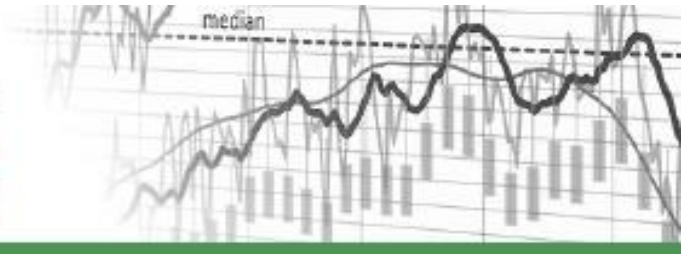
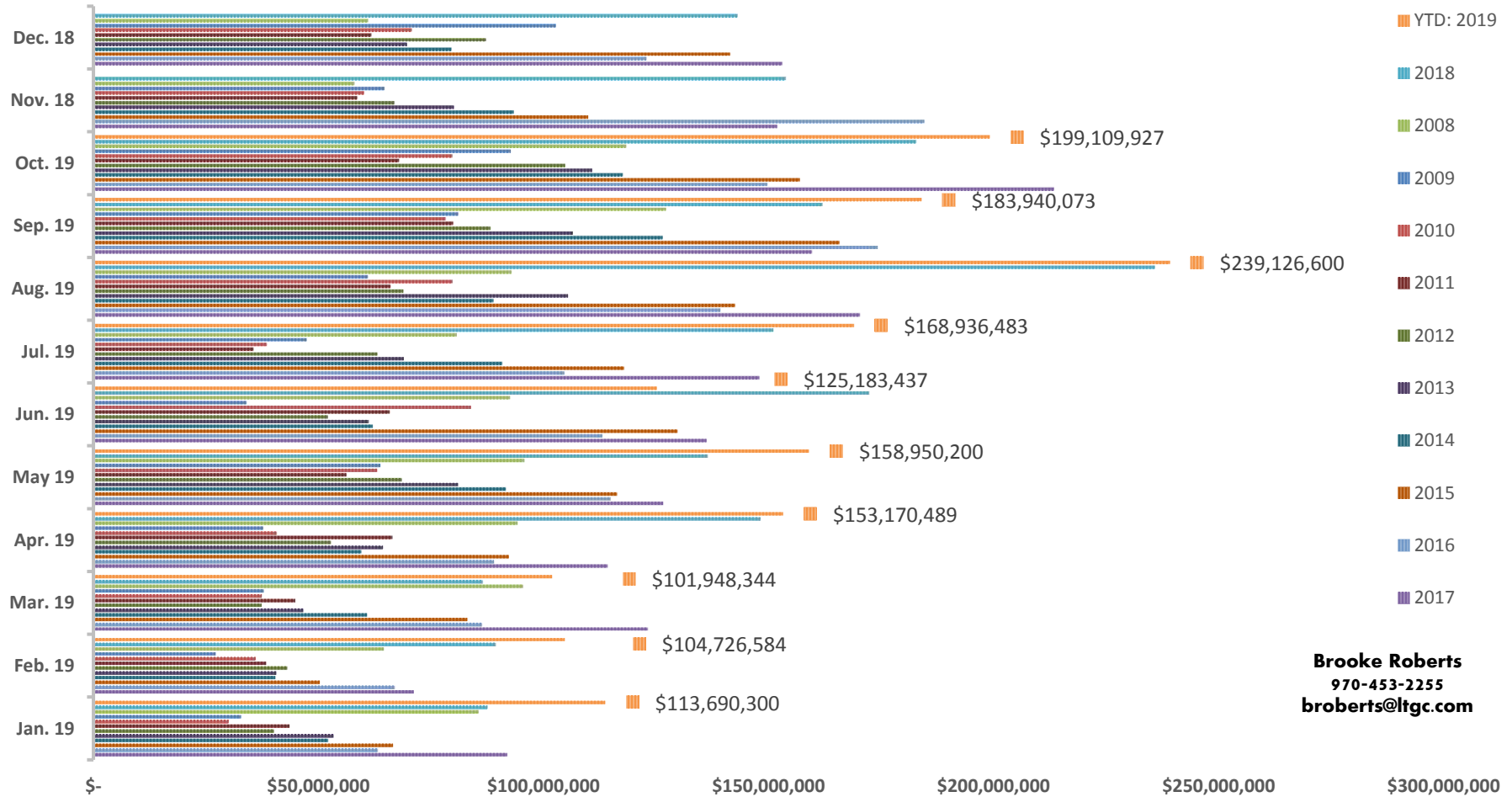




# Summit County Market ANALYSIS



## Historical Gross Sales Volume: 2008 - YTD: 2019



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# Market Analysis by Area

October 2019

## All Transaction Summary

## Residential Summary

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price	Average \$ Residential Price	Median \$ Residential Price	Average \$ Residential PPSF
Blue River & South to County Line	\$11,582,500	6%	16	6%	\$723,906	\$839,000	\$898,167	\$866,000	\$367
Breckenridge	\$48,408,900	24%	51	18%	\$949,194	\$720,000	\$1,020,265	\$810,000	\$679
Breckenridge Golf Course	\$13,928,300	7%	17	6%	\$819,312	\$685,000	\$1,471,240	\$1,444,300	\$477
Copper Mountain	\$2,084,500	1%	6	2%	\$347,417	\$357,500	\$403,100	\$395,000	\$648
Corinthian Hills & Summerwood	\$1,619,000	1%	2	1%	\$809,500	n/a	\$809,500	n/a	\$403
Dillon Town & Lake	\$7,249,642	4%	15	5%	\$483,309	\$530,000	\$519,192	\$569,000	\$512
Dillon Valley	\$2,501,150	1%	10	4%	\$250,115	\$223,325	\$250,115	\$223,325	\$362
Farmers Corner	\$0	0%	0	0%	\$0	n/a	n/a	n/a	\$0
Frisco	\$22,044,000	11%	26	9%	\$847,846	\$620,000	\$701,833	\$597,000	\$498
Heeney	\$0	0%	0	0%	\$0	n/a	n/a	n/a	\$0
Keystone	\$27,875,000	14%	43	15%	\$648,256	\$501,000	\$597,403	\$538,500	\$489
Montezuma	\$692,500	0%	2	1%	\$346,250	n/a	n/a	n/a	\$0
North Summit County (rural)	\$4,006,100	2%	4	1%	\$1,001,525	\$1,052,300	\$1,001,525	\$1,052,300	\$418
Peak 7	\$2,669,000	1%	4	1%	\$667,250	\$594,500	\$778,000	\$705,000	\$451
Silverthorne	\$24,626,800	12%	26	9%	\$947,185	\$865,050	\$1,037,065	\$912,550	\$401
Summit Cove	\$3,807,900	2%	5	2%	\$761,580	\$660,000	\$761,580	\$660,000	\$382
Wilderness	\$11,856,700	6%	27	9%	\$439,137	\$399,700	\$444,488	\$399,850	\$397
Woodmoor	\$5,253,000	3%	6	2%	\$875,500	\$836,250	\$1,113,000	\$1,253,750	\$386
Deed Restricted Units	\$8,904,935	4%	25	9%	\$356,197	\$332,600	n/a	n/a	n/a
Quit Claim Deeds	\$0	0%	0	0%	\$0	n/a	n/a	n/a	n/a
<b>TOTAL</b>	<b>\$199,109,927</b>	<b>100%</b>	<b>285</b>	<b>100%</b>	<b>\$731,558</b>	<b>\$569,500</b>	<b>\$755,374</b>	<b>\$617,500</b>	<b>\$494</b>

<b>(NEW UNIT SALES)</b>	<b>\$16,203,700</b>	<b>8%</b>	<b>11</b>	<b>4%</b>	<b>\$1,473,064</b>	<b>\$1,444,300</b>	<b>\$1,473,064</b>	<b>\$1,444,300</b>	<b>\$526</b>
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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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**Frisco**  
**Land Title**  
 60 Main Street  
 Frisco, CO 80443  
 970.668.2205

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

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



# Year-to-Date Market Analysis by Area

YTD: Oct. 2019

## All Transaction Summary

## Residential Summary

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price	Average \$ Residential Price	Median \$ Residential Price	Average \$ Residential PPSF
Blue River & South to County Line	\$70,838,400	5%	101	5%	\$701,370	\$729,500	\$908,953	\$809,500	\$376
Breckenridge	\$424,691,017	27%	375	19%	\$1,132,509	\$767,500	\$1,090,501	\$777,500	\$666
Breckenridge Golf Course	\$152,863,800	10%	142	7%	\$1,076,506	\$705,800	\$1,571,189	\$1,420,000	\$479
Copper Mountain	\$44,271,342	3%	68	3%	\$651,049	\$465,000	\$739,277	\$517,500	\$569
Corinthian Hills & Summerwood	\$13,497,500	1%	16	1%	\$843,594	\$765,000	\$848,500	\$760,000	\$362
Dillon Town & Lake	\$58,281,742	4%	94	5%	\$620,019	\$535,000	\$537,578	\$535,000	\$477
Dillon Valley	\$21,480,078	1%	64	3%	\$335,626	\$266,500	\$340,864	\$268,000	\$370
Farmers Corner	\$4,432,500	0%	7	0%	\$633,214	\$600,000	\$819,500	\$649,500	\$390
Frisco	\$136,381,138	9%	178	9%	\$766,186	\$650,500	\$742,970	\$658,000	\$507
Heeney	\$1,549,500	0%	7	0%	\$221,357	\$185,000	\$324,875	\$290,000	\$220
Keystone	\$167,886,157	11%	261	13%	\$643,242	\$540,000	\$640,560	\$555,000	\$507
Montezuma	\$1,626,940	0%	7	0%	\$232,420	\$46,440	\$745,000	n/a	\$212
North Summit County (rural)	\$39,677,527	3%	39	2%	\$1,017,372	\$1,044,174	\$1,111,030	\$1,112,700	\$424
Peak 7	\$20,256,800	1%	27	1%	\$750,252	\$755,000	\$935,605	\$926,000	\$417
Silverthorne	\$191,640,775	12%	187	9%	\$1,024,817	\$785,000	\$918,591	\$838,000	\$415
Summit Cove	\$38,008,300	2%	61	3%	\$623,087	\$590,000	\$678,098	\$644,250	n/a
Wilderness	\$89,471,000	6%	184	9%	\$486,255	\$411,250	\$496,164	\$420,000	\$398
Woodmoor	\$20,976,700	1%	24	1%	\$874,029	\$587,650	\$1,031,261	\$1,111,250	\$386
Deed Restricted Units	\$49,052,008	3%	131	7%	\$374,443	\$332,735	n/a	n/a	n/a
Quit Claim Deeds	\$1,899,213	0%	8	0%	\$237,402	\$205,000	n/a	n/a	n/a
<b>TOTAL</b>	<b>\$1,548,782,437</b>	<b>100%</b>	<b>1981</b>	<b>100%</b>	<b>\$813,155</b>	<b>\$595,000</b>	<b>\$823,615</b>	<b>\$640,500</b>	<b>\$496</b>

