,901	\$200,000	\$259
Farmers Corner	\$9,252,200	1%	16	1%	\$578,263	\$517,000	\$681,350	\$556,500	\$287
Frisco	\$132,634,276	12%	220	11%	\$602,883	\$466,500	\$565,479	\$490,473	\$388
Heeney	\$1,677,400	0%	7	0%	\$239,629	\$175,000	\$295,480	\$198,000	\$325
Keystone	\$115,643,600	11%	272	13%	\$425,160	\$340,000	\$429,010	\$340,000	\$360
Montezuma	\$600,000	0%	1	0%	\$600,000	dna	\$600,000	dna	\$380
North Summit County (rural)	\$9,440,100	1%	11	1%	\$858,191	\$735,000	\$1,143,800	\$840,000	\$349
Peak 7	\$13,502,500	1%	20	1%	\$675,125	\$715,000	\$853,133	\$800,000	\$342
Silverthorne	\$112,503,050	10%	180	9%	\$625,017	\$543,750	\$676,846	\$600,000	\$306
Summit Cove	\$29,222,549	3%	62	3%	\$471,331	\$417,915	\$498,396	\$450,000	\$287
Wilderness	\$68,270,949	6%	198	10%	\$344,803	\$299,500	\$351,788	\$308,000	\$292
Woodmoor	\$31,246,500	3%	48	2%	\$650,969	\$416,500	\$657,578	\$405,000	\$309
Deed Restricted Units	\$15,349,070	10%	50	2%	\$306,981	\$284,265	n/a	n/a	n/a
Quit Claim Deeds	\$1,920,200	0%	15	1%	\$128,013	\$32,000	n/a	n/a	n/a
TOTAL	\$1,101,222,223	100%	2015	100%	\$555,873	\$420,000	\$570,245	\$441,000	\$369
(NEW UNIT SALES)	\$152,062,137	14%	128	6%	\$1,187,985	\$855,000	\$1,167,942	\$901,400	\$427

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 2015 versus YTD: 2016

Area	Average Price Single Family 2015	Average Price Single Family YTD: 2016	% Change vs. Prior Year	Average Price Multi-Family 2015	Average Price Multi-Family YTD: 2016	% Change vs. Prior Year	Average Price Vacant Land 2015	Average Price Vacant Land YTD: 2016	% Change vs. Prior Year
Blue River	\$609,297	\$675,570	11%	\$193,923	\$199,250	3%	\$124,087	\$165,235	33%
Breckenridge	\$1,264,723	\$1,321,587	4%	\$540,033	\$515,605	-5%	\$761,003	\$540,571	-29%
Breckenridge Golf Course	\$1,368,690	\$1,386,103	1%	\$423,355	\$552,924	31%	\$364,441	\$406,599	12%
Copper Mountain	\$0	\$2,858,122	n/a	\$355,966	\$375,830	6%	\$1,025,000	\$960,000	-6%
Corinthian Hills/Summerwood	\$681,188	\$826,867	21%	\$431,333	\$490,250	14%	\$0	\$0	0%
Dillon Town & Lake	\$571,250	\$1,340,000	135%	\$338,398	\$351,289	4%	\$0	\$0	0%
Dillon Valley	\$425,050	\$445,259	5%	\$146,944	\$187,423	28%	\$0	\$0	0%
Farmers Corner	\$503,280	\$681,350	35%	\$0	\$0	n/a	\$146,500	\$269,000	84%
Frisco	\$814,014	\$775,515	-5%	\$437,106	\$508,566	16%	\$286,421	\$317,483	11%
Heeny	\$286,100	\$295,480	3%	\$0	\$0	0%	\$230,000	\$125,000	-46%
Keystone	\$1,155,666	\$1,209,565	5%	\$352,469	\$352,939	0%	\$291,250	\$364,375	25%
Montezuma	\$426,667	\$600,000	41%	\$0	\$0	0%	\$146,667	\$0	n/a
North Summit County (Rural)	\$1,064,500	\$1,143,800	7%	\$0	\$0	0%	\$359,667	\$451,167	25%
Peak 7	\$794,406	\$853,133	7%	\$0	\$0	0%	\$151,575	\$171,250	13%
Silverthorne	\$707,508	\$780,360	10%	\$486,984	\$522,453	7%	\$273,535	\$228,455	-16%
Summit Cove	\$619,291	\$636,366	3%	\$320,214	\$278,897	-13%	\$175,960	\$162,800	-7%
Wilderness	\$550,507	\$555,397	1%	\$283,324	\$302,869	7%	\$163,125	\$175,000	7%
Woodmoor	\$985,110	\$1,115,632	13%	\$364,387	\$322,846	-11%	\$273,500	\$551,833	102%
Gross Live Average:	\$855,925	\$919,210	7%	\$399,232	\$405,776	2%	\$372,794	\$331,927	-11%

Please note: The above figures are an unofficial tabulation of Summit County records that are believed to be reasonably accurate. Sales believed to be inaccurate indicators of the market have been eliminated.

Full Interest, Fee Simple, Arms-Length transactions only, are shown in the Market Snapshot Report.

Area	Median Price Single Family 2015	Median Price Single Family YTD: 2016	% Change vs. Prior Year	Median Price Multi-Family 2015	Median Price Multi-Family YTD: 2016	% Change vs. Prior Year	Median Price Vacant Land 2015	Median Price Vacant Land YTD: 2016	% Change vs. Prior Year
Blue River	\$540,000	\$630,000	17%	\$192,500	\$212,500	10%	\$125,000	\$115,000	-8%
Breckenridge	\$963,500	\$1,015,000	5%	\$445,000	\$450,000	1%	\$655,000	\$367,500	-44%
Breckenridge Golf Course	\$1,375,000	\$1,350,000	-2%	\$383,500	\$547,500	43%	\$347,500	\$350,000	1%
Copper Mountain	\$0	dna	n/a	\$350,000	\$352,500	1%	dna	dna	n/a
Corinthian Hills/Summerwood	\$685,000	\$755,000	n/a	\$340,000	\$383,750	13%	\$0	\$0	0%
Dillon Town & Lake	\$524,500	dna	n/a	\$327,500	\$334,500	2%	\$0	\$0	0%
Dillon Valley	\$383,650	\$422,000	10%	\$139,000	\$162,000	17%	\$0	\$0	0%
Farmers Corner	\$504,550	\$556,500	10%	\$0	\$0	n/a	dna	\$258,500	n/a
Frisco	\$729,000	\$735,000	1%	\$407,000	\$445,000	9%	\$287,500	\$307,450	7%
Heeny	\$235,000	\$198,000	-16%	\$0	\$0	0%	dna	\$0	n/a
Keystone	\$729,000	\$1,050,000	44%	\$294,500	\$327,000	11%	dna	\$354,250	n/a
Montezuma	\$442,500	dna	n/a	\$0	\$0	0%	\$125,000	\$0	n/a
North Summit County (Rural)	\$580,000	\$840,000	45%	\$0	\$0	0%	\$350,000	\$168,500	-52%
Peak 7	\$647,500	\$800,000	24%	\$0	\$0	0%	\$143,150	\$167,000	17%
Silverthorne	\$610,000	\$675,000	11%	\$421,450	\$565,000	34%	\$230,000	\$195,000	-15%
Summit Cove	\$615,000	\$630,000	2%	\$316,500	\$274,500	-13%	\$162,500	\$165,000	2%
Wilderness	\$540,000	\$550,000	2%	\$264,000	\$282,250	7%	\$158,250	\$182,000	15%
Woodmoor	\$863,750	\$1,020,000	18%	\$336,000	\$337,000	0%	\$254,500	dna	n/a
Gross Live Median:	\$685,000	\$740,000	8%	\$339,000	\$352,000	4%	\$260,000	\$249,500	-4%

