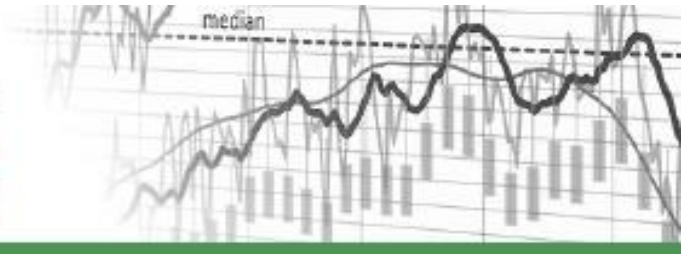
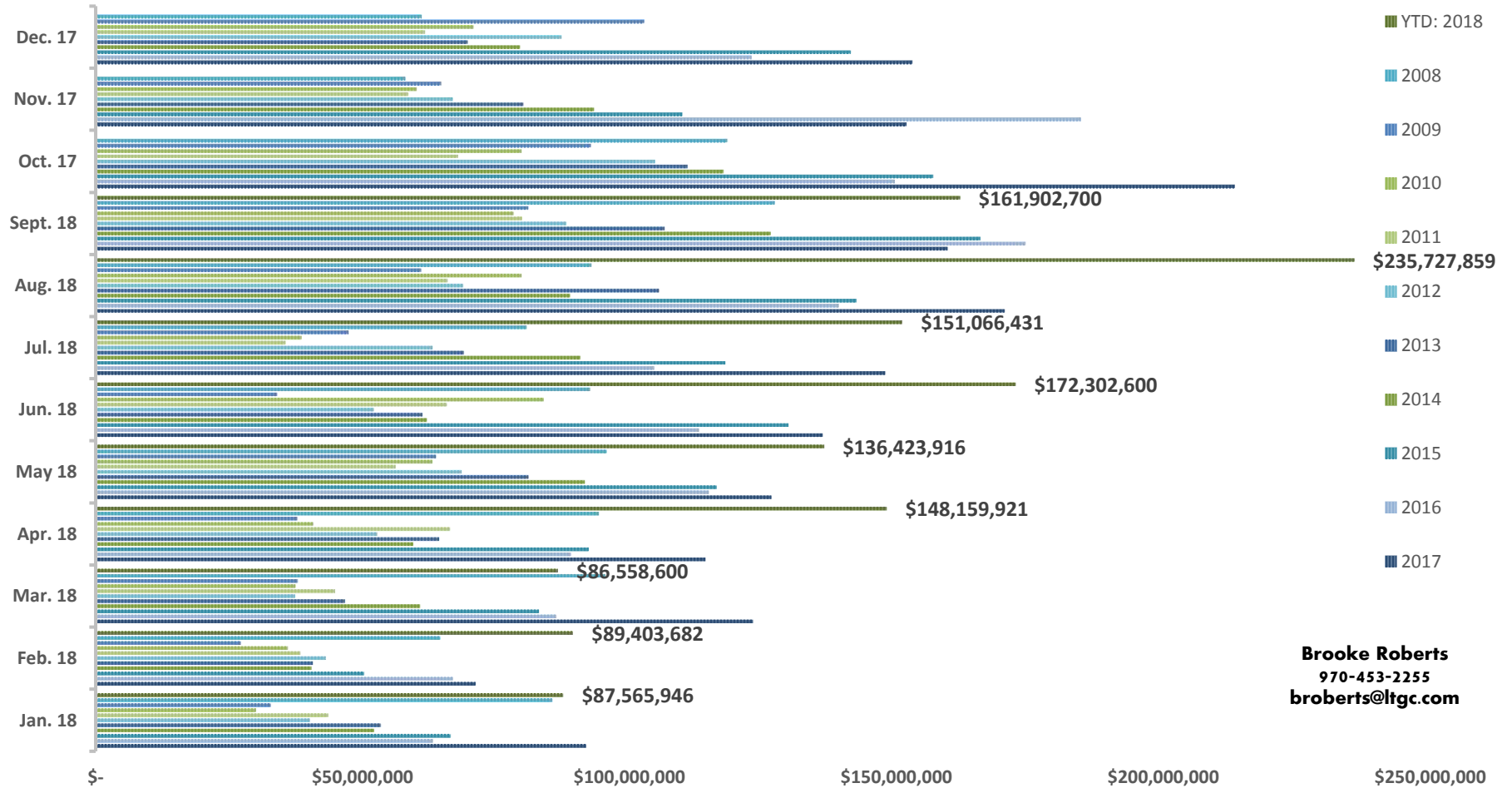




# Summit County Market ANALYSIS



## Historical Gross Sales Volume: 2008 - YTD: 2018



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## Market Analysis by Area

September 2018

### 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	\$9,301,000	6%	15	6%	\$620,067	\$611,000	\$806,636	\$755,000	\$396
Breckenridge	\$37,393,700	23%	50	19%	\$747,874	\$622,500	\$789,039	\$668,000	\$616
Breckenridge Golf Course	\$10,527,300	7%	18	7%	\$584,850	\$362,500	\$1,130,417	\$1,085,000	\$428
Copper Mountain	\$4,756,100	3%	10	4%	\$475,610	\$436,000	\$570,013	\$524,750	\$591
Corinthian Hills & Summerwood	\$1,814,000	1%	2	1%	\$907,000	n/a	\$907,000	n/a	\$343
Dillon Town & Lake	\$3,745,500	2%	8	3%	\$468,188	\$466,250	\$468,188	\$466,250	\$428
Dillon Valley	\$2,282,500	1%	7	3%	\$326,071	\$297,000	\$326,071	\$297,000	\$393
Farmers Corner	\$595,000	0%	2	1%	\$297,500	n/a	n/a	n/a	\$0
Frisco	\$21,610,700	13%	26	10%	\$831,181	\$753,250	\$837,529	\$753,250	\$488
Heeney	\$499,000	0%	1	0%	\$499,000	n/a	\$499,000	n/a	\$196
Keystone	\$20,736,400	13%	30	12%	\$691,213	\$445,500	\$744,267	\$465,000	\$492
Montezuma	\$190,000	0%	1	0%	\$190,000	n/a	n/a	n/a	\$0
North Summit County (rural)	\$4,349,900	3%	5	2%	\$869,980	\$832,900	\$793,725	\$819,050	\$372
Peak 7	\$2,825,500	2%	5	2%	\$565,100	\$580,000	\$667,625	\$668,750	\$464
Silverthorne	\$13,089,300	8%	20	8%	\$654,465	\$568,500	\$716,429	\$579,000	\$366
Summit Cove	\$5,148,700	3%	9	3%	\$572,078	\$445,000	\$572,078	\$445,000	\$425
Wilderness	\$7,966,300	5%	20	8%	\$398,315	\$345,000	\$436,841	\$384,600	\$377
Woodmoor	\$8,007,000	5%	7	3%	\$1,143,857	\$540,000	\$1,143,857	\$540,000	\$434
Deed Restricted Units	\$6,549,800	39%	20	8%	\$327,490	\$372,400	n/a	n/a	n/a
Quit Claim Deeds	\$515,000	0%	3	1%	\$171,667	\$902,200	n/a	n/a	n/a
<b>TOTAL</b>	<b>\$161,902,700</b>	<b>100%</b>	<b>259</b>	<b>100%</b>	<b>\$656,093</b>	<b>\$518,500</b>	<b>\$724,882</b>	<b>\$571,250</b>	<b>\$478</b>
<b>(NEW UNIT SALES)</b>	<b>\$16,971,700</b>	<b>10%</b>	<b>26</b>	<b>10%</b>	<b>\$652,758</b>	<b>\$400,000</b>	<b>\$652,758</b>	<b>\$400,000</b>	<b>\$377</b>

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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 970.668.2205