**(NEW UNIT SALES)**                      \$194,373,554                      13%                      140                      7%                      \$1,388,383                      \$1,033,387                      \$1,357,649                      \$1,033,387                      \$521

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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**Breckenridge**  
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Breckenridge, CO 80424  
  
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# Market Snapshot by Area

## Full Year 2018 versus YTD: 2019

Area	Average Price	Average Price	% Change vs. Prior Year	Average Price	Average Price	% Change vs. Prior Year	Average Price	Average Price	% Change vs. Prior Year
	Single Family YTD: 2018	Single Family YTD: 2019		Multi-Family YTD: 2018	Multi-Family YTD: 2019		Vacant Land YTD: 2018	Vacant Land YTD: 2019	
Blue River	\$856,971	\$967,558	13%	\$312,070	\$264,300	-15%	\$118,319	\$147,750	25%
Breckenridge	\$1,551,821	\$2,038,940	31%	\$645,781	\$697,344	8%	\$787,250	\$356,286	-55%
Breckenridge Golf Course	\$1,670,017	\$1,875,702	12%	\$516,389	\$539,228	4%	\$493,906	\$590,930	20%
Copper Mountain	\$2,691,625	\$3,075,236	14%	\$508,236	\$552,400	9%	\$0	\$1,075,500	n/a
Corinthian Hills/Summerwood	\$1,007,720	\$1,125,438	12%	\$666,200	\$532,000	-20%	\$220,000	\$0	n/a
Dillon Town & Lake	\$715,400	\$716,523	0%	\$420,450	\$504,346	20%	\$0	\$0	0%
Dillon Valley	\$570,962	\$634,286	11%	\$255,396	\$257,030	1%	\$0	\$0	0%
Farmers Corner	\$700,857	\$819,500	17%	\$0	\$0	n/a	\$279,300	\$235,000	-16%
Frisco	\$1,099,407	\$1,093,339	-1%	\$564,933	\$606,385	7%	\$432,300	\$0	n/a
Heeneey	\$425,286	\$324,875	-24%	\$0	\$0	n/a	\$220,000	\$83,333	-62%
Keystone	\$1,533,036	\$1,448,153	-6%	\$529,115	\$574,182	9%	\$492,778	\$556,500	13%
Montezuma	\$536,333	\$745,000	39%	\$0	\$0	n/a	\$71,250	\$264,000	271%
North Summit County (Rural)	\$1,011,328	\$1,111,030	10%	\$0	\$0	n/a	\$524,914	\$380,500	-28%
Peak 7	\$972,463	\$935,605	-4%	\$0	\$0	n/a	\$299,971	\$310,038	3%
Silverthorne	\$889,444	\$1,015,747	14%	\$581,860	\$697,782	20%	\$286,782	\$278,281	-3%
Summit Cove	\$841,359	\$834,126	-1%	\$345,422	\$390,679	13%	\$215,800	\$220,667	2%
Wilderness	\$735,522	\$764,318	4%	\$394,048	\$434,712	10%	\$199,056	\$250,000	26%
Woodmoor	\$1,546,118	\$1,415,340	-8%	\$459,438	\$551,163	n/a	\$382,500	\$409,333	7%
<b>Gross Mean:</b>	<b>\$1,142,905</b>	<b>\$1,274,211</b>	<b>11%</b>	<b>\$523,519</b>	<b>\$564,042</b>	<b>8%</b>	<b>\$366,814</b>	<b>\$332,536</b>	<b>-9%</b>

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

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

Area	Median Price	Median Price	% Change vs. Prior Year	Median Price	Median Price	% Change vs. Prior Year	Median Price	Median Price	% Change vs. Prior Year
	Single Family YTD: 2018	Single Family YTD: 2019		Multi-Family YTD: 2018	Multi-Family YTD: 2019		Vacant Land YTD: 2018	Vacant Land YTD: 2019	
Blue River	\$762,000	\$839,500	10%	\$330,000	\$317,900	-4%	\$90,000	\$109,000	21%
Breckenridge	\$1,325,000	\$1,585,000	20%	\$570,000	\$627,500	10%	\$685,000	\$222,500	-68%
Breckenridge Golf Course	\$1,625,000	\$1,645,000	1%	\$472,500	\$519,500	10%	\$475,000	\$505,000	6%
Copper Mountain	\$2,689,250	\$3,215,000	20%	\$503,500	\$507,500	1%	n/a	n/a	n/a
Corinthian Hills/Summerwood	\$950,000	\$819,500	-14%	\$507,000	\$575,000	n/a	n/a	n/a	n/a
Dillon Town & Lake	\$687,250	\$624,000	-9%	\$415,000	\$526,250	27%	n/a	n/a	n/a
Dillon Valley	\$550,000	\$595,000	8%	\$233,850	\$247,500	6%	n/a	n/a	n/a
Farmers Corner	\$615,000	\$649,500	6%	n/a	n/a	n/a	\$292,000	n/a	n/a
Frisco	\$997,500	\$1,057,500	6%	\$506,000	\$548,500	8%	\$420,000	n/a	n/a
Heeneey	\$390,000	\$290,000	-26%	n/a	n/a	n/a	\$0	\$45,000	n/a
Keystone	\$1,360,000	\$1,395,000	3%	\$487,500	\$540,000	11%	\$440,000	\$312,500	-29%
Montezuma	\$520,000	n/a	n/a	n/a	n/a	n/a	n/a	\$79,000	n/a
North Summit County (Rural)	\$903,800	\$1,112,700	23%	n/a	n/a	n/a	\$375,000	\$340,000	-9%
Peak 7	\$860,000	\$926,000	8%	n/a	n/a	n/a	\$278,500	\$278,700	0%
Silverthorne	\$793,500	\$900,000	13%	\$580,000	\$742,500	28%	\$241,750	\$244,500	1%
Summit Cove	\$815,000	\$780,000	-4%	\$287,500	\$382,500	33%	\$185,000	\$214,500	n/a
Wilderness	\$640,000	\$718,500	12%	\$375,500	\$391,900	4%	\$197,500	\$235,000	n/a
Woodmoor	\$1,299,000	\$1,340,600	n/a	\$448,750	\$537,000	n/a	\$305,000	\$378,000	n/a
<b>Gross Mean:</b>	<b>\$940,800</b>	<b>\$1,021,500</b>	<b>9%</b>	<b>\$460,000</b>	<b>\$507,000</b>	<b>10%</b>	<b>\$279,500</b>	<b>\$250,000</b>	<b>-11%</b>

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# Historical Market Analysis: Percentage Market Change: 2010 - YTD. 2019

## Month to Month Comparison by Gross Volume

Month	2010	% Change 10 to 11	2011	% Change 11 to 12	2012	% Change 12 to 13	2013	% Change 13 to 14	2014	% Change 14 to 15	2015	% Change 15 to 16	2016	% Change 16 to 17	2017	% Change 17 to 18	2018	% Change 18 to 19	2019
January	\$30,051,500	45%	\$44,042,400	-8%	\$42,663,800	33%	\$62,235,670	-2%	\$53,073,051	25%	\$66,536,300	-5%	\$63,231,650	45%	\$91,901,074	-5%	\$87,565,946	30%	\$113,690,300
February	\$36,036,515	6%	\$38,516,800	12%	\$43,683,600	-6%	\$45,837,653	-1%	\$44,671,060	13%	\$50,326,500	33%	\$66,997,100	6%	\$71,152,600	26%	\$89,403,682	17%	\$104,726,584
March	\$37,425,700	20%	\$45,046,200	-17%	\$38,893,960	25%	\$55,149,780	30%	\$67,244,100	24%	\$83,058,500	4%	\$86,347,800	43%	\$123,142,000	-30%	\$86,558,600	18%	\$101,948,344
April	\$40,792,200	63%	\$66,323,300	-20%	\$55,250,700	22%	\$64,956,000	-7%	\$62,554,700	48%	\$92,373,585	-4%	\$89,007,327	28%	\$114,226,938	30%	\$148,159,921	3%	\$153,170,489
May	\$63,039,000	-11%	\$56,177,600	22%	\$73,173,000	18%	\$94,375,050	13%	\$96,773,950	20%	\$116,330,500	-1%	\$114,889,906	10%	\$126,580,300	8%	\$136,423,916	17%	\$158,950,200
June	\$83,871,000	-22%	\$65,751,300	-21%	\$56,820,400	17%	\$70,371,650	1%	\$69,830,150	86%	\$129,754,349	-13%	\$113,032,009	20%	\$136,189,679	27%	\$172,302,600	-27%	\$125,183,437
July	\$38,565,100	-8%	\$35,555,500	77%	\$65,197,855	9%	\$80,849,879	32%	\$95,597,625	23%	\$117,921,469	-11%	\$104,621,918	41%	\$147,927,102	2%	\$151,066,431	12%	\$168,936,483
August	\$79,753,200	-17%	\$65,898,700	4%	\$71,800,475	53%	\$108,430,700	-16%	\$95,422,383	49%	\$142,534,040	-2%	\$139,223,249	22%	\$170,248,375	38%	\$235,727,859	1%	\$239,126,600
September	\$78,228,400	2%	\$79,799,400	10%	\$90,330,100	21%	\$111,130,100	19%	\$147,078,700	13%	\$165,716,318	5%	\$174,179,706	-8%	\$159,591,700	1%	\$161,902,700	14%	\$183,940,073
October	\$79,749,200	-15%	\$73,125,800	54%	\$114,295,400	6%	\$114,722,935	6%	\$130,161,800	21%	\$156,891,050	-5%	\$149,691,558	43%	\$213,311,500	-14%	\$182,673,300	9%	\$199,109,927
November	\$60,172,900	-3%	\$61,748,100	14%	\$74,734,600	20%	\$89,196,800	16%	\$104,587,700	5%	\$109,915,500	68%	\$184,563,658	-18%	\$151,871,354	1%	\$153,815,804	-100%	
December	\$70,755,100	-13%	\$66,168,700	42%	\$88,152,000	-20%	\$75,615,706	14%	\$90,305,800	57%	\$141,435,873	-13%	\$122,880,919	25%	\$153,007,686	-6%	\$143,100,278	-100%	
YTD Comparison	\$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	23%	\$1,354,271,268	5%	\$1,451,784,955	7%	\$1,548,782,437
Full Year Cumulative Total	\$698,439,815	0%	\$698,153,800	17%	\$814,995,890	19%	\$972,871,923	9%	\$1,057,301,019	30%	\$1,372,793,984	3%	\$1,408,666,800	18%	\$1,659,150,308	5%	\$1,748,701,037	-11%	\$1,548,782,437