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

Month to Month Comparison # of Transactions and \$ Volume

Month	2008	% Change 08 to 09	2009	% Change 09 to 10	2010	% Change 10 to 11	2011	% Change 11 to 12	2012	% Change 12 to 13	2013	% Change 13 to 14	2014	% Change 14 to 15	2015	% Change 15 to 16	2016
January	\$85,497,600	-62%	\$32,813,600	-8%	\$30,051,500	45%	\$44,042,400	-8%	\$42,663,800	33%	\$62,235,670	-2%	\$53,073,051	25%	\$66,536,300	-5%	\$63,231,650
February	\$64,539,900	-58%	\$27,246,500	32%	\$36,036,515	6%	\$38,516,800	12%	\$43,683,600	-6%	\$45,837,653	-1%	\$44,671,060	13%	\$50,326,500	33%	\$66,997,100
March	\$95,396,600	-60%	\$37,878,500	-1%	\$37,425,700	20%	\$45,046,200	-17%	\$38,893,960	25%	\$55,149,780	30%	\$67,244,100	24%	\$83,058,500	4%	\$86,347,800
April	\$94,201,300	-60%	\$37,792,900	8%	\$40,792,200	63%	\$66,323,300	-20%	\$55,250,700	22%	\$64,956,000	-7%	\$62,554,700	48%	\$92,373,585	-4%	\$89,007,327
May	\$95,667,500	-33%	\$63,752,300	-1%	\$63,039,000	-11%	\$56,177,600	22%	\$73,173,000	18%	\$94,375,050	13%	\$96,773,950	20%	\$116,330,500	-1%	\$114,889,906
June	\$92,536,900	-63%	\$34,049,300	146%	\$83,871,000	-22%	\$65,751,300	-21%	\$56,820,400	17%	\$70,371,650	1%	\$69,830,150	86%	\$129,754,349	-13%	\$113,032,009
July	\$80,686,100	-41%	\$47,401,000	-19%	\$38,565,100	-8%	\$35,555,500	77%	\$65,197,855	9%	\$80,849,879	32%	\$95,597,625	23%	\$117,921,469	-11%	\$104,621,918
August	\$92,825,200	-34%	\$60,975,000	31%	\$79,753,200	-17%	\$65,898,700	4%	\$71,800,475	53%	\$108,430,700	-16%	\$95,422,383	49%	\$142,534,040	-2%	\$139,223,249
September	\$127,090,100	-36%	\$81,015,200	-3%	\$78,228,400	2%	\$79,799,400	10%	\$90,330,100	21%	\$111,130,100	19%	\$147,078,700	13%	\$165,716,318	5%	\$174,179,706
October	\$118,230,800	-22%	\$92,709,100	-14%	\$79,749,200	-15%	\$73,125,800	54%	\$114,295,400	6%	\$114,722,935	6%	\$130,161,800	21%	\$156,891,050	-5%	\$149,691,558
November	\$58,002,400	12%	\$64,690,000	-7%	\$60,172,900	-3%	\$61,748,100	14%	\$74,734,600	20%	\$89,196,800	16%	\$104,587,700	5%	\$109,915,500	-100%	
December	\$61,054,700	68%	\$102,685,700	-31%	\$70,755,100	-13%	\$66,168,700	42%	\$88,152,000	-20%	\$75,615,706	14%	\$90,305,800	57%	\$141,435,873	-100%	
YTD Comparison	\$946,672,000	-46%	\$515,633,400	10%	\$567,511,815	0%	\$570,237,000	14%	\$652,109,290	24%	\$808,059,417	7%	\$862,407,519	30%	\$1,121,442,611	-2%	\$1,101,222,223
Annual Total	\$1,065,729,100	-36%	\$683,009,100	2%	\$698,439,815	0%	\$698,153,800	17%	\$814,995,890	19%	\$972,871,923	9%	\$1,057,301,019	30%	\$1,372,793,984	-20%	\$1,101,222,223

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Month to Month Comparison by Number of Transactions

Month	2008	% Change 08 to 09	2009	% Change 09 to 10	2010	% Change 10 to 11	2011	% Change 11 to 12	2012	% Change 12 to 13	2013	% Change 13 to 14	2014	% Change 14 to 15	2015	% Change 15 to 16	2016
January	165	-67%	54	0%	54	61%	90	10%	102	13%	116	-6%	107	19%	127	-2%	124
February	128	-57%	55	20%	66	35%	90	-11%	81	16%	97	-10%	91	16%	106	19%	126
March	162	-56%	71	21%	86	19%	103	-21%	86	46%	128	1%	125	19%	149	-9%	136
April	163	-58%	68	34%	91	16%	106	7%	119	19%	136	-13%	124	23%	153	1%	155
May	162	-46%	88	7%	94	14%	107	25%	145	18%	165	10%	181	13%	205	-4%	197
June	155	-48%	80	73%	138	-25%	104	5%	124	28%	151	6%	155	69%	262	-16%	220
July	136	-30%	95	-21%	75	31%	98	29%	131	23%	163	26%	201	0%	202	6%	215
August	183	-38%	114	3%	117	28%	150	6%	162	36%	221	-6%	214	25%	267	6%	282
September	201	-27%	147	1%	149	9%	162	-2%	164	54%	254	11%	286	5%	301	-1%	297
October	176	-9%	160	-4%	154	5%	171	43%	240	5%	251	5%	265	7%	284	-7%	263
November	105	29%	135	4%	141	1%	152	8%	158	10%	197	19%	216	-5%	205	-100%	
December	98	82%	178	-13%	154	-9%	147	32%	188	-29%	138	32%	186	48%	276	-100%	
YTD Comparison	1,631	-43%	932	10%	1,024	15%	1,181	15%	1,354	24%	1,682	4%	1,749	18%	2,056	-2%	2,015
Annual Total	1,834	-32%	1,245	6%	1,319	12%	1,480	15%	1,700	19%	2,017	7%	2,151	18%	2,537	-21%	2,015