**Dillon**  
**Land Title**  
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 Dillon, CO 80435

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



# Year-to-Date Market Analysis by Area

YTD: Sept. 2018

## 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	\$49,952,300	4%	93	5%	\$537,122	\$525,000	\$771,517	\$670,000	\$373
Breckenridge	\$327,158,100	26%	366	20%	\$893,875	\$698,500	\$923,282	\$715,000	\$609
Breckenridge Golf Course	\$112,378,928	9%	130	7%	\$864,453	\$519,875	\$1,189,347	\$964,500	\$437
Copper Mountain	\$35,482,270	3%	69	4%	\$514,236	\$435,000	\$575,318	\$483,500	\$548
Corinthian Hills & Summerwood	\$12,441,000	1%	15	1%	\$829,400	\$924,000	\$872,929	\$927,000	\$347
Dillon Town & Lake	\$26,257,900	2%	43	2%	\$610,649	\$435,000	\$441,936	\$429,000	\$397
Dillon Valley	\$15,545,500	1%	52	3%	\$298,952	\$250,800	\$298,952	\$250,800	\$356
Farmers Corner	\$6,010,500	0%	11	1%	\$546,409	\$540,000	\$700,857	\$615,000	\$370
Frisco	\$133,103,513	10%	178	10%	\$747,773	\$627,500	\$754,008	\$649,000	\$472
Heeney	\$2,944,000	0%	7	0%	\$420,571	\$350,000	\$500,800	\$390,000	\$323
Keystone	\$173,677,795	14%	281	15%	\$618,070	\$515,000	\$612,284	\$515,000	\$492
Montezuma	\$2,116,300	0%	8	0%	\$264,538	\$157,500	\$536,333	\$520,000	\$429
North Summit County (rural)	\$51,755,611	4%	52	3%	\$995,300	\$906,634	\$939,440	\$906,634	\$366
Peak 7	\$23,442,600	2%	36	2%	\$651,183	\$598,500	\$919,425	\$838,000	\$370
Silverthorne	\$120,138,874	9%	155	8%	\$775,090	\$700,000	\$808,645	\$737,000	\$368
Summit Cove	\$38,457,023	3%	61	3%	\$630,443	\$665,000	\$667,465	\$689,250	n/a
Wilderness	\$71,573,550	6%	155	8%	\$461,765	\$399,000	\$462,970	\$405,000	\$382
Woodmoor	\$25,911,000	2%	30	2%	\$863,700	\$557,500	\$938,640	\$575,000	\$407
Deed Restricted Units	\$32,525,328	3%	95	5%	\$342,372	\$356,100	n/a	n/a	n/a
Quit Claim Deeds	\$8,239,563	1%	29	2%	\$284,123	\$75,000	n/a	n/a	n/a
<b>TOTAL</b>	<b>\$1,269,111,655</b>	<b>100%</b>	<b>1866</b>	<b>100%</b>	<b>\$705,136</b>	<b>\$550,000</b>	<b>\$739,194</b>	<b>\$595,000</b>	<b>\$467</b>
<b>(NEW UNIT SALES)</b>	<b>\$168,205,766</b>	<b>13%</b>	<b>187</b>	<b>10%</b>	<b>\$899,496</b>	<b>\$805,200</b>	<b>\$903,274</b>	<b>\$816,200</b>	<b>\$402</b>

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 2017 versus YTD: 2018

Area	Average Price Single Family YTD:			Average Price Multi-Family YTD:			Average Price Vacant Land YTD:		
	2017	2018	% Change vs. Prior Year	2017	2018	% Change vs. Prior Year	2017	2018	% Change vs. Prior Year
Blue River	\$797,115	\$857,876	8%	\$204,750	\$291,744	42%	\$131,387	\$114,979	-12%
Breckenridge	\$1,467,308	\$1,505,528	3%	\$590,350	\$637,500	8%	\$628,579	\$758,105	21%
Breckenridge Golf Course	\$1,509,029	\$1,521,221	1%	\$429,671	\$525,598	22%	\$545,191	\$457,087	-16%
Copper Mountain	\$2,160,880	\$2,689,250	24%	\$409,362	\$499,820	22%	\$1,075,000	\$0	n/a
Corinthian Hills/Summerwood	\$1,069,760	\$987,444	-8%	\$534,750	\$666,800	25%	\$840,000	\$220,000	-74%
Dillon Town & Lake	\$691,400	\$745,000	8%	\$380,265	\$416,681	10%	\$70,000	\$0	n/a
Dillon Valley	\$526,338	\$564,875	7%	\$208,313	\$250,602	20%	\$0	\$0	n/a
Farmers Corner	\$864,725	\$700,857	-19%	\$370,000	\$0	n/a	\$325,000	\$276,125	-15%
Frisco	\$948,801	\$1,132,184	19%	\$530,345	\$579,190	9%	\$270,333	\$424,413	57%
Heeneey	\$400,000	\$500,800	25%	\$0	\$0	n/a	\$160,000	\$220,000	38%
Keystone	\$1,347,388	\$1,542,400	14%	\$480,154	\$525,836	10%	\$362,438	\$574,167	58%
Montezuma	\$603,625	\$536,333	-11%	\$0	\$0	n/a	\$120,000	\$71,250	-41%
North Summit County (Rural)	\$1,005,599	\$939,440	-7%	\$0	\$0	n/a	\$498,000	\$717,350	44%
Peak 7	\$854,759	\$919,425	8%	\$0	\$0	n/a	\$231,095	\$299,971	30%
Silverthorne	\$947,012	\$887,482	-6%	\$606,782	\$591,245	-3%	\$266,412	\$297,570	12%
Summit Cove	\$750,523	\$858,591	14%	\$332,925	\$348,920	5%	\$191,250	\$215,800	13%
Wilderness	\$670,770	\$736,180	14%	\$341,263	\$391,697	15%	\$217,875	\$220,408	1%
Woodmoor	\$1,255,969	\$1,529,000	22%	\$476,351	\$474,786	0%	\$278,625	\$378,750	36%
<b>Gross Mean:</b>	<b>\$1,087,893</b>	<b>\$1,115,204</b>	<b>3%</b>	<b>\$473,862</b>	<b>\$518,705</b>	<b>9%</b>	<b>\$323,692</b>	<b>\$370,222</b>	<b>14%</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 Single Family YTD:			Median Price Multi-Family YTD:			Median Price Vacant Land YTD:		
	2017	2018	% Change vs. Prior Year	2017	2018	% Change vs. Prior Year	2017	2018	% Change vs. Prior Year
Blue River	\$688,750	\$722,000	5%	\$195,250	\$310,000	59%	\$127,500	\$108,000	-15%
Breckenridge	\$1,166,000	\$1,195,000	2%	\$525,000	\$575,000	10%	\$387,500	\$785,000	103%
Breckenridge Golf Course	\$1,460,000	\$1,472,500	1%	\$360,000	\$459,050	28%	\$500,000	\$449,000	-10%
Copper Mountain	\$1,925,000	n/a	n/a	\$368,500	\$462,500	26%	dna	n/a	n/a
Corinthian Hills/Summerwood	\$883,700	\$950,000	8%	\$462,000	\$535,000	16%	dna	n/a	n/a
Dillon Town & Lake	\$640,000	n/a	n/a	\$340,000	\$415,000	22%	dna	n/a	n/a
Dillon Valley	\$529,000	\$540,000	2%	\$182,200	\$226,000	24%	\$0	n/a	n/a
Farmers Corner	\$703,600	\$615,000	-13%	dna	n/a	n/a	dna	\$287,500	n/a
Frisco	\$870,000	\$1,074,000	23%	\$495,000	\$511,250	3%	\$302,000	\$442,900	47%
Heeneey	dna	\$390,000	n/a	\$0	n/a	n/a	dna	n/a	n/a
Keystone	\$1,194,500	\$1,327,500	11%	\$417,500	\$475,000	14%	\$360,000	\$562,500	56%
Montezuma	\$579,500	\$520,000	-10%	\$0	n/a	n/a	dna	n/a	n/a
North Summit County (Rural)	\$821,400	\$906,634	10%	\$0	n/a	n/a	\$388,000	\$752,200	94%
Peak 7	\$830,000	\$838,000	1%	\$0	n/a	n/a	\$230,000	\$278,500	21%
Silverthorne	\$808,000	\$800,000	-1%	\$634,000	\$695,000	10%	\$280,000	\$270,000	-4%
Summit Cove	\$710,000	\$820,000	15%	\$309,750	\$290,000	-6%	\$190,000	\$185,000	-3%
Wilderness	\$649,950	\$658,750	1%	\$335,000	\$375,000	12%	\$212,500	\$227,500	7%
Woodmoor	\$1,057,500	\$1,220,000	15%	\$430,000	\$471,250	10%	\$275,000	\$285,000	4%
<b>Gross Mean:</b>	<b>\$882,000</b>	<b>\$939,250</b>	<b>6%</b>	<b>\$420,000</b>	<b>\$455,000</b>	<b>8%</b>	<b>\$240,000</b>	<b>\$279,500</b>	<b>16%</b>

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# Historical Market Analysis: Percentage Market Change: 2010 - YTD. 2018