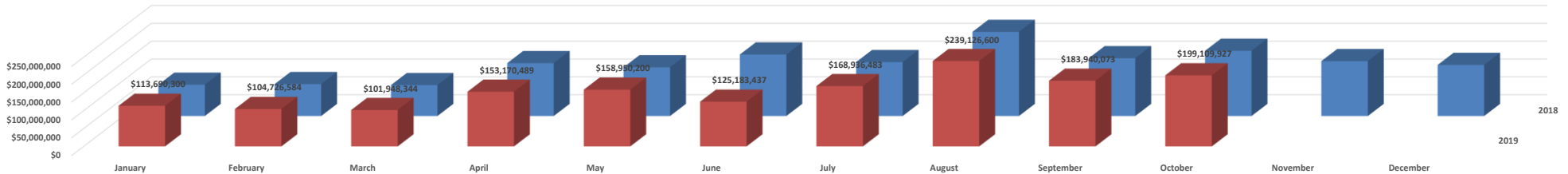
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## Month to Month Comparison by Number of Transactions

Month	2010	% Change 10 to 11	2011	% Change 11 to 12	2012	% Change 12 to 13	2013	% Change 13 to 14	2014	% Change 14 to 15	2015	% Change 15 to 16	2016	% Change 16 to 17	2017	% Change 17 to 18	2018	% Change 18 to 19	2019
January	54	61%	90	10%	102	13%	116	-6%	107	19%	127	-2%	124	11%	138	6%	146	-5%	138
February	66	35%	90	-11%	81	16%	97	-10%	91	16%	106	19%	126	-8%	116	20%	139	-5%	132
March	86	19%	103	-21%	86	46%	128	1%	125	19%	149	-9%	136	17%	178	-21%	140	-4%	135
April	91	16%	106	7%	119	19%	136	-13%	124	23%	153	1%	155	22%	189	10%	207	-20%	166
May	94	14%	107	25%	145	18%	165	10%	181	13%	205	-4%	197	0%	197	-1%	196	13%	222
June	138	-25%	104	5%	124	28%	151	6%	155	69%	262	-16%	220	6%	234	6%	249	-28%	179
July	75	31%	98	29%	131	23%	163	26%	201	0%	202	6%	215	18%	253	-17%	211	3%	218
August	117	28%	150	6%	162	36%	221	-6%	214	25%	267	6%	282	-4%	272	17%	319	-18%	261
September	149	9%	162	-2%	164	54%	224	11%	286	5%	301	-1%	297	-16%	248	4%	259	-5%	245
October	154	5%	171	43%	240	5%	251	5%	265	7%	284	-7%	263	22%	322	-27%	236	21%	285
November	141	1%	152	8%	158	10%	197	19%	216	-5%	205	31%	268	-14%	230	-1%	227	-100%	
December	154	-9%	147	32%	188	-29%	138	32%	186	48%	276	-26%	203	13%	230	-23%	178	-100%	
YTD Comparison	1,024	15%	1,181	15%	1,354	24%	1,682	4%	1,749	18%	2,056	-2%	2,015	7%	2,147	-4%	2,102	-6%	1,981
Full Year Cumulative Total	1,319	12%	1,480	15%	1,700	19%	2,017	7%	2,151	18%	2,537	-2%	2,486	5%	2,607	-4%	2,507	-21%	1,981

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

Current Month to Month



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Frisco, CO 80443  
970.668.2205

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

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# Residential Cost Analysis

## Residential Improved Units - Price Point Summary

### October 2019

**Average Price:**

**\$755,374**

	# Transactions	Gross Volume	Percentage Gross
<=200,000	2	\$335,000	0%
200,001 to 300,000	18	\$4,584,550	3%
300,001 to 400,000	21	\$7,650,700	5%
400,001 to 500,000	32	\$14,516,500	9%
500,001 to 600,000	31	\$17,176,900	11%
600,001 to 700,000	20	\$13,160,700	8%
700,001 to 800,000	14	\$10,451,500	7%
800,001 to 900,000	18	\$15,278,600	10%
900,001 to 1,000,000	8	\$7,724,100	5%
1,000,001 to 1,500,000	35	\$43,417,200	27%
1,500,001 to 2,000,000	9	\$14,883,500	9%
2,000,001 to 2,500,000	2	\$4,745,000	3%
2,500,001 to 3,000,000	1	\$2,915,000	2%
over \$ 3 Million	1	\$3,300,000	2%
<b>Total:</b>	<b>212</b>	<b>\$160,139,250</b>	<b>100%</b>

### October 2019

#### New Construction

	Number Trans.	Total Volume	Average Price
Single Family	8	\$12,756,400	\$1,594,550
Multi Family	3	\$3,447,300	\$1,149,100
Vacant Land	0	\$0	\$0

#### Resales

	Number Trans.	Total Volume	Average Price
Single Family	67	\$69,409,800	\$1,035,967
Multi Family	134	\$74,525,750	\$556,162
Vacant Land	16	\$6,238,000	\$389,875

#### Gross Residential Price Index

	Number Trans.	Total Volume	Average Price
Single Family	75	\$82,166,200	\$1,095,549
Multi Family	137	\$77,973,050	\$569,146
Vacant Land	16	\$6,238,000	\$389,875

#### YTD: Oct. 2019

	Number Trans.	Total Volume	Average Price
Single Family	568	\$723,751,943	\$1,274,211
Multi Family	986	\$556,145,463	\$564,042
Vacant Land	116	\$38,574,200	\$332,536

#### Full Year: 2018

	Number Trans.	Total Volume	Average Price
Single Family	736	\$841,177,997	\$1,142,905
Multi Family	1258	\$658,587,481	\$523,519
Vacant Land	192	\$70,428,209	\$366,814

#### Full Year: 2017

	Number Trans.	Total Volume	Average Price
Single Family	756	\$822,447,297	\$1,087,893
Multi Family	1429	\$677,148,472	\$473,862
Vacant Land	187	\$60,530,400	\$323,692

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Breckenridge  
Land Title  
200 North Ridge Street  
Breckenridge, CO  
80424  
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## Historical Residential Cost Analysis

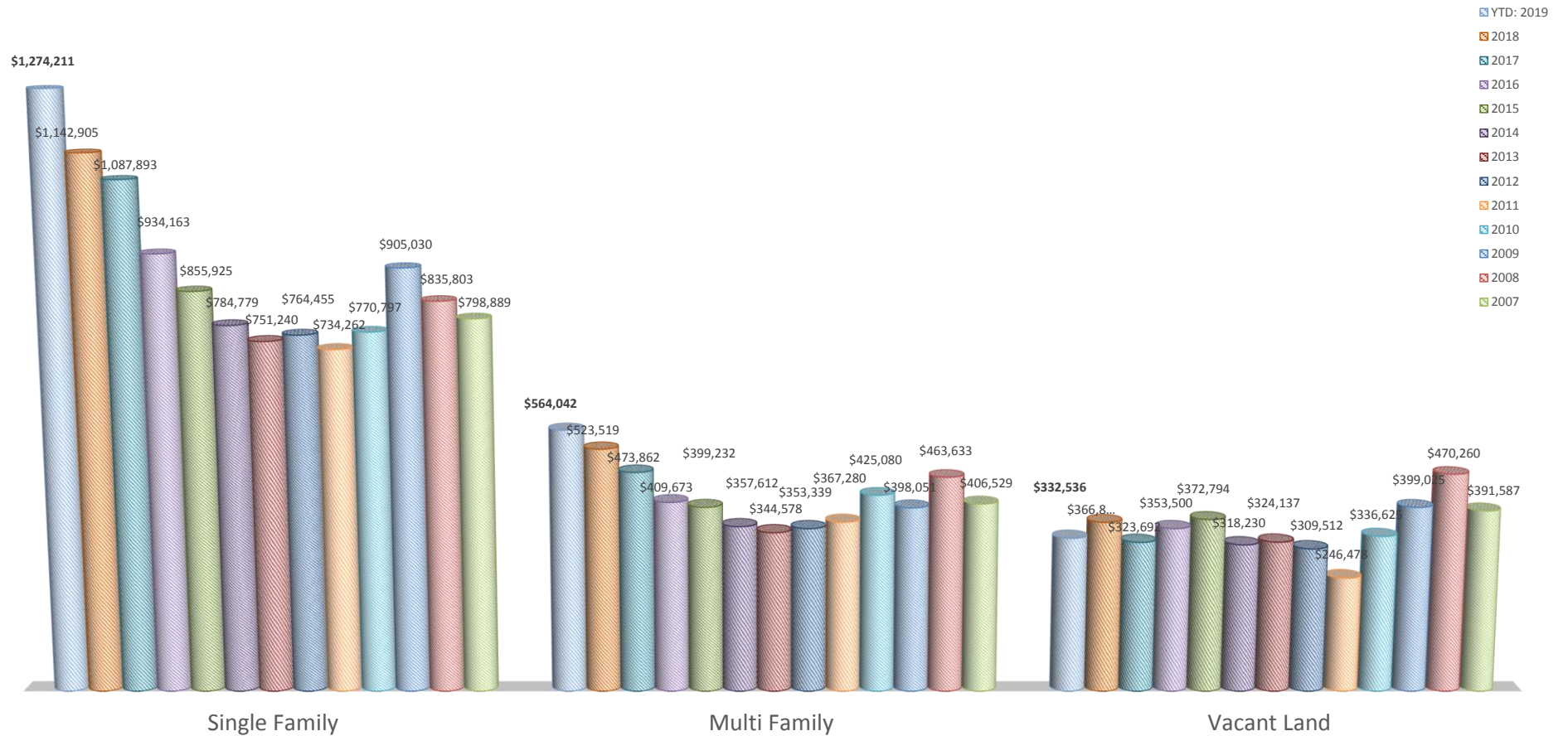
### Historical Residential Improved Units - Price Point Summary