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

October 2016 Residential Improved Units - Price Point Summary

	# Transactions	Gross Volume	Percentage Gross
<=200,000	14	\$2,319,300	2%
200,001 to 300,000	44	\$11,258,000	9%
300,001 to 400,000	34	\$12,135,300	9%
400,001 to 500,000	26	\$11,650,333	9%
500,001 to 600,000	30	\$16,623,500	13%
600,001 to 700,000	25	\$16,347,100	12%
700,001 to 800,000	12	\$9,127,150	7%
800,001 to 900,000	10	\$8,446,000	6%
900,001 to 1,000,000	9	\$8,564,000	6%
1,000,001 to 1,500,000	19	\$23,255,745	18%
1,500,001 to 2,000,000	3	\$5,080,000	4%
2,000,001 to 2,500,000	2	\$4,735,000	4%
2,500,001 to 3,000,000	1	\$2,635,000	2%
over \$ 3 Million	0	\$0	0%
Total:	229	\$132,176,428	100%

New Construction	Number Trans.	Total Volume	Average Price
Single Family	7	\$10,746,745	\$1,535,249
Multi Family	5	\$3,459,900	\$691,980
Vacant Land	0	\$0	\$0

Resales	Number Trans.	Total Volume	Average Price
Single Family	63	\$51,978,650	\$825,058
Multi Family	154	\$65,991,133	\$428,514
Vacant Land	11	\$3,198,500	\$290,773

October 2016 Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	70	\$62,725,395	\$896,077
Multi Family	159	\$69,451,033	\$436,799
Vacant Land	11	\$3,198,500	\$290,773

YTD. 2016: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	542	\$498,212,069	\$919,210
Multi Family	1150	\$466,641,837	\$405,776
Vacant Land	117	\$38,835,475	\$331,927

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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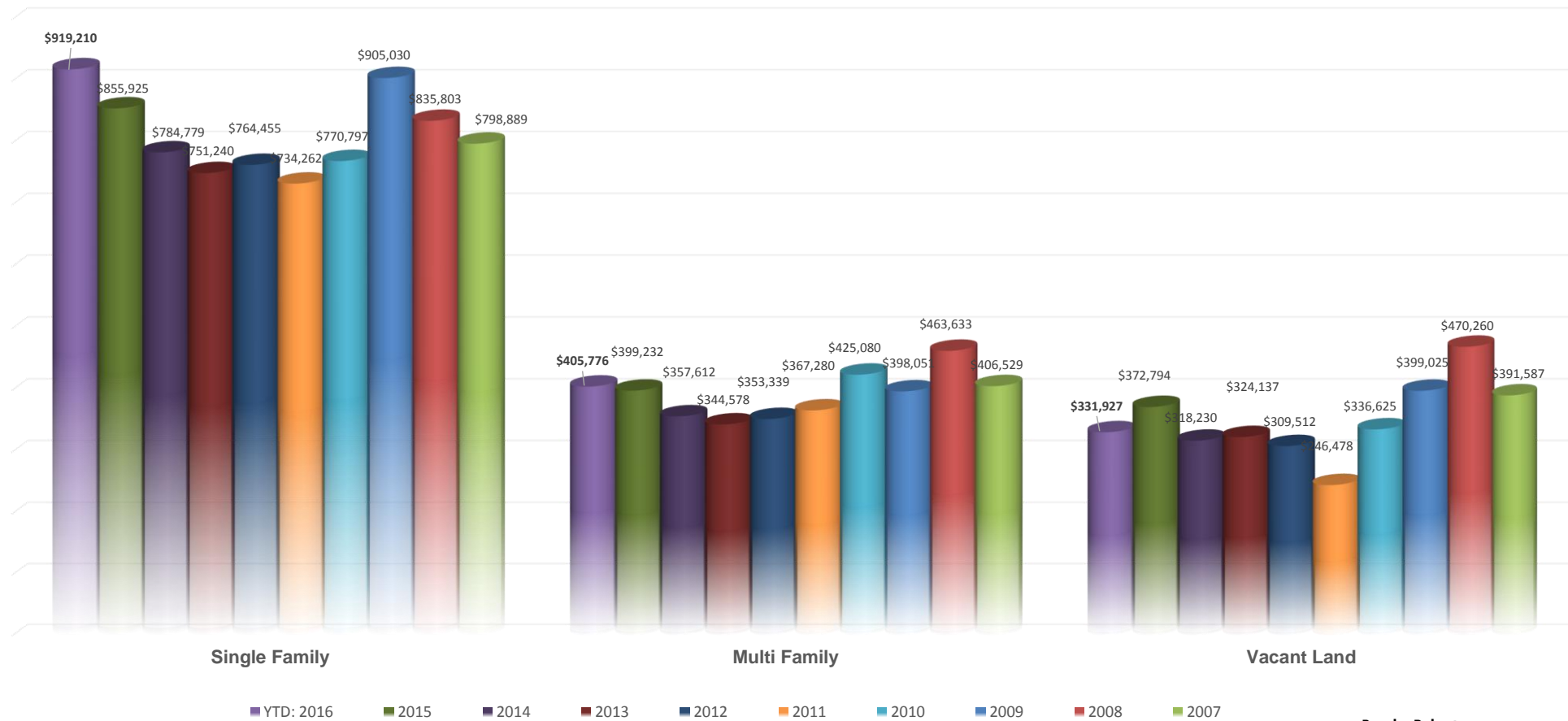
Frisco
Land Title
60 Main Street
Frisco, CO 80443
970.668.2205

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. 2016



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Comparative Historical Cost Analysis

YTD. 2016 Price Point Summary for Residential Volume - Average Price:			\$570,245
	# Transactions	Gross Volume	Percentage Gross
<=200,000	146	\$22,806,922	2%
200,001 to 300,000	319	\$80,862,252	8%
300,001 to 400,000	264	\$92,953,159	10%
400,001 to 500,000	238	\$105,978,485	11%
500,001 to 600,000	158	\$86,800,119	9%
600,001 to 700,000	159	\$103,952,700	11%
700,001 to 800,000	101	\$76,009,250	8%
800,001 to 900,000	81	\$68,719,988	7%
900,001 to 1,000,000	51	\$48,625,000	5%
1,000,001 to 1,500,000	109	\$132,473,287	14%
1,500,001 to 2,000,000	38	\$65,036,000	7%
2,000,001 to 2,500,000	13	\$28,815,500	3%
2,500,001 to 3,000,000	6	\$16,260,000	2%
over \$ 3 Million	9	\$35,561,244	4%
Total:	1692	\$964,853,906	100%