## 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
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
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
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
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
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
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
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
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
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
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	-100%	
November	\$60,172,900	-3%	\$61,748,100	14%	\$74,734,600	20%	\$89,196,800	16%	\$104,587,700	5%	\$109,915,500	68%	\$184,563,658	-18%	\$151,871,354	-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	-100%	
<b>YTD Comparison</b>	<b>\$487,762,615</b>	<b>2%</b>	<b>\$497,111,200</b>	<b>8%</b>	<b>\$537,813,890</b>	<b>29%</b>	<b>\$693,336,482</b>	<b>6%</b>	<b>\$732,245,719</b>	<b>32%</b>	<b>\$964,551,561</b>	<b>-1%</b>	<b>\$951,530,665</b>	<b>20%</b>	<b>\$1,140,959,768</b>	<b>11%</b>	<b>\$1,269,111,655</b>
<b>Full Year Cumulative Total</b>	<b>\$698,439,815</b>	<b>0%</b>	<b>\$698,153,800</b>	<b>17%</b>	<b>\$814,995,890</b>	<b>19%</b>	<b>\$972,871,923</b>	<b>9%</b>	<b>\$1,057,301,019</b>	<b>30%</b>	<b>\$1,372,793,984</b>	<b>3%</b>	<b>\$1,408,666,800</b>	<b>18%</b>	<b>\$1,659,150,308</b>	<b>-24%</b>	<b>\$1,269,111,655</b>

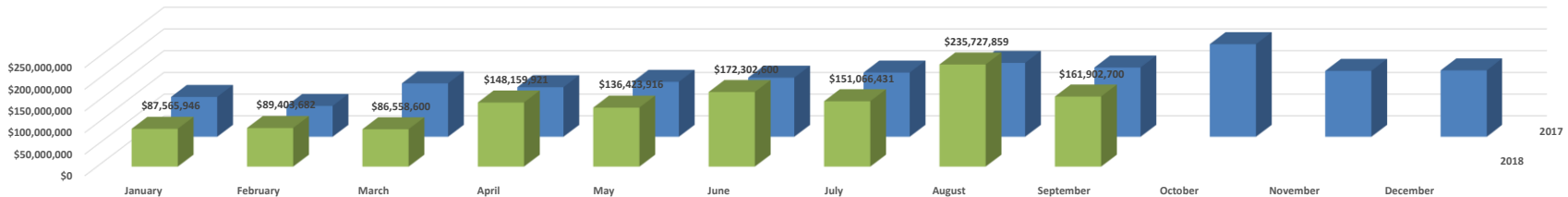
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## Month to Month Comparison by Number of Transactions

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
January	54	61%	90	10%	102	13%	116	-6%	107	19%	127	-2%	124	11%	138	6%	146
February	66	35%	90	-11%	81	16%	97	-10%	91	16%	106	19%	126	-8%	116	20%	139
March	86	19%	103	-21%	86	46%	128	1%	125	19%	149	-9%	136	31%	178	-21%	140
April	91	16%	106	7%	119	19%	136	-13%	124	23%	153	1%	155	22%	189	10%	207
May	94	14%	107	25%	145	18%	165	10%	181	13%	205	-4%	197	0%	197	-1%	196
June	138	-25%	104	5%	124	28%	151	6%	155	69%	262	-16%	220	6%	234	6%	249
July	75	31%	98	29%	131	23%	163	26%	201	0%	202	6%	215	18%	253	-17%	211
August	117	28%	150	6%	162	36%	221	-6%	214	25%	267	6%	282	-4%	272	17%	319
September	149	9%	162	-2%	164	54%	254	11%	286	5%	301	-1%	297	-16%	248	4%	259
October	154	5%	171	43%	240	5%	251	5%	265	7%	284	-7%	263	22%	322	-100%	
November	141	1%	152	8%	158	10%	197	19%	216	-5%	205	31%	268	-14%	230	-100%	
December	154	-9%	147	32%	188	-29%	138	32%	186	48%	276	-26%	203	13%	230	-100%	
<b>YTD Comparison</b>	<b>870</b>	<b>16%</b>	<b>1,010</b>	<b>10%</b>	<b>1,114</b>	<b>28%</b>	<b>1,431</b>	<b>4%</b>	<b>1,484</b>	<b>19%</b>	<b>1,772</b>	<b>-1%</b>	<b>1,752</b>	<b>4%</b>	<b>1,825</b>	<b>2%</b>	<b>1,866</b>
<b>Full Year Cumulative Total</b>	<b>1,319</b>	<b>12%</b>	<b>1,480</b>	<b>15%</b>	<b>1,700</b>	<b>19%</b>	<b>2,017</b>	<b>7%</b>	<b>2,151</b>	<b>18%</b>	<b>2,537</b>	<b>-2%</b>	<b>2,486</b>	<b>5%</b>	<b>2,607</b>	<b>-28%</b>	<b>1,866</b>

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 Land Title**  
60 Main Street  
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

### September 2018

**Average Price:**

**\$724,882**

	# Transactions	Gross Volume	Percentage Gross
<=200,000	2	\$347,000	0%
200,001 to 300,000	18	\$4,979,400	4%
300,001 to 400,000	31	\$11,022,800	8%
400,001 to 500,000	27	\$12,127,400	9%
500,001 to 600,000	29	\$16,020,600	11%
600,001 to 700,000	17	\$11,061,200	8%
700,001 to 800,000	10	\$7,619,200	5%
800,001 to 900,000	13	\$10,883,100	8%
900,001 to 1,000,000	11	\$10,292,200	7%
1,000,001 to 1,500,000	26	\$31,804,000	22%
1,500,001 to 2,000,000	7	\$12,035,000	8%
2,000,001 to 2,500,000	2	\$4,280,000	3%
2,500,001 to 3,000,000	1	\$2,525,000	2%
over \$ 3 Million	2	\$7,080,000	5%
<b>Total:</b>	<b>196</b>	<b>\$142,076,900</b>	<b>100%</b>

### September 2018

#### New Construction

	Number Trans.	Total Volume	Average Price
Single Family	6	\$6,299,900	\$1,049,983
Multi Family	4	\$4,969,000	\$1,242,250
Vacant Land	0	\$0	\$0

#### Resales

	Number Trans.	Total Volume	Average Price
Single Family	72	\$73,971,700	\$1,027,385
Multi Family	114	\$56,836,300	\$498,564
Vacant Land	18	\$5,732,000	\$318,444

#### Gross Residential Price Index

	Number Trans.	Total Volume	Average Price
Single Family	78	\$80,271,600	\$1,029,123
Multi Family	118	\$61,805,300	\$523,774
Vacant Land	18	\$5,732,000	\$318,444

#### YTD: Sept. 2018

	Number Trans.	Total Volume	Average Price
Single Family	543	\$605,555,597	\$1,115,204
Multi Family	926	\$480,320,681	\$518,705
Vacant Land	145	\$53,682,205	\$370,222

#### Full Year: 2017

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

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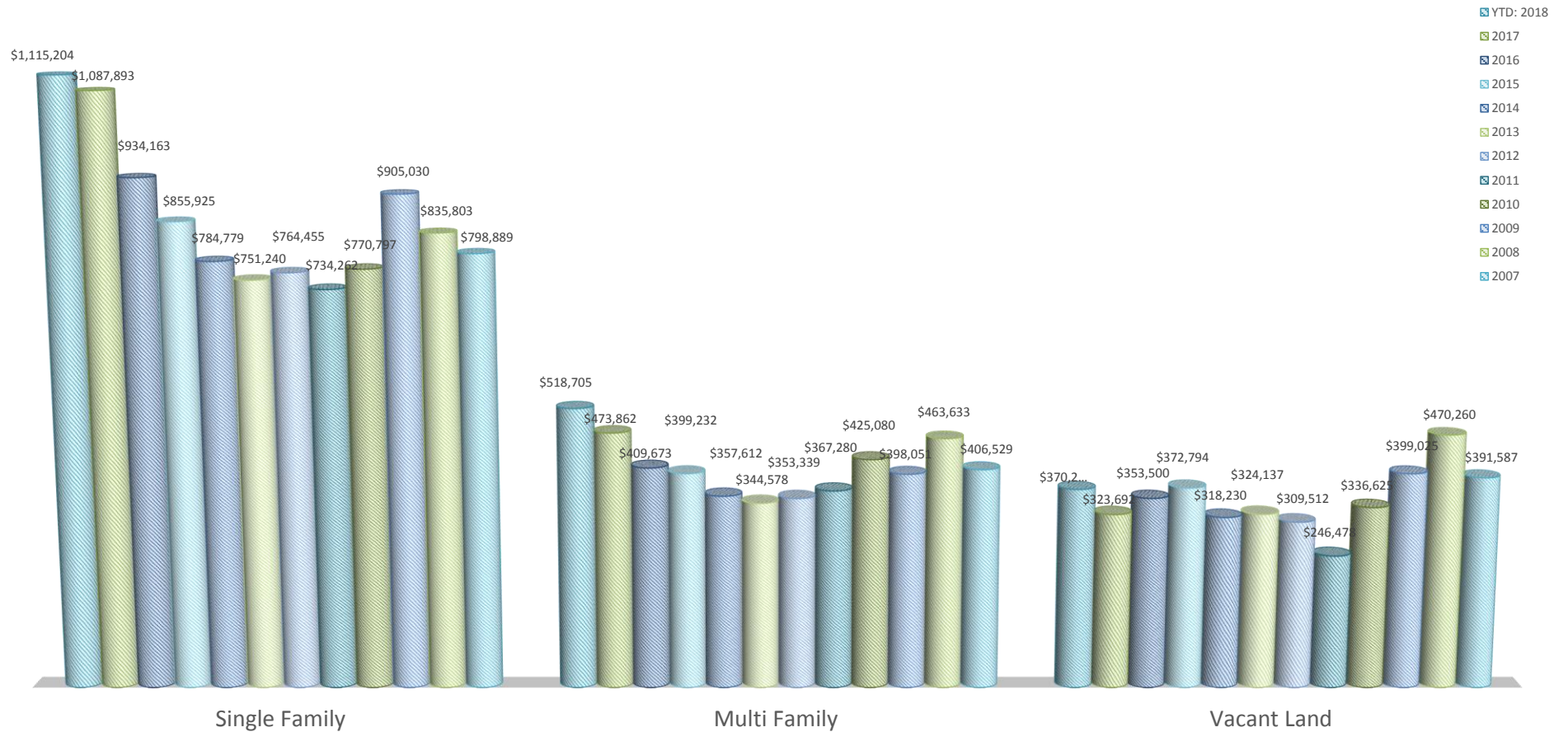
# Historical Residential Cost Analysis