Full Year 2016: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	677	\$632,428,549	\$934,163
Multi Family	1410	\$577,639,084	\$409,673
Vacant Land	145	\$51,257,475	\$353,500
Full Year 2015: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	678	\$580,317,085	\$855,925
Multi Family	1422	\$567,707,483	\$399,232
Vacant Land	156	\$58,155,900	\$372,794
Full Year 2014: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	561	\$440,261,075	\$784,779
Multi Family	1170	\$418,406,606	\$357,612
Vacant Land	126	\$40,097,000	\$318,230
Full Year 2013: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	569	\$427,455,600	\$751,240
Multi Family	994	\$342,510,355	\$344,578
Vacant Land	118	\$38,248,200	\$324,137
Full Year 2012: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	509	\$389,107,600	\$764,455
Multi Family	805	\$284,438,000	\$353,339
Vacant Land	114	\$35,284,400	\$309,512
Full Year 2011: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	454	\$333,355,100	\$734,262
Multi Family	722	\$265,175,800	\$367,280
Vacant Land	91	\$22,429,500	\$246,478
Full Year 2010: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	415	\$319,880,900	\$770,797
Multi Family	691	\$293,730,300	\$425,080
Vacant Land	77	\$25,920,100	\$336,625
Full Year 2009: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	392	\$354,771,700	\$905,030
Multi Family	655	\$260,723,700	\$398,051
Vacant Land	69	\$27,532,700	\$399,025
Full Year 2008: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	470	\$392,827,200	\$835,803
Multi Family	1001	\$464,096,800	\$463,633
Vacant Land	151	\$71,009,300	\$470,260
Full Year 2007: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	801	\$639,910,300	\$798,889
Multi Family	1779	\$723,215,400	\$406,529
Vacant Land	334	\$130,790,200	\$391,587

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# Average Price History by Type: 2007 - YTD. 2019



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# Comparative Historical Cost Analysis

## YTD. 2019 Price Point Summary for Residential Volume - Average Price:

\$823,615

	# Transactions	Gross Volume	Percentage Gross
<=200,000	15	\$2,465,600	0%
200,001 to 300,000	109	\$27,978,950	2%
300,001 to 400,000	204	\$72,983,928	6%
400,001 to 500,000	183	\$82,377,060	6%
500,001 to 600,000	205	\$113,349,200	9%
600,001 to 700,000	159	\$103,838,525	8%
700,001 to 800,000	126	\$94,922,700	7%
800,001 to 900,000	119	\$101,183,037	8%
900,001 to 1,000,000	74	\$70,680,417	6%
1,000,001 to 1,500,000	212	\$257,561,691	20%
1,500,001 to 2,000,000	84	\$142,673,699	11%
2,000,001 to 2,500,000	20	\$46,536,800	4%
2,500,001 to 3,000,000	13	\$36,177,600	3%
over \$ 3 Million	31	\$127,168,199	10%
<b>Total:</b>	<b>1554</b>	<b>\$1,279,897,406</b>	<b>100%</b>

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

\$748,403

	# Transactions	Gross Volume	Percentage Gross
<=200,000	41	\$6,812,723	1%
200,001 to 300,000	129	\$33,301,400	3%
300,001 to 400,000	256	\$91,295,189	7%
400,001 to 500,000	215	\$97,126,100	8%
500,001 to 600,000	208	\$114,632,765	9%
600,001 to 700,000	145	\$95,023,000	8%
700,001 to 800,000	152	\$114,303,114	9%
800,001 to 900,000	97	\$82,357,897	7%
900,001 to 1,000,000	110	\$104,393,888	8%
1,000,001 to 1,500,000	174	\$210,581,742	17%
1,500,001 to 2,000,000	74	\$127,121,360	10%
2,000,001 to 2,500,000	31	\$70,029,000	6%
2,500,001 to 3,000,000	15	\$41,209,300	3%
over \$ 3 Million	15	\$55,659,000	4%
<b>Total:</b>	<b>1662</b>	<b>\$1,243,846,478</b>	<b>100%</b>

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

\$677,874

	# Transactions	Gross Volume	Percentage Gross
<=200,000	97	\$16,338,000	1%
200,001 to 300,000	221	\$57,119,400	5%
300,001 to 400,000	302	\$105,929,093	9%
400,001 to 500,000	239	\$106,810,238	9%
500,001 to 600,000	171	\$93,822,517	8%
600,001 to 700,000	164	\$107,056,600	9%
700,001 to 800,000	150	\$113,066,910	9%
800,001 to 900,000	103	\$87,558,255	7%
900,001 to 1,000,000	76	\$72,649,800	6%
1,000,001 to 1,500,000	172	\$210,079,532	17%
1,500,001 to 2,000,000	58	\$99,485,900	8%
2,000,001 to 2,500,000	28	\$62,979,300	5%
2,500,001 to 3,000,000	17	\$47,609,100	4%
over \$ 3 Million	12	\$46,448,000	4%
<b>Total:</b>	<b>1810</b>	<b>\$1,226,952,645</b>	<b>100%</b>

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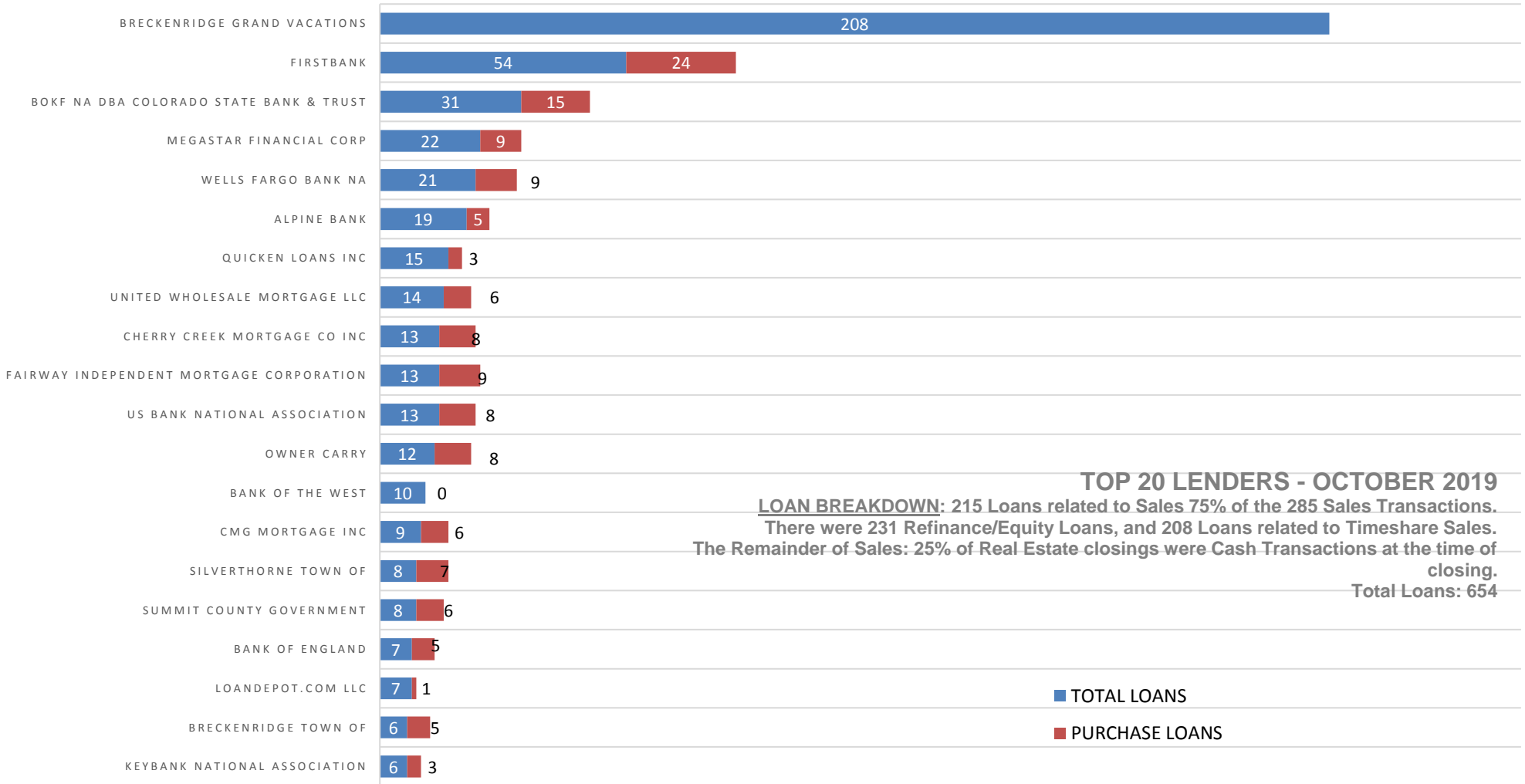
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Breckenridge  
Land Title  
200 North Ridge  
Street  
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80424  
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# Lender Analysis