YTD. 2015 Price Point Summary for Residential Volume - Average Price:			\$548,137
	# Transactions	Gross Volume	Percentage Gross
<=200,000	188	\$29,165,928	3%
200,001 to 300,000	321	\$80,781,750	9%
300,001 to 400,000	295	\$103,267,800	11%
400,001 to 500,000	215	\$96,448,440	10%
500,001 to 600,000	168	\$92,046,385	10%
600,001 to 700,000	139	\$90,050,315	10%
700,001 to 800,000	93	\$69,623,200	8%
800,001 to 900,000	67	\$57,128,200	6%
900,001 to 1,000,000	41	\$38,786,700	4%
1,000,001 to 1,500,000	93	\$116,587,100	13%
1,500,001 to 2,000,000	38	\$65,741,500	7%
2,000,001 to 2,500,000	15	\$33,923,100	4%
2,500,001 to 3,000,000	12	\$32,524,000	4%
over \$ 3 Million	6	\$20,825,000	2%
Total:	1691	\$926,899,418	100%

YTD. 2014 Price Point Summary for Residential Volume - Average Price:			\$499,775
	# Transactions	Gross Volume	Percentage Gross
<=200,000	197	\$29,675,350	4%
200,001 to 300,000	244	\$60,852,400	9%
300,001 to 400,000	270	\$94,319,506	13%
400,001 to 500,000	212	\$94,805,800	13%
500,001 to 600,000	121	\$66,315,600	9%
600,001 to 700,000	105	\$68,327,600	10%
700,001 to 800,000	66	\$49,069,300	7%
800,001 to 900,000	50	\$42,733,500	6%
900,001 to 1,000,000	35	\$33,169,925	5%
1,000,001 to 1,500,000	69	\$84,532,000	12%
1,500,001 to 2,000,000	18	\$30,527,500	4%
2,000,001 to 2,500,000	10	\$22,249,500	3%
2,500,001 to 3,000,000	6	\$15,779,100	2%
over \$ 3 Million	3	\$10,326,900	1%
Total:	1406	\$702,683,981	100%

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Frisco
Land Title
60 Main Street
Frisco, CO 80443
970.668.2205

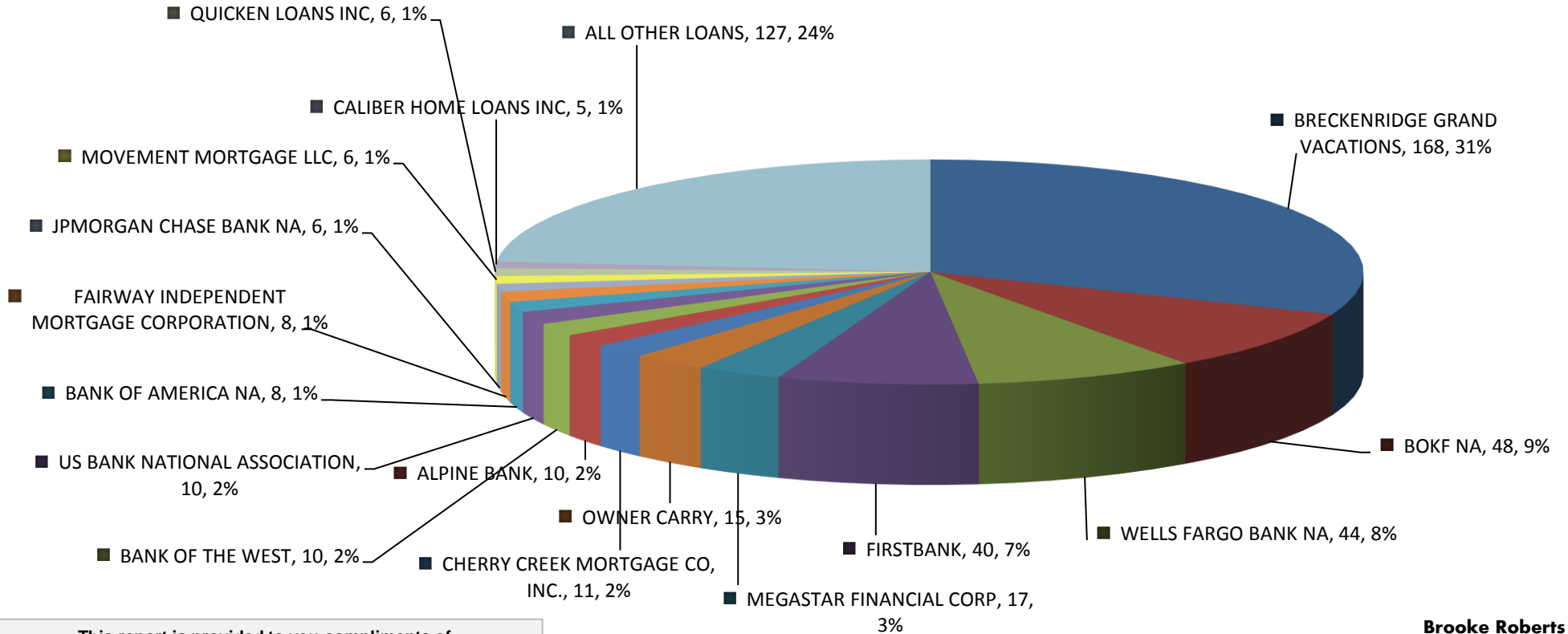
Dillon
Land Title
256 Dillon Ridge
Dillon, CO 80435
970.262.1883

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

Lender Analysis

TOP 75% LENDERS - October 2016

LOAN BREAKDOWN: 190 Loans related to Sales 72% of the 263 Sales Transactions.
 There were 191 Refinance/Equity Loans, and 168 Loans related to Timeshare Sales.
 The Remainder of Sales: 28% of Real Estate closings were Cash Transactions at the time of closing.
 Total Loans: 549



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Market Highlights

Highest Priced Residential Sale: October 2016

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Comments
4	5.00	2010	4346	\$ 2,635,000	Highlands @ Highlands Park Subd Lot 75 W/.69 AC Land	MARK KOEHRING TRUST	\$ 606.30	10/31/2016	356 Lake Edge Drive	

356 Lake Edge Drive



Highest Price PSF Residential Sale: October 2016

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Comments
2	2.00	2008	1147	\$ 1,425,000	One Ski Hill Place Condo Unit 8502	M&M 8502 INVESTMENT GROUP LLC	\$ 1,242.37	10/12/2016	1521 Ski Hill Road	