## 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. 2018



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# Comparative Historical Cost Analysis

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

\$739,194

	# Transactions	Gross Volume	Percentage Gross
<=200,000	37	\$6,155,723	1%
200,001 to 300,000	121	\$31,137,400	3%
300,001 to 400,000	227	\$80,858,189	7%
400,001 to 500,000	184	\$82,963,500	8%
500,001 to 600,000	180	\$99,483,965	9%
600,001 to 700,000	132	\$86,597,600	8%
700,001 to 800,000	133	\$100,026,414	9%
800,001 to 900,000	85	\$72,023,997	7%
900,001 to 1,000,000	98	\$92,926,088	9%
1,000,001 to 1,500,000	163	\$196,930,742	18%
1,500,001 to 2,000,000	61	\$104,459,860	10%
2,000,001 to 2,500,000	23	\$51,780,000	5%
2,500,001 to 3,000,000	12	\$32,965,300	3%
over \$ 3 Million	13	\$47,567,500	4%
<b>Total:</b>	<b>1469</b>	<b>\$1,085,876,278</b>	<b>100%</b>

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

\$673,202

	# Transactions	Gross Volume	Percentage Gross
<=200,000	79	\$13,208,000	1%
200,001 to 300,000	170	\$44,164,000	5%
300,001 to 400,000	231	\$81,209,793	9%
400,001 to 500,000	167	\$74,362,738	8%
500,001 to 600,000	112	\$61,453,117	7%
600,001 to 700,000	106	\$69,392,600	8%
700,001 to 800,000	110	\$83,072,910	9%
800,001 to 900,000	70	\$59,346,155	7%
900,001 to 1,000,000	60	\$57,372,100	6%
1,000,001 to 1,500,000	123	\$149,949,632	17%
1,500,001 to 2,000,000	43	\$73,568,600	8%
2,000,001 to 2,500,000	18	\$40,357,300	5%
2,500,001 to 3,000,000	15	\$42,139,100	5%
over \$ 3 Million	9	\$34,318,000	4%
<b>Total:</b>	<b>1313</b>	<b>\$883,914,045</b>	<b>100%</b>

## YTD. 2016 Price Point Summary for Residential Volume - Average Price:

\$560,600

	# Transactions	Gross Volume	Percentage Gross
<=200,000	121	\$18,661,322	3%
200,001 to 300,000	249	\$63,012,852	9%
300,001 to 400,000	194	\$68,197,829	10%
400,001 to 500,000	163	\$72,307,652	11%
500,001 to 600,000	97	\$53,312,219	8%
600,001 to 700,000	111	\$72,519,600	11%
700,001 to 800,000	73	\$54,778,100	8%
800,001 to 900,000	55	\$46,785,519	7%
900,001 to 1,000,000	36	\$34,301,100	5%
1,000,001 to 1,500,000	70	\$86,079,800	13%
1,500,001 to 2,000,000	29	\$48,876,000	7%
2,000,001 to 2,500,000	10	\$21,880,500	3%
2,500,001 to 3,000,000	4	\$11,075,000	2%
over \$ 3 Million	8	\$32,145,000	5%
<b>Total:</b>	<b>1220</b>	<b>\$683,932,493</b>	<b>100%</b>

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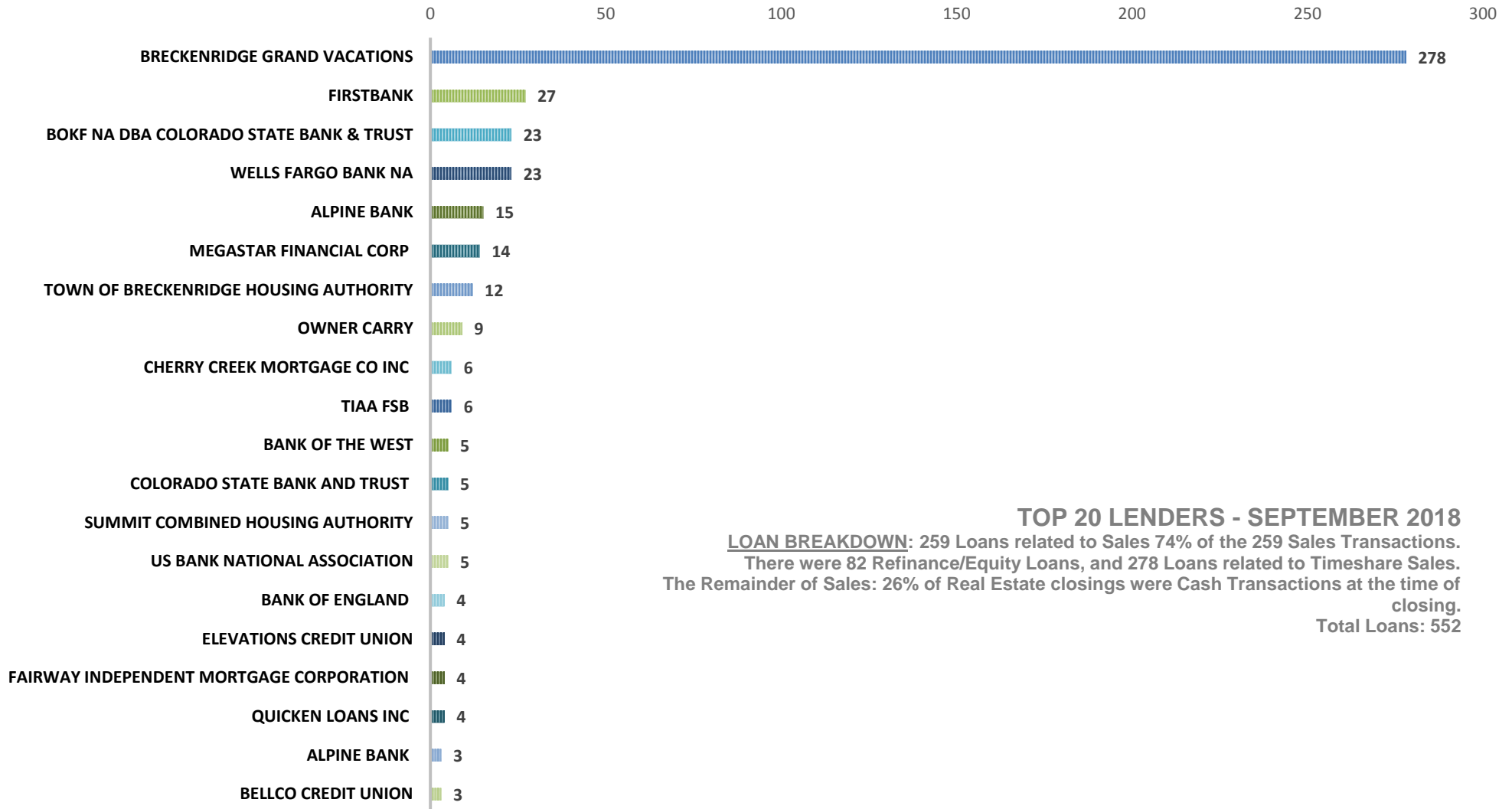
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Land Title  
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Street  
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# Lender Analysis