### TOP 20 LENDERS - OCTOBER 2019

**LOAN BREAKDOWN:** 215 Loans related to Sales 75% of the 285 Sales Transactions.  
 There were 231 Refinance/Equity Loans, and 208 Loans related to Timeshare Sales.  
 The Remainder of Sales: 25% of Real Estate closings were Cash Transactions at the time of closing.  
 Total Loans: 654

■ TOTAL LOANS  
 ■ PURCHASE LOANS

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## Market Highlights

### October 2019

#### Top Priced Improved Residential Sale:

<b>ACCOUNT</b>	304481
<b>BEDROOM</b>	4
<b>BATH</b>	6.00
<b>YOC</b>	1996
<b>HEATED SQFT</b>	4933
<b>LANDSIZE</b>	0.4000
<b>RECEPTION</b>	1210711
<b>PRICE</b>	\$ 3,300,000.00
<b>AREA</b>	BRECKEN
<b>LEGAL</b>	GOLD FLAKE SUB Lot 7
<b>PPSF</b>	\$ 668.96
<b>DATE</b>	10/16/2019

#### Top Priced PSF Improved Residential Sale:

6514466
2
2.00
2008
1100
1209561
\$ 1,490,000.00
BRECKEN
ONE SKI HILL PLACE Unit 8401
\$ 1,354.55
10/3/2019



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# Foreclosure Document Breakdown

October 2019	Total	Timeshare	Fee Simple	Unknown: No legal shown
#1 Notice Election & Demand: (NED)	1	0		0
#2 Certificate of Purchase: (CTP)	0	0		0
#3 Public Trustee's Deeds: (PTD)	7	7		0
<b>Total Foreclosure Docs Filed:</b>	<b>8</b>	<b>7</b>	<b>1</b>	<b>0</b>

## Land Title Historical Foreclosure Summary

2009 Summary:		2010 Summary:	
NED:	300	NED:	367
Withdrawn NED'S	117	Withdrawn NED'S	162
Active NED's for 2009:	183	Active NED's for 2010:	205
<b>Public Trustee's Deeds Issued:</b>	<b>86</b>	<b>Public Trustee's Deeds Issued:</b>	<b>148</b>
2011 Summary:		2012 Summary:	
NED:	326	NED:	251
Withdrawn NED'S	148	Withdrawn NED'S	132
Active NED's for 2011:	178	Active NED's for 2012:	119
<b>Public Trustee's Deeds Issued:</b>	<b>227</b>	<b>Public Trustee's Deeds Issued:</b>	<b>165</b>
2013 Summary:		2014 Summary:	
NED:	138	NED:	86
Withdrawn NED'S	86	Withdrawn NED'S	27
Active NED's for 2013:	52	Active NED's for 2014:	59
<b>Public Trustee's Deeds Issued:</b>	<b>92</b>	<b>Public Trustee's Deeds Issued:</b>	<b>65</b>
2015 Summary:		2016 Summary:	
NED:	32	NED:	35
Withdrawn NED'S	14	Withdrawn NED'S	26
Active NED's for 2015:	18	Active NED's for 2016:	9
<b>Public Trustee's Deeds Issued:</b>	<b>26</b>	<b>Public Trustee's Deeds Issued:</b>	<b>9</b>
2017 Summary		2018 Summary	
NED:	37	NED:	35
Withdrawn NED'S	21	Withdrawn NED'S	28
Active NED's for 2017:	16	Active NED's for 2018:	7
<b>Public Trustee's Deeds Issued:</b>	<b>8</b>	<b>Public Trustee's Deeds Issued:</b>	<b>18</b>
YTD: 2019 Summary			
NED:	25		
Withdrawn NED'S	0		
Active NED's for 2017:	25		
<b>Public Trustee's Deeds Issued:</b>	<b>14</b>		
Summary Foreclosure Actions:			
Total Active NED's for Period: 1/1/2009 thru 12/31/2018		845	
Total PTD's Issued: 1/1/2009 thru 12/31/2018		843	
<b>Unissued Public Trustee's Deeds Remaining:</b>		<b>2</b>	

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



# Summary of Foreclosure Actions

**YTD: Oct. 2019**

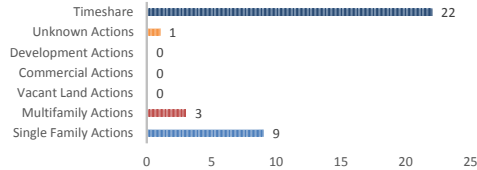
**Property Foreclosure Summary:**

Fee Simple Actions	12
Timeshare Actions	29
Unknown Actions	1

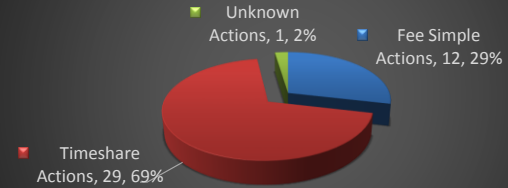
**Property Type Breakdown:**

Single Family Actions	9
Multifamily Actions	3
Vacant Land Actions	0
Commercial Actions	0
Development Actions	0
Unknown Actions	1
Timeshare	22

**Foreclosure Document Summary: Property Type YTD: 2019**



**Foreclosure Document Summary by Category: YTD: 2019**



**Location Summary: ALL TYPES**

Blue River	4
Breckenridge	30
Breckenridge Golf Course	0
Central Summit County	0
Copper Mountain	0
Corinthian Hill & Summerwoc	0
Dillon, Town & Lake	2
Dillon Valley	0
Farmers Corner	0
Frisco	0
Heeney	0
Keystone	2
Montezuma	0
North Summit County Rural	0
Peak 7	2
Silverthorne	1
Summit Cove	0
Wilderness	0
Woodmoor	0

**Location Summary: Fee Simple Only**

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

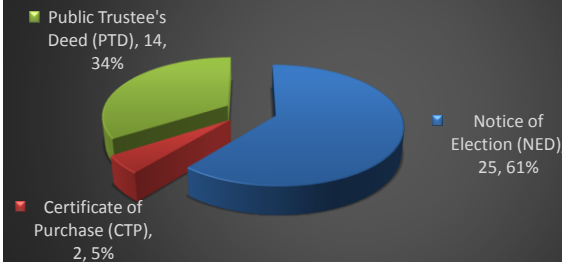
\* Location Summaries do not include recordings with Unknown Legal Descriptions

**Document Summary:**

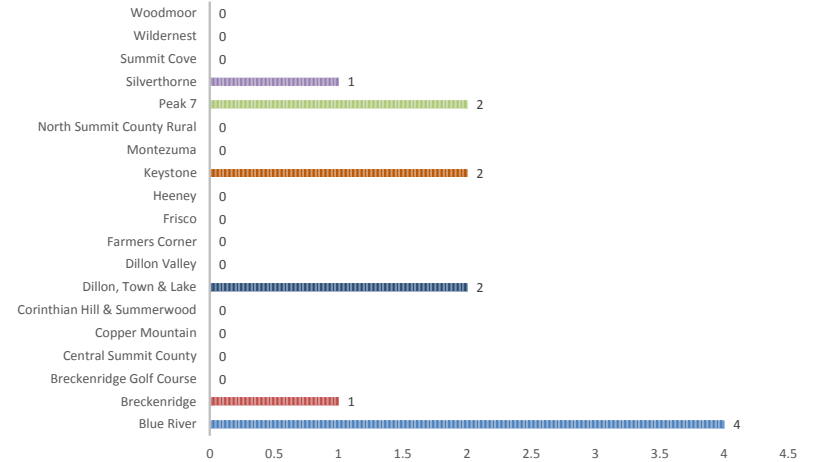
Notice of Election (NED)	25
Certificate of Purchase (CTP)	2
Public Trustee's Deed (PTD)	14

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**Foreclosure Document Summary: YTD: 2019**