Bank Sales Detail: October 2016

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Bank Reference
			.3639 AC	\$ 373,500	Estates at the Alders Subd #1 Lot 1	C&L TOWLE TRUST	N/A	10/26/2016	628 Independence Rd	Bank: MINNWEST BANK
			.6428 AC	\$ 530,000	Silverthorne Town Subd Lots: 4-7, Block D	DAVID HAMMER	N/A	10/25/2016	531 Blue River Pkwy	Bank: GRAND MOUNTAIN BANK FSB
Development Rights Only:			N/A	\$ 900,000	Estates @ The Alders Lot 4 & Browns Cabin Parcel Lot 1	ALDERS TOWNHOMES LLC	N/A	10/11/2016	N/A	Bank: MINNWEST BANK

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Foreclosure Document Breakdown

October 2016:	Total	Timeshare	Fee Simple	Unknown: No legal shown
#1 Notice Election & Demand: (NED)	4	0	4	0
#2 Certificate of Purchase: (CTP)	2	2	0	0
#3 Public Trustee's Deeds: (PTD)	0	0	0	0
Total Foreclosure Docs Filed:	6	2	4	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

YTD. 2016 Summary:	
NED:	26
Withdrawn NED'S	0
Active NED's for 2015:	26
Public Trustee's Deeds Issued:	8

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

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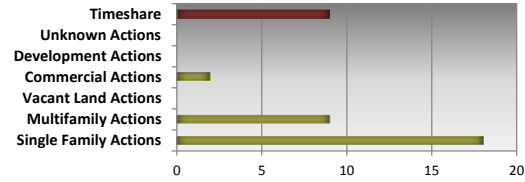


Summary of Foreclosure Actions

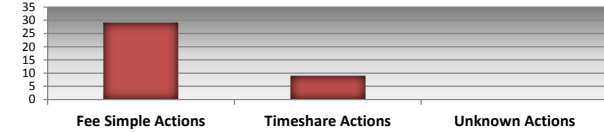
Property Foreclosure Summary:	
Fee Simple Actions	29
Timeshare Actions	9
Unknown Actions	0

Property Type Breakdown:	
Single Family Actions	18
Multifamily Actions	9
Vacant Land Actions	0
Commercial Actions	2
Development Actions	0
Unknown Actions	0
Timeshare	9

Foreclosure Document Summary: Property Type
YTD: 2016



Foreclosure Document Summary by Category: YTD: 2016



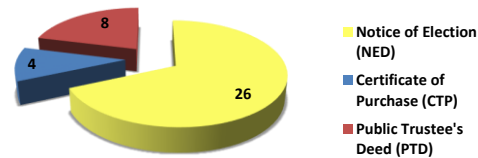
Location Summary: ALL TYPES	
Blue River	2
Breckenridge	16
Breckenridge Golf Course	2
Central Summit County	0
Copper Mountain	0
Corinthian Hill & Summerwooc	1
Dillon, Town & Lake	2
Dillon Valley	2
Farmers Corner	0
Frisco	3
Heeney	0
Keystone	3
Montezuma	0
North Summit County Rural	0
Peak 7	2
Silverthorne	2
Summit Cove	2
Wilderness	1
Woodmoor	0

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

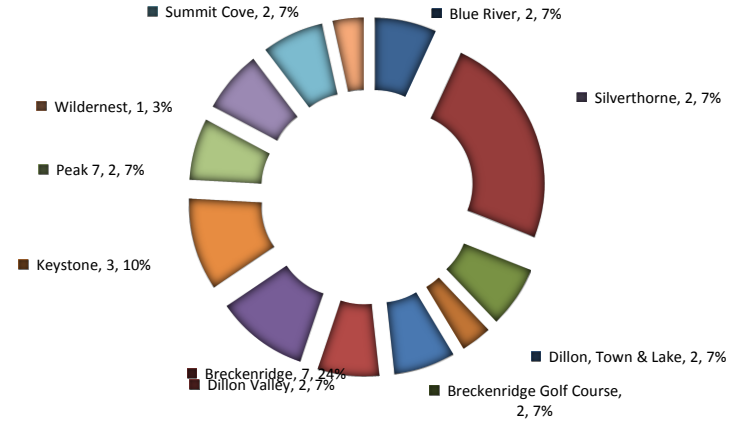
* Location Summaries do not include recordings with Unknown Legal Descriptions

Document Summary:	
Notice of Election (NED)	26
Certificate of Purchase (CTP)	4
Public Trustee's Deed (PTD)	8

Foreclosure Document Summary:
YTD: 2016



Foreclosure Document Summary:
Fee Simple Only - Location by Market Area YTD: 2016