## TOP 20 LENDERS - SEPTEMBER 2018

LOAN BREAKDOWN: 259 Loans related to Sales 74% of the 259 Sales Transactions.  
 There were 82 Refinance/Equity Loans, and 278 Loans related to Timeshare Sales.  
 The Remainder of Sales: 26% of Real Estate closings were Cash Transactions at the time of closing.  
 Total Loans: 552

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## Market Highlights

### September 2018

#### Top Priced Improved Residential Sale:

<b>ACCOUNT</b>	2801034
<b>BEDROOM</b>	6
<b>BATH</b>	7.00
<b>YOC</b>	1996
<b>HEATED SQFT</b>	5565
<b>LANDSIZE</b>	3.0000
<b>RECEPTION</b>	1178984
<b>PRICE</b>	\$ 4,030,000.00
<b>AREA</b>	WOODMOR
<b>LEGAL</b>	M&B: WATSON PLACER MS 2378 SEC 5-7-77
<b>PPSF</b>	\$ 724.17
<b>DATE</b>	09/07/2018



#### Top Priced PSF Improved Residential Sale:

6509920
0
1.00
2000
355
0.0000
1179187
\$ 375,000.00
BRECKEN
MAIN STREET STATION CONDO Unit 1412 BHW
\$ 1,056.34
09/11/2018



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# Foreclosure Document Breakdown

September 2018	Total	Timeshare	Fee Simple	Unknown: No legal shown
#1 Notice Election & Demand: (NED)	5	2	3	0
#2 Certificate of Purchase: (CTP)	1	1	0	0
#3 Public Trustee's Deeds: (PTD)	0	0	0	0
<b>Total Foreclosure Docs Filed:</b>	<b>6</b>	<b>3</b>	<b>3</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>
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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		YTD: 2018 Summary	
NED:	37	NED:	28
Withdrawn NED'S	21	Withdrawn NED'S	n/a
Active NED's for 2017:	16	Active NED's for 2018:	28

<b>Public Trustee's Deeds Issued:</b>	<b>8</b>	<b>Public Trustee's Deeds Issued:</b>	<b>17</b>
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## Eight Year Foreclosure Summary:

Total Active NED's for Period: 1/1/2009 thru 12/31/2017	838
Total PTD's Issued: 1/1/2009 thru 12/31/2017	825
<b>Unissued Public Trustee's Deeds Remaining:</b>	<b>13</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: Sept. 2018

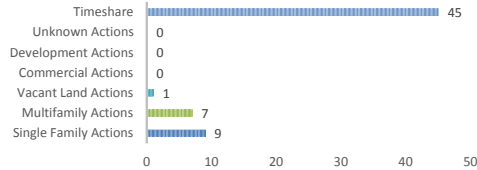
### Property Foreclosure Summary:

Fee Simple Actions	17
Timeshare Actions	45
Unknown Actions	0

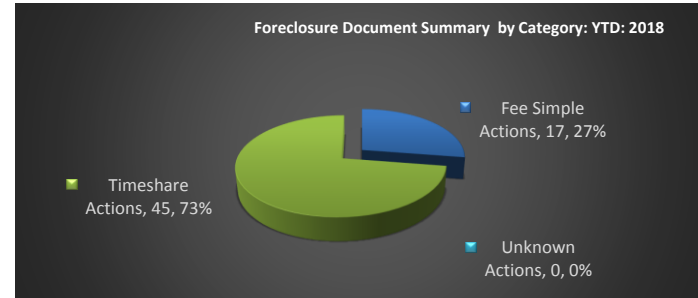
### Property Type Breakdown:

Single Family Actions	9
Multifamily Actions	7
Vacant Land Actions	1
Commercial Actions	0
Development Actions	0
Unknown Actions	0
Timeshare	45

### Foreclosure Document Summary: Property Type YTD: 2018



### Foreclosure Document Summary by Category: YTD: 2018



### Location Summary: ALL TYPES

Blue River	1
Breckenridge	44
Breckenridge Golf Course	1
Central Summit County	0
Copper Mountain	0
Corinthian Hill & Summerwoc	0
Dillon, Town & Lake	2
Dillon Valley	1
Farmers Corner	0
Frisco	0
Heeney	0
Keystone	3
Montezuma	1
North Summit County Rural	0
Peak 7	0
Silverthorne	1
Summit Cove	0
Wilderness	2
Woodmoor	0

### Location Summary: Fee Simple Only

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

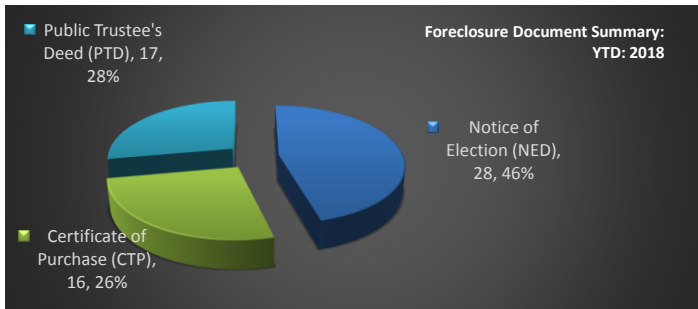
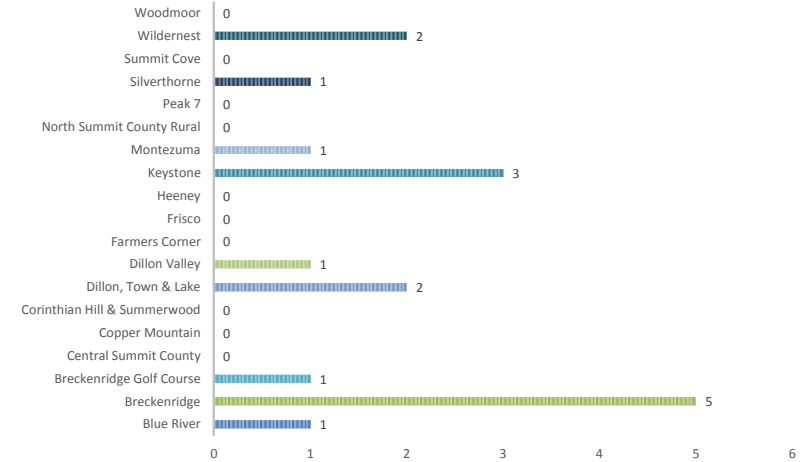
\* Location Summaries do not include recordings with Unknown Legal Descriptions

### Document Summary:

Notice of Election (NED)	28
Certificate of Purchase (CTP)	16
Public Trustee's Deed (PTD)	17

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### Foreclosure Document Summary: Fee Simple Only - Location by Market Area YTD: 2018