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



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# Top Lender Listing

LENDER	NUMBER LOANS	(PURCHASE LOANS)	PERCENTAGE TOTAL
BRECKENRIDGE GRAND VACATIONS	208		31.80%
FIRSTBANK	54	24	8.26%
BOF NA DBA COLORADO STATE BANK & TRUST	31	15	4.74%
MEGASTAR FINANCIAL CORP	22	9	3.36%
WELLS FARGO BANK NA	21	9	3.21%
ALPINE BANK	19	5	2.91%
QUICKEN LOANS INC	15	3	2.29%
UNITED WHOLESAL MORTGAGE LLC	14	6	2.14%
CHERRY CREEK MORTGAGE CO INC	13	8	1.99%
FAIRWAY INDEPENDENT MORTGAGE CORPORATION	13	9	1.99%
US BANK NATIONAL ASSOCIATION	13	8	1.99%
OWNER CARRY	12	8	1.83%
BANK OF THE WEST	10		1.53%
CMG MORTGAGE INC	9	6	1.38%
SILVERTHORNE TOWN OF	8	7	1.22%
SUMMIT COUNTY GOVERNMENT	8	6	1.22%
BANK OF ENGLAND	7	5	1.07%
LOANDEPOT.COM LLC	7	1	1.07%
BRECKENRIDGE TOWN OF	6	5	0.92%
KEYBANK NATIONAL ASSOCIATION	6	3	0.92%
BANK OF AMERICA NA	5	1	0.76%
PROVIDENT FUNDING ASSOCIATES LP	5	1	0.76%
BANK OF COLORADO	4	4	0.61%
CALIBER HOME LOANS INC	4	2	0.61%
JPMORGAN CHASE BANK NA	4	1	0.61%
USAA FEDERAL SAVINGS BANK	4	3	0.61%
AMERIFIRST FINANCIAL INC	3	1	0.46%
AVENTA CREDIT UNION	3	2	0.46%
BELCO CREDIT UNION	3	3	0.46%
FIRST WESTERN TRUST BANK	3	3	0.46%
FLAGSTAR BANK FS	3	2	0.46%
HOME POINT FINANCIAL CORPORATION	3	1	0.46%
ON Q FINANCIAL INC	3	2	0.46%
PIVOT LENDING GROUP	3	2	0.46%
VECTRA BANK COLORADO	3		0.46%
AMERICAN FINANCING CORPORATION	2	1	0.31%
CITIBANK NA	2	1	0.31%
CORNERSTONE HOME LENDING INC	2	2	0.31%
FLATIRONS BANK	2		0.31%
GUARANTEED RATE INC	2	1	0.31%
GUILD MORTGAGE COMPANY	2	1	0.31%
LEADERONE FINANCIAL CORPORATION	2	2	0.31%
LIBERTY SAVINGS BANK FS	2	1	0.31%
NBH BANK	2	1	0.31%
NOVA FINANCIAL & INVESTMENT CORPORATION	2	2	0.31%
SIERRA PACIFIC MORTGAGE COMPANY INC	2		0.31%
SUMMIT COMBINED HOUSING AUTHORITY	2	1	0.31%
UNIVERSAL LENDING CORPORATION	2	2	0.31%
VERUS BANK OF COMMERCE	2		0.31%
WYNDHAM CAPITAL MORTGAGE INC	2		0.31%
ACADEMY MORTGAGE CORPORATION	1		0.15%
ALLIANT CREDIT UNION	1		0.15%
AMERICAN FINANCIAL NETWORK INC	1	1	0.15%
AMERICAN LIBERTY MORTGAGE INC	1	1	0.15%
AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY LLC	1		0.15%
AMERISAVE MORTGAGE CORPORATION	1		0.15%
ANB BANK	1	1	0.15%
BANK OF CORDELL	1		0.15%
BETTER MORTGAGE CORPORATION	1	1	0.15%
CARDINAL FINANCIAL COMPANY LIMITED PARTNERSHIP	1		0.15%
CARDINAL FINANCIAL COMPANY LP	1	1	0.15%
CASTLE & COOKE MORTGAGE LLC	1		0.15%
CENDERA BANK NA	1		0.15%
CITYWIDE BANKS	1	1	0.15%
COLEBROOK FINANCIAL COMPANY LLC	1		0.15%
COLORADO HOUSING AND FINANCE AUTHORITY	1	1	0.15%
COMMUNITY BANKS OF COLORADO	1		0.15%
CREDIT UNION OF THE ROCKIES	1		0.15%
CROSSCOUNTRY MORTGAGE INC	1	1	0.15%
CROSSCOUNTRY MORTGAGE LLC	1		0.15%
DEEPHAVEN MORTGAGE LLC	1	1	0.15%
DENVER LENDING CORPORATION	1	1	0.15%
DHA FINANCIAL LLC	1	1	0.15%
ELEVATIONS CREDIT UNION	1	1	0.15%
FIGURE LENDING LLC	1		0.15%
FINANCE OF AMERICA MORTGAGE LLC	1		0.15%
FIRST BANK	1	1	0.15%
FIRST TECHNOLOGY FEDERAL CREDIT UNION	1		0.15%
FORTIS PRIVATE BANK	1		0.15%
FORTUNE FINANCIAL INC	1	1	0.15%
FORTUNEBANK	1		0.15%
GOLDMAN SACHS BANK USA	1		0.15%
GRAND VALLEY BANK	1		0.15%
HIGHMARK FEDERAL CREDIT UNION	1	1	0.15%
HOME MORTGAGE ALLIANCE LLC	1		0.15%
HOMESERVICES LENDING LLC	1	1	0.15%
IBERIABANK	1	1	0.15%
INTRUST BANK NA	1		0.15%
JEFFERSON BANK AND TRUST COMPANY	1		0.15%
JG WENTWORTH HOME LENDING LLC	1		0.15%
LEADER BANK NA	1	1	0.15%
MAKS MORTGAGE INC	1	1	0.15%
MERCHANTS BANK NATIONAL ASSOCIATION	1		0.15%
MERCHANTS BANK OF INDIANA	1	1	0.15%
MIDWEST COMMUNITY BANK	1		0.15%
MORGAN STANLEY PRIVATE BANK NATIONAL ASSOCIATION	1		0.15%
MORTGAGE COMPANY LLC	1		0.15%
MOUNTAIN VIEW BANK OF COMMERCE	1		0.15%
NATIONSTAR MORTGAGE LLC	1		0.15%
NAVY FEDERAL CREDIT UNION	1	1	0.15%
NEWREZ LLC	1	1	0.15%
NFM INC	1	1	0.15%
NFTD WHOLESAL MORTGAGE LLC	1		0.15%
NORTHERN TRUST COMPANY	1	1	0.15%
OPTIMUM FIRST INC	1		0.15%
ORIGIN BANK	1	1	0.15%
PARKSIDE LENDING LLC	1		0.15%
PINNACLE BANK	1	1	0.15%
PRIMELENDING	1		0.15%
RECOVCO MORTGAGE MANAGEMENT LLC	1	1	0.15%
REGIONS BANK	1	1	0.15%
RESCO INVESTMENTS LLC	1		0.15%
SHEA MORTGAGE INC	1	1	0.15%
SOLUTIONS NORTH BANK	1		0.15%
SOMERVILLE BANK	1		0.15%
STEARNS LENDING LLC	1	1	0.15%
STIFEL BANK & TRUST	1	1	0.15%
SWBC MORTGAGE CORP	1		0.15%
SYNERGY ONE LENDING INC	1	1	0.15%
TEXAS BANK AND TRUST COMPANY	1	1	0.15%
TIAA FS	1	1	0.15%
UBS BANK USA	1		0.15%
UNITED WHOLESAL MORTGAGE LLC	1	1	0.15%
WATERSTONE MORTGAGE CORPORATION	1		0.15%
WESTERVA CREDIT UNION	1		0.15%
<b>TOTAL LOANS FOR OCTOBER 2019:</b>	<b>654</b>	<b>215</b>	<b>100.00%</b>