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Top Lender Listing

LENDER	NUMBER LOANS	PERCENTAGE TOTAL	
BRECKENRIDGE GRAND VACATIONS	168	30.60%	Top 75% Lenders for October 2016
BOFX NA	48	8.74%	
WELLS FARGO BANK NA	44	8.01%	Summit County
FIRSTBANK	40	7.29%	
MEGASTAR FINANCIAL CORP	17	3.10%	
OWNER CARRY	15	2.73%	
CHERRY CREEK MORTGAGE CO. INC.	11	2.00%	
ALPINE BANK	10	1.82%	
BANK OF THE WEST	10	1.82%	
US BANK NATIONAL ASSOCIATION	10	1.82%	
BANK OF AMERICA NA	8	1.46%	
FAIRWAY INDEPENDENT MORTGAGE CORPORATION	8	1.46%	
JPMORGAN CHASE BANK NA	6	1.09%	
MOVEMENT MORTGAGE LLC	6	1.09%	
QUICKEN LOANS INC.	6	1.09%	
CALIBER HOME LOANS INC	5	0.91%	
ALL OTHER LOANS	127	23.13%	
BAY EQUITY LLC	4	0.73%	
BRECKENRIDGE TOWN OF	4	0.73%	
COMMERCE HOME MORTGAGE	4	0.73%	
MOUNTAIN TROPIC CONNECTIONS INC	4	0.73%	
CENTENNIAL BANK AND TRUST	3	0.55%	
DITECH FINANCIAL LLC	3	0.55%	
ENT CREDIT UNION	3	0.55%	
LOANDEPOT.COM LLC	3	0.55%	
PROVIDENT FUNDING ASSOCIATES LP	3	0.55%	
UNIVERSAL LENDING CORPORATION	3	0.55%	
ALLIANT CREDIT UNION	2	0.36%	
AMERICAN FINANCING CORPORATION	2	0.36%	
BANK OF ENGLAND	2	0.36%	
BLUE BRICK FINANCIAL LLC	2	0.36%	
BLUE SKY MORTGAGE LLC	2	0.36%	
BROKER SOLUTIONS INC	2	0.36%	
COLORADO CREDIT UNION	2	0.36%	
FIRST CENTENNIAL MORTGAGE CORPORATION	2	0.36%	
FIRST NATIONAL BANK OF DENVER	2	0.36%	
GUILD MORTGAGE COMPANY	2	0.36%	
M&T BANK	2	0.36%	
MORGAN STANLEY PRIVATE BANK NATIONAL ASSOCIATION	2	0.36%	
PENTAGON FEDERAL CREDIT UNION	2	0.36%	
SUMMIT HABITAT FOR HUMANITY INC	2	0.36%	
SUNTRUST BANK	2	0.36%	
UNITED WHOLESALE MORTGAGE LLC	2	0.36%	
VECTRA BANK COLORADO	2	0.36%	
ACADEMY MORTGAGE CORPORATION	1	0.18%	
ALTRA FEDERAL CREDIT UNION	1	0.18%	
BANK AND TRUST SSB	1	0.18%	
BELLCO CREDIT UNION	1	0.18%	
CAPITAL ONE NA	1	0.18%	
CITIBANK NA	1	0.18%	
CITYWIDE HOME LOANS	1	0.18%	
COLORADO CAPITAL GROUP LLC	1	0.18%	
COMPASS BANK	1	0.18%	
CORNERSTONE HOME LENDING INC	1	0.18%	
CROSSCOUNTRY MORTGAGE INC	1	0.18%	
DAKOTA HERITAGE BANK OF ND	1	0.18%	
DEERE EMPLOYEES CREDIT UNION	1	0.18%	
DSW MORTGAGE INC	1	0.18%	
EAGLE BANK	1	0.18%	
EASTERN COLORADO BANK	1	0.18%	
ELEVATIONS CREDIT UNION	1	0.18%	
EVERBANK	1	0.18%	
FIFTH THIRD MORTGAGE CO	1	0.18%	
FINANCIAL FUNDING SOLUTIONS INC	1	0.18%	
FIRSBANK	1	0.18%	
FIRST CALIFORNIA MORTGAGE COMPANY	1	0.18%	
FIRST COMMERCE BANK	1	0.18%	
FIRST INTERNET BANK OF INDIANA	1	0.18%	
FIRST NATIONAL BANK OF TRENTON	1	0.18%	
FIRST-CITIZENS BANK & TRUST COMPANY	1	0.18%	
FORTIS PRIVATE BANK	1	0.18%	
FRANKLIN AMERICAN MORTGAGE COMPANY	1	0.18%	
FREEDOM MORTGAGE	1	0.18%	
GFL CAPITAL MORTGAGE INC	1	0.18%	
GOLDMAN SACHS BANK USA	1	0.18%	
GOLDWATER BANK NA	1	0.18%	
HALLMARK HOME MORTGAGE LLC	1	0.18%	
HOME MORTGAGE ALLIANCE LLC	1	0.18%	
HOME POINT FINANCIAL CORPORATION	1	0.18%	
INTERFIRST MORTGAGE COMPANY	1	0.18%	
KAW VALLEY BANK	1	0.18%	
KEYBANK NATIONAL ASSOCIATION	1	0.18%	
LAKEVIEW LOAN SERVICING LLC	1	0.18%	
LIBERTY HOME LOANS LLC	1	0.18%	
LIBERTY SAVINGS BANK FSB	1	0.18%	
LOAN SIMPLE INC	1	0.18%	
MACS MORTGAGE INC	1	0.18%	
MB FINANCIAL BANK NA	1	0.18%	
MIDFIRST BANK	1	0.18%	
MORTGAGE RESEARCH CENTER LLC	1	0.18%	
MORTGAGE SOLUTIONS OF COLORADO LLC	1	0.18%	
NATIONSTAR MORTGAGE LLC	1	0.18%	
NEBRASKALAND NATIONAL BANK	1	0.18%	
NORTHPOINT BANK	1	0.18%	
NORTHSTAR BANK OF COLORADO	1	0.18%	
NOVA FINANCIAL & INVESTMENT CORPORATION	1	0.18%	
PARAMOUNT EQUITY MORTGAGE LLC	1	0.18%	
PARKSIDE LENDING LLC	1	0.18%	
PEOPLES NATIONAL BANK	1	0.18%	
RAYMOND JAMES BANK NA	1	0.18%	
RBC BANK	1	0.18%	
RPM MORTGAGE INC	1	0.18%	
STATE FARM BANK FSB	1	0.18%	
STEARNS LENDING LLC	1	0.18%	
SUMMIT COMBINED HOUSING AUTHORITY	1	0.18%	
SUN WEST MORTGAGE COMPANY INC	1	0.18%	
SUNFLOWER BANK N.A	1	0.18%	
SWBC MORTGAGE CORP	1	0.18%	
TEXAS CAPITAL BANK NA	1	0.18%	
THE HUNTINGTON NATIONAL BANK	1	0.18%	
UBS BANK USA	1	0.18%	
UNIVERSAL AMERICAN MORTGAGE COMPANY LLC	1	0.18%	
WINGS FINANCIAL CREDIT UNION	1	0.18%	
TOTAL LOANS FOR OCTOBER 2016:	549	100.00%	