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# Top Lender Listing

LENDER	NUMBER LOANS	PERCENTAGE TOTAL
BRECKENRIDGE GRAND VACATIONS	278	50.36%
FIRSTBANK	27	4.89%
BOKF NA DBA COLORADO STATE BANK & TRUST	23	4.17%
WELLS FARGO BANK NA	23	4.17%
ALPINE BANK	15	2.72%
MEGASTAR FINANCIAL CORP	14	2.54%
TOWN OF BRECKENRIDGE HOUSING AUTHORITY	12	2.17%
OWNER CARRY	9	1.63%
CHERRY CREEK MORTGAGE CO INC	6	1.09%
TIAA FSB	6	1.09%
BANK OF THE WEST	5	0.91%
COLORADO STATE BANK AND TRUST	5	0.91%
SUMMIT COMBINED HOUSING AUTHORITY	5	0.91%
US BANK NATIONAL ASSOCIATION	5	0.91%
BANK OF ENGLAND	4	0.72%
ELEVATIONS CREDIT UNION	4	0.72%
FAIRWAY INDEPENDENT MORTGAGE CORPORATION	4	0.72%
QUICKEN LOANS INC	4	0.72%
ALPINE BANK	3	0.54%
BELCO CREDIT UNION	3	0.54%
BRECKENRIDGE TOWN OF	3	0.54%
CITYWIDE BANKS	3	0.54%
COMMERCE BANK	3	0.54%
GUARANTEED RATE INC	3	0.54%
UBS BANK USA	3	0.54%
ACADEMY MORTGAGE CORPORATION	2	0.36%
BANK OF THE WEST	2	0.36%
CALIBER HOME LOANS INC	2	0.36%
CITYWIDE BANKS	2	0.36%
CMG MORTGAGE INC	2	0.36%
FIRSTBANK	2	0.36%
GENEVA FINANCIAL LLC	2	0.36%
MOUNTAIN VIEW BANK OF COMMERCE	2	0.36%
MOVEMENT MORTGAGE LLC	2	0.36%
NOVA FINANCIAL & INVESTMENT CORPORATION	2	0.36%
SUMMIT COUNTY	2	0.36%
UNITED WHOLESAL MORTGAGE LLC	2	0.36%
VECTRA BANK COLORADO	2	0.36%
ADVANCE MORTGAGE & INVESTMENT COMPANY LLC	1	0.18%
AMERICAN LIBERTY MORTGAGE INC	1	0.18%
AMERICAN MORTGAGE ADVISERS INC	1	0.18%
BANC OF CALIFORNIA NA	1	0.18%
BANK OF AMERICA NA	1	0.18%
BANK OF AMERICA NA	1	0.18%
BANK OF COLORADO	1	0.18%
BANK OF NEW ENGLAND	1	0.18%
CARDINAL FINANCIAL COMPANY LP	1	0.18%
CENDERA BANK NA	1	0.18%
CHERRY CREEK MORTGAGE CO INC	1	0.18%
CITYWIDE BANKS	1	0.18%
COLORADO HOUSING AND FINANCE AUTHORITY	1	0.18%
COMMERCE HOME MORTGAGE LLC	1	0.18%
CORNERSTONE HOME LENDING INC	1	0.18%
CROSSCOUNTRY MORTGAGE INC	1	0.18%
DRAPER AND KRAMER MORTGAGE CORP	1	0.18%
EMK CLIENT SERVICES INC	1	0.18%
ENT CREDIT UNION	1	0.18%
FARMERS STATE BANK & TRUST CO	1	0.18%
FINANCE OF AMERICA MORTGAGE LLC	1	0.18%
FIRST NATIONAL BANK OF CENTRAL TEXAS	1	0.18%
FIRST STATE BANK OF COLORADO	1	0.18%
FLAGSTAR BANK FSB	1	0.18%
FORTIS PRIVATE BANK	1	0.18%
FORTUNE BANK	1	0.18%
GOLD COAST BANK	1	0.18%
GROUP MORTGAGE LLC	1	0.18%
GUARANTY BANK & TRUST COMPANY	1	0.18%
GUILD MORTGAGE COMPANY	1	0.18%
HOME MORTGAGE ALLIANCE LLC	1	0.18%
HOUSEMAX FUNDING LLC	1	0.18%
IBERIABANK	1	0.18%
JPMORGAN CHASE BANK NA	1	0.18%
JPMORGAN CHASE BANK, NA	1	0.18%
KIRON CAPITAL MANAGEMENT LLC	1	0.18%
LIBERTY SAVINGS BANK FSB	1	0.18%
LOANDEPOT.COM LLC	1	0.18%
MACS MORTGAGE INC	1	0.18%
MIDFIRST BANK	1	0.18%
MORTGAGE COMPANY	1	0.18%
NAVY FEDERAL CREDIT UNION	1	0.18%
NEW AMERICAN FUNDING	1	0.18%
NORTHPOINTE BANK	1	0.18%
NOVA FINANCIAL & INVESTMENT CORPORATION	1	0.18%
PENNYMAC LOAN SERVICES LLC	1	0.18%
PNC BANK NA	1	0.18%
PRIMELENDING	1	0.18%
QUICKEN LOANS INC	1	0.18%
STEARNS LENDING LLC	1	0.18%
SUNFLOWER BANK NA	1	0.18%
THE MORTGAGE COMPANY	1	0.18%
TOWN OF BRECKENRIDGE	1	0.18%
UNITED WHOLESAL MORTGAGE LLC	1	0.18%
UNIVERSAL LENDING CORPORATION	1	0.18%
VAN DYK MORTGAGE CORPORATION	1	0.18%
<b>TOTAL LOANS FOR SEPTEMBER 2018:</b>	<b>552</b>	<b>100.00%</b>

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# Upper End Transaction Detail

**September 2018**

## Upper End Purchaser Details

Brm	Bath	Year Built	Size	Price	Legal	PPSF	Date	Street Address	Origin of Buyer: City	Origin of Buyer: State
6	7.00	1996	5565	\$ 4,030,000.00	M&B: WATSON PLACER MS 2378 SEC 5-7-77	\$ 724.17	09/07/2018	2985 BOREAS PASS ROAD	DENVER	CO
7	7.00	2014	6871	\$ 3,050,000.00	DERCUMS DASH Lot 9	\$ 443.89	09/18/2018	59 EAST TRADE COURT	FRANKLIN	NE
5	6.00	1997	4642	\$ 2,525,000.00	GOLD FLAKE SUBD Lot 8 GOLD FLAKE II SUB	\$ 543.95	09/04/2018	220 S GOLD FLAKE TERRACE	BOULDER	CO
3	4.00	1998	6437	\$ 2,180,000.00	GILROSE SUBD Lot 14	\$ 338.67	09/20/2018	445 DAVENPORT LOOP	COLORADO SPRINGS	CO
4	5.00	1990	3442	\$ 2,100,000.00	GOLD FLAKE SUBD Filing 1 Lot 5	\$ 610.11	09/25/2018	131 S GOLD FLAKE TERRACE	DENVER	CO
3	4.00	2001	3252	\$ 1,950,000.00	FRISCO Block 34 Lot 9 10 11 12	\$ 599.63	09/27/2018	500 STREET	DILLON	CO
8	6.00	1890	4069	\$ 1,875,000.00	ABBETTS ADDITION SUBD Block 4 Lot 3 4 5	\$ 460.80	09/25/2018	102 S FRENCH STREET	SPRINGFIELD	MO
6	7.00	2000	4715	\$ 1,750,000.00	WEST PINES GOLF COURSE SUBD Lot 13	\$ 371.16	09/28/2018	0020 PINE MEADOWS LANE	HIGHLANDS RANCH	CO
		1928	3341	\$ 1,700,000.00	BIC BUILDING SUBD Lot 1	\$ 508.83	09/26/2018	224 S MAIN ST	BRECKENRIDGE	CO
4	5.00	2017	2883	\$ 1,675,000.00	RIVER'S EDGE PUD Filing 1 Lot 5A	\$ 580.99	09/04/2018	269 RIVER PARK DRIVE	EULESS	TX
5	5.00	1992	4514	\$ 1,650,000.00	WEST PINES AT KEYSTONE SUBD Lot 12 13	\$ 365.53	09/19/2018	154 ELK CROSSING LANE	ENGLEWOOD	CO
4	5.00	1996	4680	\$ 1,610,000.00	HIGHLANDS AT BRECKENRIDGE Filing 1 Lot 10	\$ 344.02	09/17/2018	33 FOREST CIRCLE	TOPEKA	KS
5	5.00	1999	4961	\$ 1,525,000.00	GOLDENVIEW SUBD Filing 1 Lot 17	\$ 307.40	09/26/2018	377 S FULLER PLACER ROAD	DALLAS	TX
2	3.00	1997	2452	\$ 1,500,000.00	RIVER CLOSE BUILDING ENVELOPE A	\$ 611.75	09/11/2018	405 CREEKSIDE DRIVE	TUCSON	AZ
4	4.00	1992	2876	\$ 1,460,000.00	CHRISTIE HEIGHTS REPLAT SUBD Filing 1 Lot 14	\$ 507.65	09/07/2018	113 WINDWOOD CIRCLE	BRECKENRIDGE	CO
3	4.00	2003	3195	\$ 1,460,000.00	EAGLES NEST GOLF COURSE SUBD Filing 4 Lot 4	\$ 456.96	09/28/2018	2215 GOLDEN EAGLE ROAD	DENVER	CO
3	3.00	2012	2696	\$ 1,450,000.00	HIGHLANDS AT BRECK-GOLD RUN Lot 255	\$ 537.83	09/14/2018	873 FAIRWAYS DRIVE	PETALUMA	CA
5	4.00	2017	2976	\$ 1,450,000.00	MINERS CREEK ESTATES Lot 2D	\$ 487.23	09/10/2018	2D MINERS CREEK ROAD	HAMEL	MN
4	4.00	2017	2806	\$ 1,400,000.00	MINERS CREEK ESTATES Lot 2A	\$ 498.93	09/24/2018	2A MINERS CREEK ROAD	OMAHA	NE
3	4.00	2005	3617	\$ 1,365,000.00	WILLOW CREEK HIGHLANDS Filing 7 Lot 14	\$ 377.38	09/07/2018	724 WILLOWBROOK ROAD	COLORADO SPRINGS	CO
4	4.00	1994	3693	\$ 1,297,000.00	TORDAL ESTATES SUBD PARCEL C	\$ 351.20	09/10/2018	0033 ODINS CIRCLE	RICH HILL	MO
3	4.00	2017	2116	\$ 1,270,000.00	RIVER RUN TH Phase 3 Lot 7A Bldg 7	\$ 600.19	09/07/2018	87 ERICKSON LOOP	LONE TREE	CO
4	4.00	1989	5100	\$ 1,250,000.00	M&B: LOUISE PLACER MS#13898	\$ 245.10	09/17/2018	651 SPRUCE CREEK ROAD	BATAVIA	IL
3	4.00	2017	2116	\$ 1,200,000.00	RIVER RUN TH Phase 3 Lot 7B BUILDINGS 7 8 9 10 AND 11	\$ 567.11	09/27/2018	0089 ERICKSON LOOP	WIGGINS	CO
3	4.00	1981	2498	\$ 1,200,000.00	GOLD KING PLACER UNSUBD Filing 1 Lot 24 PARCEL B	\$ 480.38	09/05/2018	0438 SCR 802	DENVER	CO
3	3.00	2001	1339	\$ 1,175,000.00	MOUNTAIN THUNDER LODGE CONDO Unit 5405	\$ 877.52	09/26/2018	35 MOUNTAIN THUNDER DRIVE	SHORT HILLS	NJ
			70.307 AC	\$ 1,175,000.00	SHADOW CREEK RANCH SUBD Lot 20	N/A	09/26/2018	232 RIATA TRAIL	NORTH PALM BEACH	FL
3	3.00	1984	1692	\$ 1,160,000.00	YINGLING & MICKLES ADDITION SUBD Block 6 PARCEL B	\$ 685.58	09/21/2018	211 S HIGH STREET	STONEWALL	TX
3	3.00	1996	1672	\$ 1,149,000.00	WHITE WOLF TH Lot 8	\$ 687.20	09/20/2018	1156 SETTLERS DRIVE	DENVER	CO
2	2.00	2004	1786	\$ 1,149,000.00	PLACER RIDGE TH CONDO Unit 522 LOT 2R	\$ 643.34	09/24/2018	522 SOUTH RIDGE STREET	POINTE VEDRA BEACH	FL
4	3.00	1998	2746	\$ 1,145,000.00	RESERVE AT FRISCO Filing 4 Phase 3 Block 8 Lot 12	\$ 416.97	09/26/2018	217 LARSON LANE	FORT COLLINS	CO
4	5.00	2000	3601	\$ 1,135,000.00	WHISPERING PINES RANCH SUBD Filing 3 Block 12 Lot 3	\$ 315.19	09/14/2018	29 GRAYS PEAK TRAIL	DILLON	CO
4	4.00	1993	3378	\$ 1,125,000.00	SUMMERWOOD PUD Lot 9R	\$ 333.04	09/28/2018	235 EASTRIDGE DRIVE	BRECKENRIDGE	CO
4	4.00	2004	2994	\$ 1,100,000.00	VISTA POINT SUBD Filing 2 Block 1 Lot 11	\$ 367.40	09/17/2018	90 SHEPPARD CIRCLE	SILVERTHORNE	CO
5	6.00	1989	3164	\$ 1,100,000.00	EAST RANCH Lot 15R TRACT F2	\$ 347.66	09/10/2018	25 WINTERGREEN CIRCLE	JEFFERSON CITY	MO
4	4.00	2018	1772	\$ 1,099,000.00	MAE BELLE CREEK TH CONDO Unit D	\$ 620.20	09/27/2018	215 SOUTH SECOND AVENUE	EUREKA	MO
4	5.00	1995	3002	\$ 1,095,000.00	FRISCO HEIGHTS SUBD Lot 38 UNIT 3	\$ 364.76	09/11/2018	93 SUMMIT COUNTY ROAD 1041	FRISCO	CO
2	4.00	1981	2717	\$ 1,030,000.00	ENCLAVE AT KEYSTONE MOUNTAIN CONDO Bldg 8 Unit 24	\$ 379.09	09/14/2018	23107 ASPEN WAY #24	DILLON	CO
3	3.00	1994	1890	\$ 1,025,000.00	PARK FOREST ESTATES Filing 1 Lot 10	\$ 542.33	09/05/2018	246 PARK FOREST DRIVE	HIGHLANDS RANCH	CO
2	2.00	2005	1398	\$ 1,015,000.00	MOUNTAIN THUNDER LODGE CONDO Unit 402	\$ 726.04	09/04/2018	77 MOUNTAIN THUNDER DRIVE #402	ARVADA	CO