# Upper End Transaction Detail

**October 2019**

## Upper End Purchaser Details

Brm	Bath	Year Built	Size	Price	Legal	PPSF	Date	Street Address	Origin of Buyer: City	Origin of Buyer: State
			8.512 AC	\$ 4,050,000.00	KEYSTONE VILLAGE SUBD Filing 2 TRACT C	DEVELOP	10/8/2019	N/A	FAIRFIELD	IA
4	6.00	1996	4933	\$ 3,300,000.00	GOLD FLAKE SUBD Lot 7	SINGLEFAM	10/16/2019	210 S GOLD FLAKE TERRANCE	BOULDER	CO
			1890	\$ 3,000,000.00	BARTLETT & SHOCK SUBD Lot 40	RETAIL	10/3/2019	114 LINCOLN AVENUE	DENVER	CO
5	7.00	2013	3896	\$ 2,915,000.00	GOLD FLAKE SUBD Lot 14	SINGLEFAM	10/15/2019	201 S PINE STREET	HOUSTON	TX
			1.9754 AC	\$ 2,700,000.00	ROYAL MOUNTAIN RANCH PUD Filing 2 Lot 1	COMMVACANT	10/28/2019	80 W MAIN STREET	CENTENNIAL	CO
		1988	5908	\$ 2,500,000.00	FRISCO STATION CONDO Units 1-4	RETAIL	10/30/2019	842 NORTH SUMMIT BLVD	HIGHLANDS RANCH	CO
4	5.00	2017	2761	\$ 2,450,000.00	SHOCK HILL OVERLOOK Filing 3 Lot 1A	SINGLEFAM	10/29/2019	90 WEST POINT LODE	KATY	TX
4	5.00	2005	5517	\$ 2,295,000.00	EAGLES NEST GOLF COURSE SUBD Filing 1 Lot 64	SINGLEFAM	10/3/2019	150 HIGHLINE CROSSING	SCOTTSDALE	AZ
			8.7686 AC	\$ 1,950,000.00	HICKEY SUBD Lot 1B	COMMVACANT	10/29/2019	981 ADAMS AVENUE	SILVERTHORNE	CO
4	4.00	2006	4646	\$ 1,822,000.00	TEN MILE VISTA SUBD Lot 3	SINGLEFAM	10/18/2019	22 BRADDOCK COURT	DENVER	CO
3	6.00	1998	3766	\$ 1,786,500.00	HIGHLANDS AT BRECKENRIDGE Filing 1 Lot 4	SINGLEFAM	10/23/2019	63 DYER TRAIL	ELKHORN	NE
			0.5 AC	\$ 1,775,000.00	CARAVELLE AT KEYSTONE SUBD Lots 10-12-13-14-15-16	DEVELOP	10/17/2019	200 CARAVELLE DRIVE	DENVER	CO
4	5.00	2018	3671	\$ 1,750,000.00	EAGLES NEST GOLF COURSE SUBD Filing 1 Lot 55	SINGLEFAM	10/28/2019	171 MIDDLE PARK COURT	DENVER	CO
4	5.00	2018	2874	\$ 1,715,000.00	RIVERS EDGE Filing 2 Lot 11A	SINGLEFAM	10/29/2019	369 RIVER PARK DRIVE	WILLIS	TX
4	5.00	2003	3821	\$ 1,600,000.00	EAGLES NEST GOLF COURSE SUBD Filing 1 Lot 70	SINGLEFAM	10/31/2019	525 TWO CABINS DRIVE	SILVERTHORNE	CO
4	5.00	2013	4123	\$ 1,595,000.00	ANGLER MOUNTAIN RANCH SUBD Filing 3 Lot 1	SINGLEFAM	10/10/2019	1174 BALD EAGLE ROAD	LAKEWOOD	CO
4	4.00	2018	2826	\$ 1,560,000.00	MATTOX MANOR TH Unit C	MULTIFAM	10/31/2019	106 1ST AVENUE	FRISCO	CO
7	7.00	1997	5046	\$ 1,540,000.00	WILD IRISHMAN SUBD Filing 1 Lot 1	SINGLEFAM	10/15/2019	0357 WILD IRISHMAN ROAD	DILLON	CO
4	5.00	1989	2973	\$ 1,515,000.00	BROOKS HILL AMENDED SUBD Lot 10	SINGLEFAM	10/17/2019	1039 BOREAS PASS ROAD	COLORADO SPRINGS	CO
4	4.00	2019	2577	\$ 1,500,000.00	BRECKENRIDGE HEIGHTS SUBD Filing 2 Block 4 Lot 8	SINGLEFAM	10/14/2019	451 HIGH POINT DRIVE	BRECKENRIDGE	CO
2	2.00	2008	1100	\$ 1,490,000.00	ONE SKI HILL PLACE CONDO Unit 8401	MULTIFAM	10/3/2019	1521 SKI HILL ROAD	WILDWOOD	MO
3	4.00	2009	3971	\$ 1,444,500.00	WOODMOOR AT BRECKENRIDGE SUBD Lot 40A	SINGLEFAM	10/18/2019	478 N FULLER PLACER ROAD	COLUMBUS	IN
3	4.00	2017	2645	\$ 1,444,300.00	FAIRWAYS HOMES Lot 8B	SINGLEFAM	10/21/2019	270 GLEN EAGLE LOOP	INDIANAPOLIS	IN
4	5.00	2008	4284	\$ 1,436,000.00	OLD KEYSTONE GOLF COURSE SUBD Lot 9	SINGLEFAM	10/28/2019	0551 ELK CIRCLE	CEDAR RAPIDS	IA
			1.4623 AC	\$ 1,355,000.00	PLACER FLATS SUBD Lot 2	COMMVACANT	10/10/2019	190 STAN MILLER DRIVE	BRECKENRIDGE	CO
3	3.00	2007	1535	\$ 1,350,000.00	CRYSTAL PEAK LODGE CONDO Unit 7401	MULTIFAM	10/15/2019	1891 SKI HILL ROAD	ALEDO	TX
4	4.00	1997	3813	\$ 1,350,000.00	EAGLES NEST SUBD Filing 1 Phase 1 Block 5 Lot 6	SINGLEFAM	10/7/2019	1713 FALCON DRIVE	JUDSON	TX
3	4.00	2018	2729	\$ 1,345,000.00	SHORES AT THE HIGHLANDS Filing 8 Lot 7B	SINGLEFAM	10/28/2019	126 RED QUILL LANE	DENVER	CO
3	4.00	2005	2876	\$ 1,342,500.00	RESERVE AT FRISCO Filing 4 Phase 3 Block 7 Lot 2	SINGLEFAM	10/28/2019	218 LUPINE LANE	GRAND FORKS	ND
3	4.00	2008	4276	\$ 1,335,000.00	WOODMOOR AT BRECKENRIDGE SUBD Block 1 Lot 45A	SINGLEFAM	10/11/2019	566 N FULLER PLACER ROAD	COLORADO SPRINGS	CO
4	5.00	2018	3119	\$ 1,334,500.00	SOUTH MARYLAND CREEK RANCH Filing 7 Lot 125	SINGLEFAM	10/8/2019	1180 MARYLAND CREEK ROAD	DENVER	CO
3	2.00	2002	2265	\$ 1,304,300.00	CORONET SUBD Lot 430	SINGLEFAM	10/23/2019	45 PENNSYLVANIA CREEK TRAIL	STROUDSBURG	PA
3	3.00	2012	1662	\$ 1,300,000.00	COLUMBIA LODGE SUBD Lot 9	SINGLEFAM	10/9/2019	85 LUISA DRIVE	SPRING	TX
3	4.00	1999	1815	\$ 1,300,000.00	SADDLEWOOD CONDO Unit 30	MULTIFAM	10/18/2019	90 BLUFF COURT	LONE TREE	CO
4	5.00	1979	2615	\$ 1,300,000.00	SUNRISE RIDGE TH Unit 8	MULTIFAM	10/23/2019	442 WHITE CLOUD DRIVE	AUSTIN	TX
3	3.00	1973	2286	\$ 1,280,000.00	TYRA SUBD Filing 1 Block 2 Lots 3 & 4	SINGLEFAM	10/21/2019	925 FOUR O'CLOCK ROAD	DENVER	CO
3	2.00	1976	1104	\$ 1,250,000.00	WEISSHORN SUBD Block 2 Lot 15	SINGLEFAM	10/8/2019	217 WELLINGTON ROAD	SAINT LOUIS	MO
4	5.00	1995	2372	\$ 1,250,000.00	PINES AT 4 O'CLOCK SUBD Lot 11A UNIT 2	MULTIFAM	10/31/2019	73 TALL PINES DR	CENTENNIAL	CO
4	3.00	2012	1902	\$ 1,240,000.00	WARRIORS MARK SUBD Filing 6 Lot 2A	SINGLEFAM	10/1/2019	564 WHITE CLOUD DRIVE	HOUSTON	TX
4	5.00	2003	4128	\$ 1,230,000.00	WHISPERING PINES RANCH SUBD Filing 5 Block 13 Lot 14	SINGLEFAM	10/3/2019	44 CANYON VIEW COURT	MEQUON	WI
4	5.00	2018	3068	\$ 1,217,600.00	SOUTH MARYLAND CREEK RANCH Filing 7 Lot 130	SINGLEFAM	10/10/2019	888 MARYLAND CREEK RANCH ROAD	HIGHLANDS RANCH	CO
3	3.00	2014	2191	\$ 1,190,000.00	ANGLER MTN RANCH LAKESIDE TH Filing 5 Unit 30A	MULTIFAM	10/30/2019	229 FLY LINE DRIVE	DILLON	CO
3	3.00	2000	2355	\$ 1,172,500.00	JUNIATA EXTENSION MS#6989	SINGLEFAM	10/24/2019	0407 BALDY ROAD	DENVER	CO
3	2.00	2007	1776	\$ 1,149,000.00	LEGACY PLACE TH Unit 5	MULTIFAM	10/29/2019	324 N MAIN STREET	NASHVILLE	TN
3	3.00	1992	2788	\$ 1,145,000.00	BLUE RIDGE AMENDED SUBD Lot 41	SINGLEFAM	10/16/2019	656 AMERICAN WAY	HOUSTON	TX
4	3.00	1978	1671	\$ 1,100,000.00	BRECKENRIDGE HEIGHTS SUBD Filing 2 Block 8 Lot 7	SINGLEFAM	10/23/2019	267 MOONSTONE ROAD	FORT COLLINS	CO
3	2.00	1900	1795	\$ 1,100,000.00	ABBETTS ADDITION SUBD Block 3 Lot 5 PORTION LOT 6	SINGLEFAM	10/23/2019	110 NORTH FRENCH STREET	AUSTIN	TX
3	3.00	2017	1708	\$ 1,095,000.00	RIVER RUN TH Phase 2 Unit 13B	MULTIFAM	10/21/2019	56 ERICKSON LOOP	CEDAR RAPIDS	IA
5	4.00	1999	3515	\$ 1,089,000.00	SODA CREEK AT LAKE DILLON PUD Filing 6 Block 6 Lot 10	SINGLEFAM	10/17/2019	0137 LONDON LANE	DILLON	CO
3	3.00	1992	1681	\$ 1,070,000.00	SAWMILL CREEK VILLAGE SUBD Lot 7	SINGLEFAM	10/8/2019	106 STREAMSIDE CIRCLE	ARVADA	CO
3	3.00	1991	3166	\$ 1,069,000.00	FRISCO TERRACE SUBD Filing 1 Lot 5	SINGLEFAM	10/17/2019	0514 HIGHWOOD TERRACE	FRISCO	CO
2	2.00	2008	1098	\$ 1,065,000.00	WATER HOUSE ON MAIN STREET CONDO Bldg EAST Unit 5204	MULTIFAM	10/30/2019	600 COLUMBINE ROAD	COLORADO SPRINGS	CO
3	3.00	1991	2202	\$ 1,050,000.00	RIVER PINES SUBD Lot 5	SINGLEFAM	10/31/2019	340 N 7TH AVENUE	ARVADA	CO
3	4.00	2005	3273	\$ 1,049,000.00	TIMBER CREEK ESTATES Filing 2 Lot 228B	SINGLEFAM	10/23/2019	387 WHISPERING PINES CIRCLE	DERBY	KS
3	3.00	2002	3278	\$ 1,030,000.00	QUANDARY VILLAGE SUBD Filing 2 Block 4 Lot 15	SINGLEFAM	10/16/2019	394 CAMRON LANE	FORT LAUDERDALE	FL

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# Purchaser Titlement Abstract

## October 2019

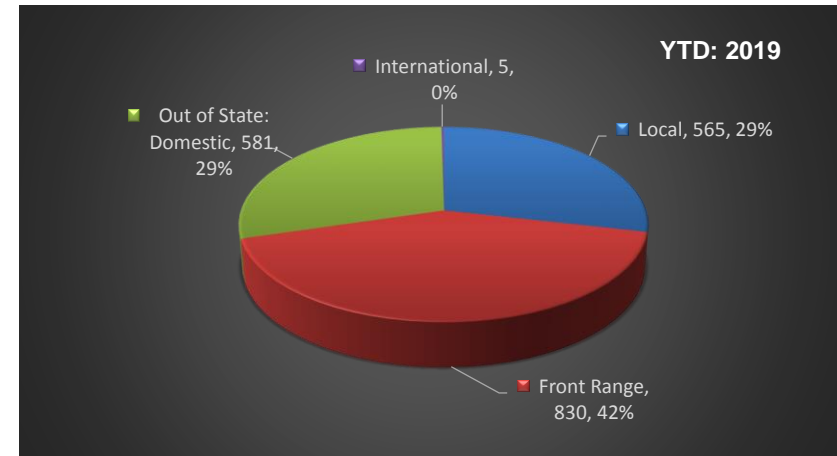
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Origin of Buyer	# of Trans.	% Overall
Local	78	27%
Front Range	120	42%
Out of State: Domestic	87	31%
International	0	0%
<b>Total Sales</b>	<b>285</b>	<b>100%</b>