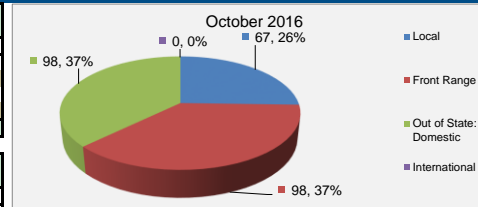
Purchaser Profile Abstract

Upper End Purchaser Details: October 2016

Brm	Bath	Year Built	Size	Price	Legal	PPSF	Date	Street Address	Origin of Buyer: City	Origin of Buyer: State
		2015	15441	\$ 7,197,000	Lakepoint @ Frisco Subd Lot R2-1, Block 1 aka Natural Grocers	\$ 466.10	10/7/2016	970 N Ten Mile Drive	REDONDO BEACH	CA
4	5.00	2010	4346	\$ 2,635,000	Highlands @ Highlands Park Subd Lot 75	\$ 606.30	10/31/2016	356 Lake Edge Drive	WICHITA	KS
7	7.00	2014	6871	\$ 2,450,000	Dercums Dash Subd Lot 9	\$ 356.57	10/17/2016	59 East Trade Court	LITTLETON	CO
4	6.00	2005	6730	\$ 2,285,000	Swan River Valley P.U.D. Lot 6	\$ 339.52	10/10/2016	2241 Tiger Road	LITTLETON	CO
7	6.00	1997	4380	\$ 1,950,000	Snider Subd Lot L2 RS Lot 2B	\$ 445.21	10/25/2016	303B N Main St	OKLAHOMA CITY	OK
4	5.00	2000	4837	\$ 1,900,000	Highlands @ Breckenridge Subd #4 Lot 111	\$ 392.81	10/7/2016	49 Rounds Rd	HOUSTON	TX
4	5.00	2006	3974	\$ 1,605,000	Warriors Preserve Subd Lot 5	\$ 403.88	10/31/2016	116 Victory Ln	OMAHA	NE
3	4.00	2012	2099	\$ 1,575,000	Columbia Lode Subd #1 Lot 10	\$ 750.36	10/26/2016	93 Luisa Drive	DENVER	CO
4	4.00	2015	2947	\$ 1,473,725	Columbia Lode Subd #5 Lot 11	\$ 500.08	10/13/2016	114 Luisa Drive	NORTH PLATTE	NE
3	4.00	2007	3456	\$ 1,427,000	Crescent Subd Lot 8	\$ 412.91	10/10/2016	616 Fairways Drive	RIO VERDE	AZ
2	2.00	2008	1147	\$ 1,425,000	One Ski Hill Place Condo Unit 8502	\$ 1,242.37	10/12/2016	1521 Ski Hill Road	SAN ANTONIO	TX
3	4.00	2015	2393	\$ 1,406,020	Columbia Lode Subd #5 Lot 21	\$ 587.56	10/21/2016	34 Luisa Dr	DENVER	CO
4	5.00	2007	3395	\$ 1,395,000	Corkscrew Flats Subd #1 Lot 12	\$ 410.90	10/13/2016	216 Corkscrew Drive	LITTLETON	CO
4	4.00	2002	5026	\$ 1,325,000	Timber Creek Estates Subd #2 Lot 23A	\$ 263.63	10/6/2016	257 Whispering Pines Circle	FAIR OAKS RANCH	TX
3	4.00	2001	2654	\$ 1,265,000	Shadows Subd Lot 9, Block 1	\$ 476.64	10/21/2016	97 Protector Circle	MANCHACA	TX
3	4.00	2005	2909	\$ 1,258,000	Badger Hollow Duplexes Subd Unit B	\$ 432.45	10/31/2016	407 Galena Street	KATY	TX
6	5.00	1987	5872	\$ 1,250,000	Breckenridge Heights Subd #2 Lot 15, Block 5	\$ 212.87	10/28/2016	0011 Elk Horn Lane	SOUTHLAKE	TX
5	4.00	2006	3416	\$ 1,210,000	Highlands @ Breckenridge Subd #8 Lot 205	\$ 354.22	10/4/2016	903 Preston Way	AUSTIN	TX
4	4.00	1992	3344	\$ 1,180,000	Southface Homes Subd Lot 3	\$ 352.87	10/21/2016	10 Southface Drive;	HOUSTON	TX
3	4.00	1999	3098	\$ 1,172,000	Gilrose Subd Lot 1	\$ 378.31	10/4/2016	252 Kimball Place	BRECKENRIDGE	CO
3	3.00	2006	2528	\$ 1,159,000	Eagles Nest Golf Course Subd #5 Lot 22	\$ 458.47	10/20/2016	2080 Currant Way	CHESAPEAKE	VA
4	4.00	1998	3800	\$ 1,100,000	Goldenview Subd #2 Lot 14	\$ 289.47	10/24/2016	182 Goldenview Drive	MCALLEEN	TX
5	6.00	1989	3164	\$ 1,100,000	East Ranch Subd Lot 15R, Tract F-2	\$ 347.66	10/4/2016	25 Wintergreen Cir	CENTENNIAL	CO
4	4.00	2016	3084	\$ 1,060,000	Cabins @ Angler Mtn Ranch Subd #4 Lot 2 aka Cabin 2	\$ 343.71	10/31/2016	59 Hares Ear Lane	OAKDALE	PA
3	3.00	2014	1892	\$ 1,025,000	Town Centre Condo Unit 1, Bldg 1	\$ 541.75	10/31/2016	118 S 5th Avenue	WILMINGTON	DE
4	5.00	2002	2627	\$ 1,015,000	Stonehaven @ Breck Golf Club TH Unit 14	\$ 386.37	10/4/2016	21 North Road	DENVER	CO
4	4.00	2005	2813	\$ 1,010,000	Vista Point Subd #1 Lot 6B, Block 7	\$ 359.05	10/5/2016	216 Rachel Lane	FLOWER MOUND	TX
6	7.00	1989	3751	\$ 1,000,000	East Ranch Subd Lot 2RA, Tract F1	\$ 266.60	10/4/2016	63 Forget Me Not Ln	HEBRON	NE

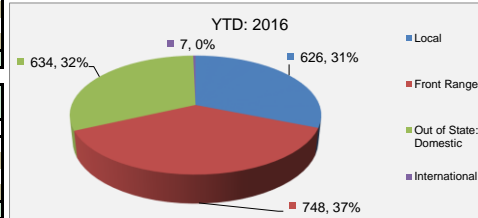
All Sales: October 2016

Origin of Buyer	# of Trans.	% Overall
Local	67	25%
Front Range	98	37%
Out of State: Domestic	98	37%
International	0	0%
Total Sales	263	100%



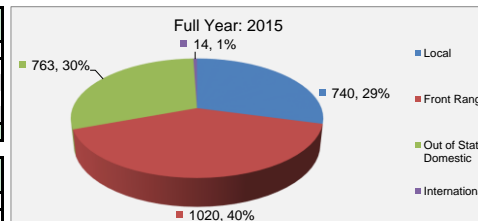
YTD: Oct. 2016

Origin of Buyer	# of Trans.	% Overall
Local	626	31%
Front Range	748	37%
Out of State: Domestic	634	31%
International	7	0%
Total Sales	2015	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

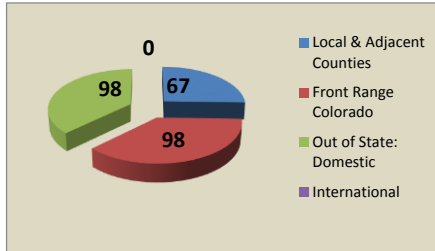
Origin of Buyer	# of Trans.	% Overall
Local	502	26%
Front Range	765	40%
Out of State: Domestic	624	33%
International	17	1%
Total Sales	1908	100%

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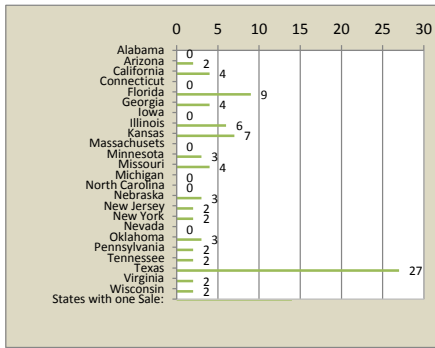
Purchaser Detailed Profile

October 2015

Purchaser Origin



Out-of-State Breakout



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

Purchaser Point of Origin for: October 2016

Origin	Number Sales	% All Sales
Local & Adjacent Counties	67	64.90%
Front Range Colorado	98	12.58%
Out of State: Domestic	98	22.52%
International	0	0.00%