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# Purchaser Titement Abstract

## September 2018

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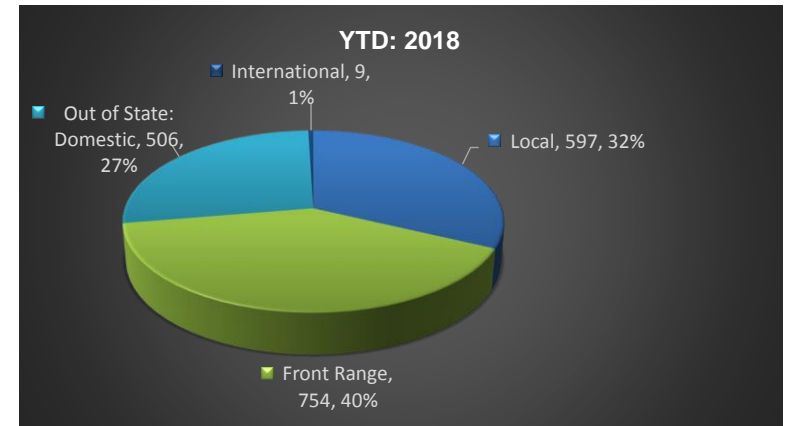
**Brooke Roberts**  
970-453-2255  
broberts@ltgc.com

### All Sales: September 2018

Origin of Buyer	# of Trans.	% Overall
Local	91	35%
Front Range	107	41%
Out of State: Domestic	60	23%
International	1	0%
<b>Total Sales</b>	<b>259</b>	<b>100%</b>

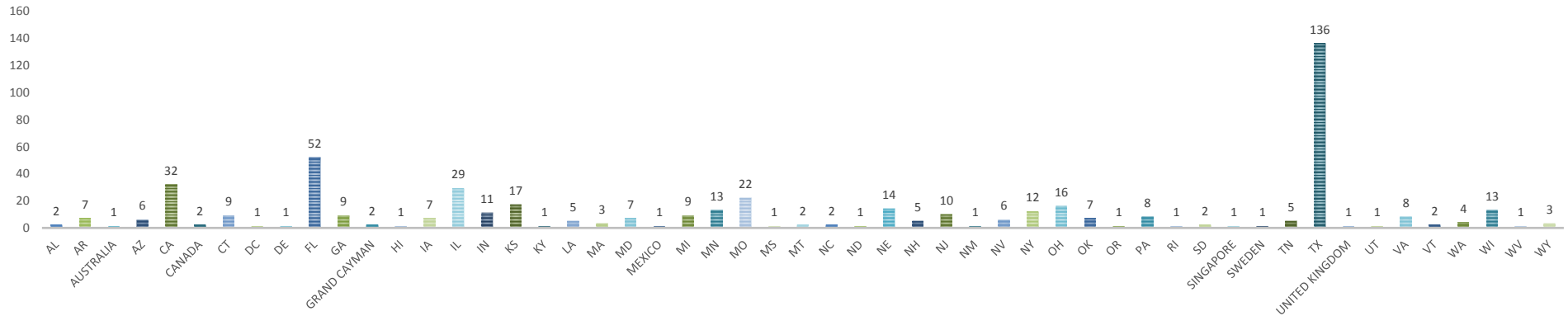
### YTD: Sept. 2018

Origin of Buyer	# of Trans.	% Overall
Local	597	32%
Front Range	754	40%
Out of State: Domestic	506	27%
International	9	0%
<b>Total Sales</b>	<b>1866</b>	<b>100%</b>