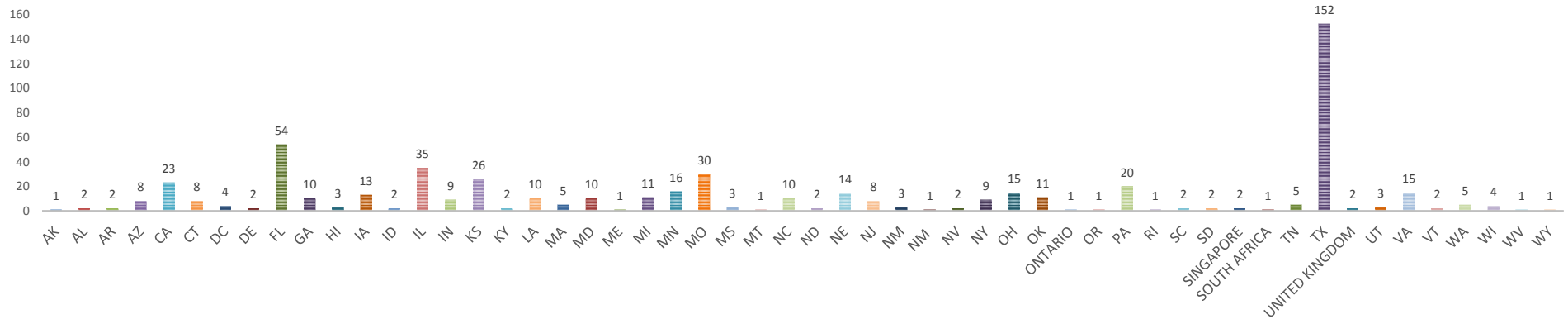
### YTD: 2019

Origin of Buyer	# of Trans.	% Overall
Local	565	29%
Front Range	830	42%
Out of State: Domestic	581	29%
International	5	0%
<b>Total Sales</b>	<b>1981</b>	<b>100%</b>



Colorado Purchasers: 1,395

### NON-COLORADO YTD: 2019







# Purchaser Titlement Abstract History

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## All Sales: 2018

Origin of Buyer	# of Trans.	% Overall
Local	757	30%
Front Range	1042	42%
Out of State: Domestic	699	28%
International	9	0%
<b>Total Sales</b>	<b>2507</b>	<b>100%</b>

## All Sales: 2017

Origin of Buyer	# of Trans.	% Overall
Local	719	28%
Front Range	1048	40%
Out of State: Domestic	830	32%
International	10	0%
<b>Total Sales</b>	<b>2607</b>	<b>100%</b>

## 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%
<b>Total Sales</b>	<b>2486</b>	<b>100%</b>

## All Sales: 2015

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

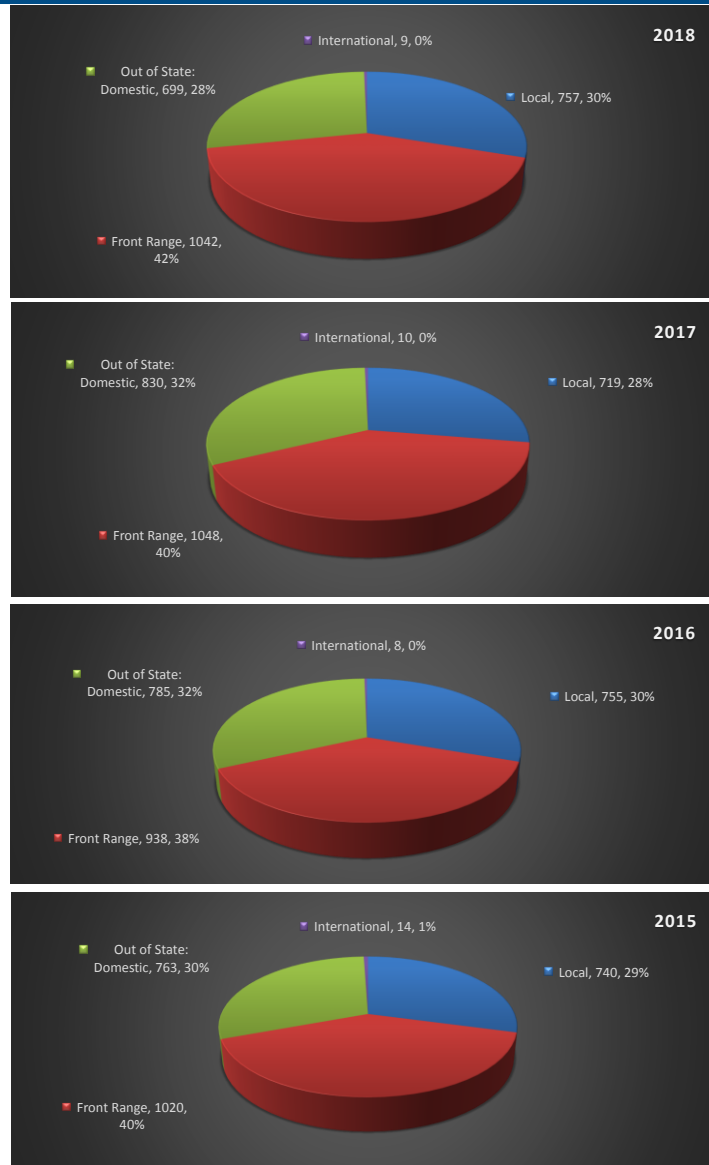
## All Sales: 2014

Origin of Buyer	# of Trans.	% Overall
Local	492	24%
Front Range	896	44%
Out of State: Domestic	635	31%
International	19	1%
<b>Total Sales</b>	<b>2042</b>	<b>100%</b>

## All Sales: 2013

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

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## New Development Summary

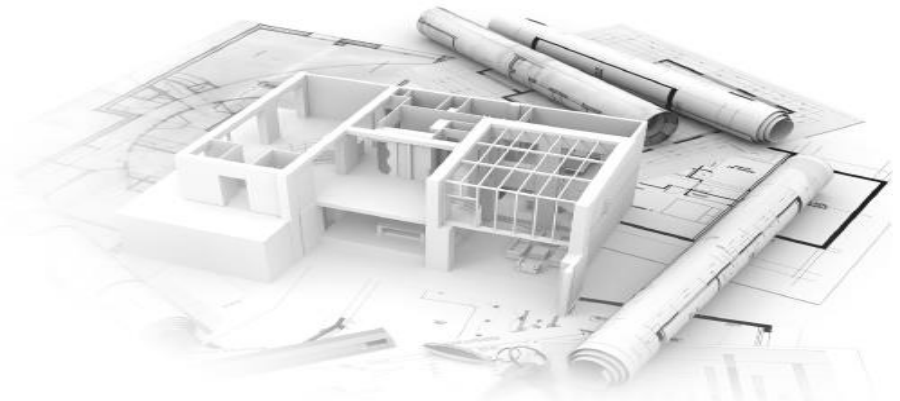
### October 2018

#### Improved Residential New Unit Sales:

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
4	5.00	2017	2761	\$ 2,450,000.00	SHOCK HILL OVERLOOK Filing 3 Lot 1A	SINGLEFAM	\$ 887.36	90 WEST POINT LODGE
4	5.00	2018	2874	\$ 1,715,000.00	RIVERS EDGE Filing 2 Lot 11A	SINGLEFAM	\$ 596.73	369 RIVER PARK DRIVE
3	4.00	2017	2645	\$ 1,444,300.00	FAIRWAYS HOMES Lot 8B	SINGLEFAM	\$ 546.05	270 GLEN EAGLE LOOP
4	5.00	2018	3671	\$ 1,750,000.00	EAGLES NEST GOLF COURSE SUB Filing 1 Lot 55	SINGLEFAM	\$ 476.71	171 MIDDLE PARK COURT
3	4.00	2018	2729	\$ 1,345,000.00	SHORES AT THE HIGHLANDS Filing 8 Lot 7B	SINGLEFAM	\$ 492.85	126 RED QUILL LANE
4	5.00	2018	3119	\$ 1,334,500.00	SOUTH MARYLAND CREEK RANCH Filing 7 Lot 125	SINGLEFAM	\$ 427.86	1180 MARYLAND CREEK ROAD
4	5.00	2018	3068	\$ 1,217,600.00	SOUTH MARYLAND CREEK RANCH Filing 7 Lot 130	SINGLEFAM	\$ 396.87	888 MARYLAND CREEK RANCH ROAD
3	4.00	2018	2158	\$ 890,100.00	SILVER TROUT ESTATES TH Unit 28	MULTIFAM	\$ 412.47	80 FENWICK LANE
4	4.00	2018	2826	\$ 1,560,000.00	MATTOX MANOR TH Unit C	MULTIFAM	\$ 552.02	106 1ST AVENUE FRISCO
4	4.00	2019	2577	\$ 1,500,000.00	BRECKENRIDGE HEIGHTS SUB Filing 2 Block 4 Lot 8	SINGLEFAM	\$ 582.07	451 HIGH POINT DRIVE
3	4.00	2018	2379	\$ 997,200.00	SILVER TROUT ESTATES TH Unit 29	MULTIFAM	\$ 419.17	84 FENWICK LANE

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

Average Price:	\$	1,473,064
Average PPSF:	\$	526.38
Median Price:	\$	1,444,300
# Transactions:		11
Gross Volume:	\$	16,203,700



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NOTE: The above figures do not include time share interests, new vacant site transactions, or new commercial unit transactions. Data is deemed reliable but not guaranteed.