Out-of-State Breakout for: October 2016

State	Number Sales	% All Sales
Alabama	0	0.00%
Arizona	2	2.04%
California	4	4.08%
Connecticut	0	0.00%
Florida	9	9.18%
Georgia	4	4.08%
Iowa	0	0.00%
Illinois	6	6.12%
Kansas	7	7.14%
Massachusetts	0	0.00%
Minnesota	3	3.06%
Missouri	4	4.08%
Michigan	0	0.00%
North Carolina	0	0.00%
Nebraska	3	3.06%
New Jersey	2	2.04%
New York	2	2.04%
Nevada	0	0.00%
Oklahoma	3	3.06%
Pennsylvania	2	2.04%
Tennessee	2	2.04%
Texas	27	27.55%
Virginia	2	2.04%
Wisconsin	2	2.04%
States with one Sale:	14	14.29%
AL,AR,DE,IA,ID,IN,LA,MI		0.00%
NV,OH,OR,SC,VT,WA	98	

International Breakout for: October 2016

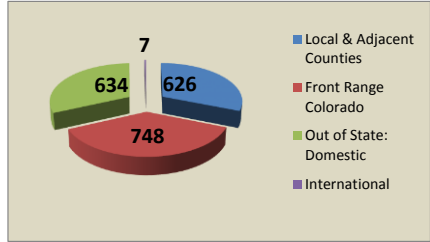
Country	Number Sales	% INT'L Sales
Countries with one sale:	0	100.00%
Total International:	0	100.00%

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

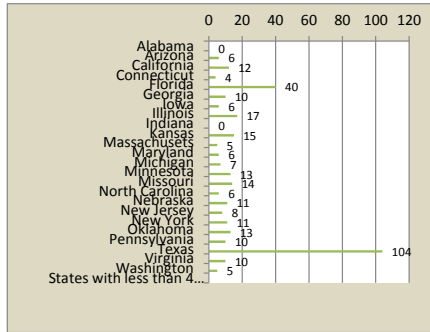
Purchaser Detailed Profile

YTD: Starting with July 1st, 2016

Purchaser Origin



Out-of-State Breakout



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

Purchaser Point of Origin for: Full Year YTD. 2016

Origin	Number Sales	% All Sales
Local & Adjacent Counties	626	64.90%
Front Range Colorado	748	12.58%
Out of State: Domestic	634	22.52%
International	7	0.00%

Out-of-State Breakout for YTD: starting with July 1st, 2016

State	Number Sales	% All Sales
Alabama	0	0.00%
Arizona	6	1.55%
California	12	3.09%
Connecticut	4	1.03%
Florida	40	10.31%
Georgia	10	2.58%
Iowa	6	1.55%
Illinois	17	4.38%
Indiana	0	0.00%
Kansas	15	3.87%
Massachusetts	5	1.29%
Maryland	6	1.55%
Michigan	7	1.80%
Minnesota	13	3.35%
Missouri	14	3.61%
North Carolina	6	1.55%
Nebraska	11	2.84%
New Jersey	8	2.06%
New York	11	2.84%
Oklahoma	13	3.35%
Pennsylvania	10	2.58%
Texas	104	26.80%
Virginia	10	2.58%
Washington	5	1.29%
States with less than 4 Sales:		0.00%
AK,AL,DC,HI,IN,IL,ID,KY,LA,ME,NH	55	14.18%
NM,NV,OH,RI,SC,SD,TN,VT,WI	388	starting July 1st, 2016

International Breakout for YTD: Starting with July 1st, 2016

Country	Number Sales	% INT'L Sales
Countries with one sale:		100.00%
United Kingdom, Canada		
Total International:	3	100.00%

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



New Development Summary

Improved Residential New Unit Sales detail: October 2016

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
2	2.00	2015	1169	\$ 475,000	Rainbow Run Condo Lot 102, Building C	MULTIFAM	\$ 406.33	830 Parkway
1	1.00	2015	1472	\$ 512,000	96 Subd Lot 336	SINGLEFAM	\$ 347.83	407 Road
3	3.00	2016	1221	\$ 284,430	Lincoln Park at the Wellington Nbhd Subd #1 Lot 6A, Block 1	DEED RESTRICTED	\$ 232.95	33 Stillson Green
3	3.00	2016	1221	\$ 284,100	Lincoln Park at the Wellington Nbhd Subd #1 Lot 6C, Block 1	DEED RESTRICTED	\$ 232.68	21 Stillson Green
3	3.00	2016	1221	\$ 282,900	Lincoln Park at the Wellington Nbhd Subd #1 Lot 6B, Block 1	DEED RESTRICTED	\$ 231.70	25 Stillson Green
3	3.00	2015	1586	\$ 580,000	Rainbow Run Condo Unit 203, Bldg C	MULTIFAM	\$ 365.70	830 Parkway
3	4.00	2015	2393	\$ 1,406,020	Columbia Lode Subd #5 Lot 21	SINGLEFAM	\$ 587.56	34 Luisa Dr
3	5.00	2015	1827	\$ 669,000	Treehouse Condo PH 10 Unit L-2, Bldg L	MULTIFAM	\$ 366.17	343 Lodge Pole Circle
7	7.00	2014	6871	\$ 2,450,000	Dercums Dash Subd Lot 9	SINGLEFAM	\$ 356.57	59 East Trade Court
3	4.00	2015	2443	\$ 992,500	Tight Lines TH Unit 2	MULTIFAM	\$ 406.26	508 S 7th Avenue
3	3.00	2016	2301	\$ 743,400	Angler Mtn Ranch Lakeside TH #7 Unit 59B	MULTIFAM	\$ 323.08	51 Dragonfly Lane
4	5.00	2010	4346	\$ 2,635,000	Highlands @ Highlands Park Subd Lot 75	SINGLEFAM	\$ 606.30	356 Lake Edge Drive
4	4.00	2015	2947	\$ 1,473,725	Columbia Lode Subd #5 Lot 11	SINGLEFAM	\$ 500.08	114 Luisa Drive
4	4.00	2016	3084	\$ 1,060,000	Cabins @ Angler Mtn Ranch Subd #4 Lot 2 aka Cabin 2	SINGLEFAM	\$ 343.71	59 Hares Ear Lane
5	4.00	2006	3416	\$ 1,210,000	Highlands @ Breckenridge Subd #8 Lot 205	SINGLEFAM	\$ 354.22	903 Preston Way

Summary of Improved Residential New Unit Sales: October 2016

Average Price:	\$ 1,003,872
Average PPSF:	\$ 377.41
Median Price:	\$ 743,400
# Transactions:	15
Gross Volume:	\$ 15,058,075

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new commercial unit transactions. Data is deemed reliable but not guaranteed.