Colorado Purchasers: 1,351

### NON-COLORADO YTD: 2018







# Purchaser Titlement Abstract History

## 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

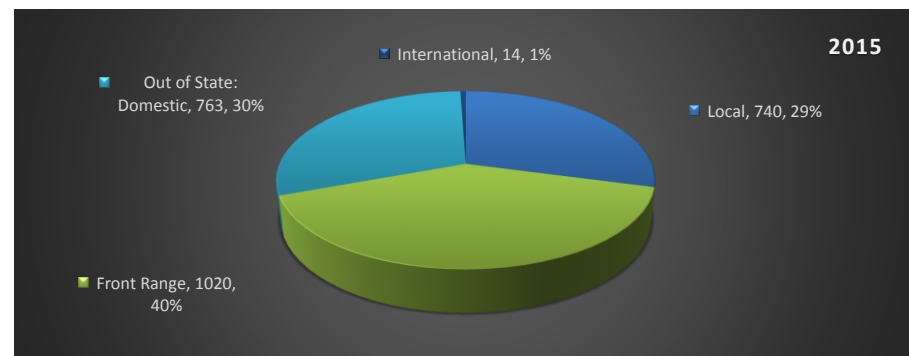
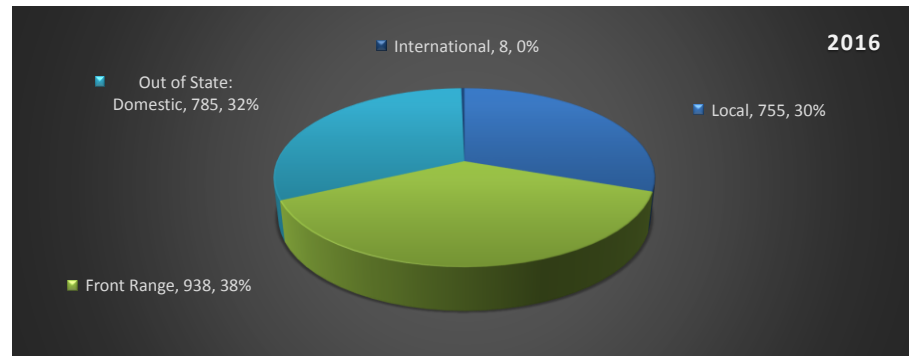
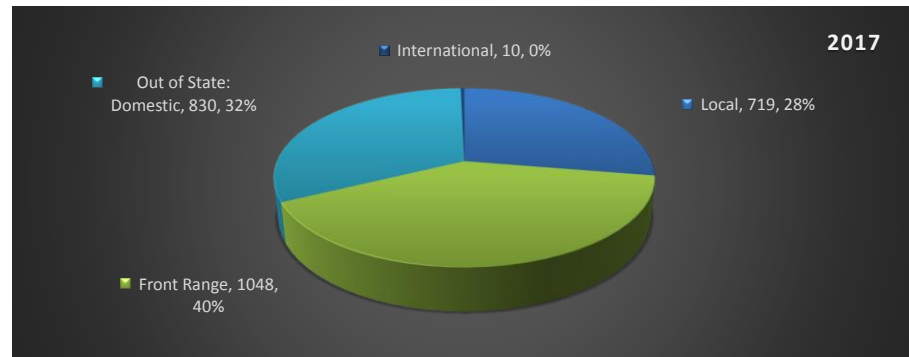
Origin of Buyer	# of Trans.	% Overall
Local	740	29%
Front Range	1020	40%
Out of State: Domestic	763	30%
International	14	1%
<b>Total Sales</b>	<b>2537</b>	<b>100%</b>

## 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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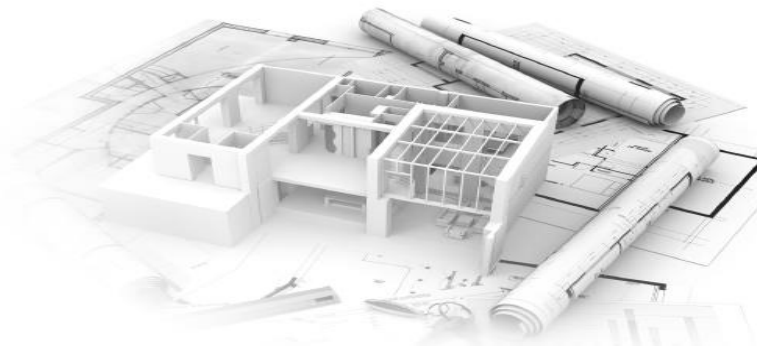
# New Development Summary

## Improved Residential New Unit Sales:

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
4	5.00	2017	2883	\$ 1,675,000.00	RIVER'S EDGE PUD Filing 1 Lot 5A	SINGLEFAM	\$ 580.99	269 RIVER PARK DRIVE
5	4.00	2017	2976	\$ 1,450,000.00	MINERS CREEK ESTATES Lot 2D	SINGLEFAM	\$ 487.23	2D MINERS CREEK ROAD
4	4.00	2017	2806	\$ 1,400,000.00	MINERS CREEK ESTATES Lot 2A	MULTIFAM	\$ 498.93	2A MINERS CREEK ROAD
4	4.00	2018	1772	\$ 1,099,000.00	MAE BELLE CREEK TH CONDO Unit D	MULTIFAM	\$ 620.20	215 SOUTH SECOND AVENUE
3	4.00	2017	2565	\$ 902,200.00	SOUTH MARYLAND CREEK RANCH Filing 1 Lot 41	SINGLEFAM	\$ 351.73	73 E BENJAMIN POINT
4	4.00	2017	2189	\$ 832,900.00	SOUTH MARYLAND CREEK RANCH CABIN 28 TRACT R	SINGLEFAM	\$ 380.49	10 VERNON WAY
4	4.00	2017	2189	\$ 805,200.00	SOUTH MARYLAND CREEK RANCH CABIN 37 TRACT R	SINGLEFAM	\$ 367.84	18 LENA WAY
3	4.00	2017	2116	\$ 1,270,000.00	RIVER RUN TH Phase 3 Lot 7A Bldg 7	MULTIFAM	\$ 600.19	87 ERICKSON LOOP
3	4.00	2017	2116	\$ 1,200,000.00	RIVER RUN TH Phase 3 Lot 7B BUILDINGS 7 8 9 10 AND 11	MULTIFAM	\$ 567.11	0089 ERICKSON LOOP
3	3.00	2017	1637	\$ 634,600.00	SOUTH MARYLAND CREEK RANCH CABIN 27TRACT R	SINGLEFAM	\$ 387.66	6 VERNON WAY
2	2.00	2018	1184	\$ 400,000.00	BLUE 52 TH Filing 2 UNIT 27	DEEDRESTRICTED	\$ 337.84	493 FLORADORA DRIVE
2	2.00	2018	1221	\$ 400,000.00	BLUE 52 TH Filing 2 UNIT 37	DEEDRESTRICTED	\$ 327.60	26 MCGEE LANE
2	2.00	2018	1230	\$ 400,000.00	BLUE 52 TH Filing 2 UNIT 39	DEEDRESTRICTED	\$ 325.20	32 MCGEE LANE
2	2.00	2018	1230	\$ 400,000.00	BLUE 52 TH Filing 2 UNIT 28	DEEDRESTRICTED	\$ 325.20	495 FLORADORA DRIVE
2	2.00	2018	1230	\$ 400,000.00	BLUE 52 TH Filing 2 UNIT 40	DEEDRESTRICTED	\$ 325.20	40 MCGEE LANE
3	2.00	2018	1211	\$ 399,400.00	WEST HILLS TH Filing 1 Lot 6A	DEEDRESTRICTED	\$ 329.81	88 WAYBACK DRIVE
3	2.00	2018	1211	\$ 399,400.00	WEST HILLS TH Filing 1 Lot 7B	DEEDRESTRICTED	\$ 329.81	70 WAYBACK DRIVE
2	2.00	2018	1246	\$ 378,000.00	BLUE 52 TH Filing 2 Lot 44	DEEDRESTRICTED	\$ 303.37	60 MCGEE LANE
2	2.00	2018	1378	\$ 378,000.00	BLUE 52 TH Filing 2 UNIT 34	DEEDRESTRICTED	\$ 274.31	14 MCGEE LANE
3	3.00	2018	1292	\$ 376,800.00	LINCOLN PARK AT THE WELLINGTON NBHD Filing 3 Block 3 Lot 6A	DEEDRESTRICTED	\$ 291.64	11 PLACER GREEN
2	2.00	2018	1221	\$ 368,000.00	BLUE 52 TH Filing 2 lot 42	DEEDRESTRICTED	\$ 301.39	48 MCGEE LANE
2	2.00	2018	1024	\$ 354,200.00	LINCOLN PARK AT THE WELLINGTON NBHD Filing 3 Block 3 Lot 6B	DEEDRESTRICTED	\$ 345.90	15 PLACER GREEN
2	2.00	2018	1016	\$ 296,000.00	BLUE 52 TH Filing 2 UNIT 52	DEEDRESTRICTED	\$ 291.34	75 MCGEE LANE
2	2.00	2018	964	\$ 255,000.00	BLUE 52 TH Filing 2 UNIT 49	DEEDRESTRICTED	\$ 264.52	87 MCGEE LANE
1	2.00	2018	832	\$ 249,000.00	BLUE 52 TH Filing 2 Lot 46	DEEDRESTRICTED	\$ 299.28	68 MCGEE LANE
1	2.00	2018	840	\$ 249,000.00	BLUE 52 TH Filing 2 Lot 36	DEEDRESTRICTED	\$ 296.43	18 MCGEE LANE

## Summary of Improved Residential New Unit Sales:

Average Price:	\$	652,758
Average PPSF:	\$	377.36
Median Price:	\$	400,000
# Transactions:		26
Gross Volume:	\$	16,971,700



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