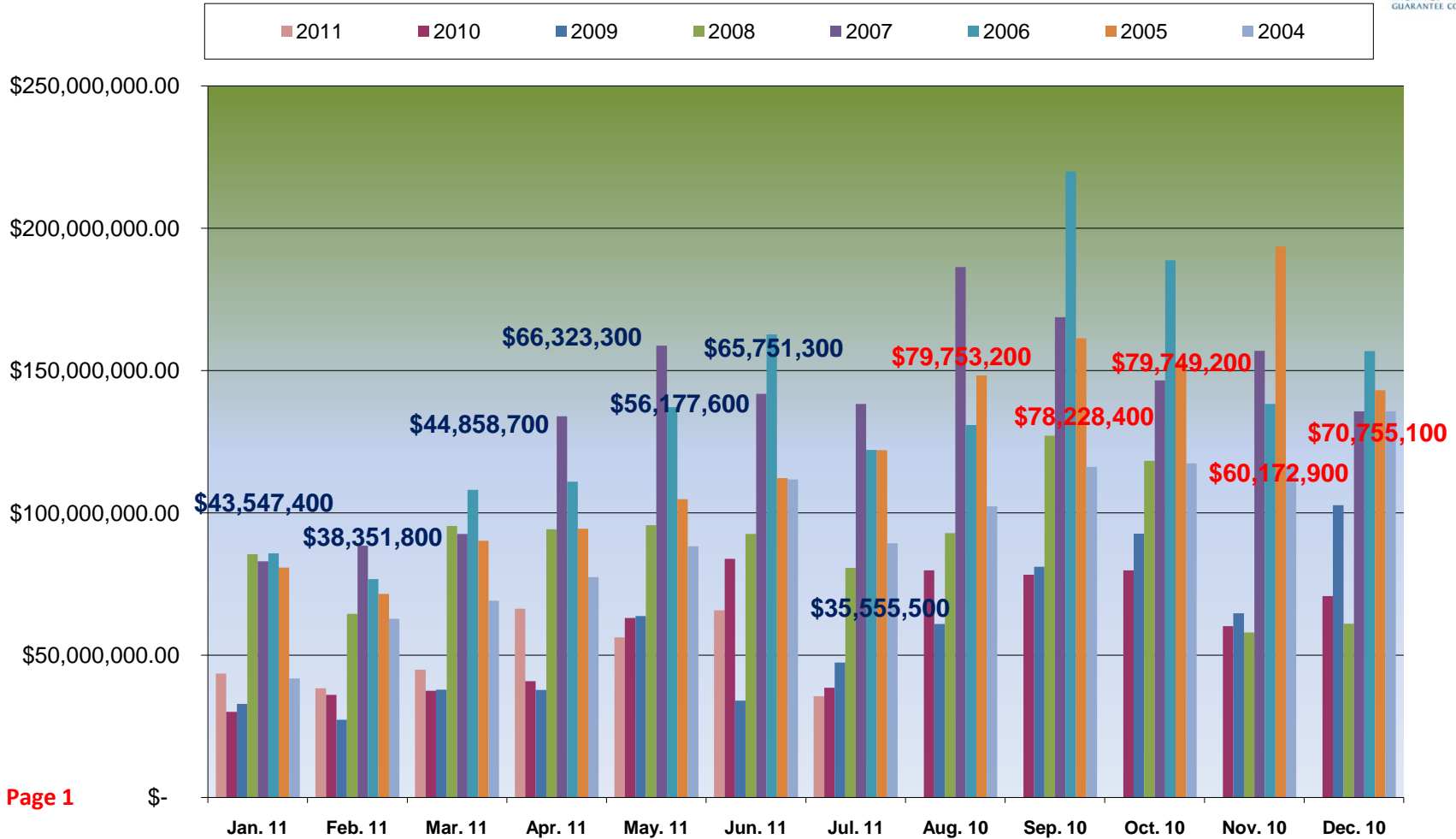


Summit County Gross Real Estate Volume: 2004 through 2011



July Edition: 2011



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July Market Analysis by Area

Summit County, Colorado

JULY 2011

There were 6 Bank Sales in July 2011, totalling \$1,699,700 in Gross Volume, or \$283,283 per Unit .
This accounts for 4.78% of the Overall Gross Volume. This accounts for .0612% of the Overall Transactions.

Red Text indicates a drop compared to the prior month's value; Green Text indicates a rise, Black Text indicates no change, or no comparison value. Colored Text is not used for % Calculations.

Average PPSF is calculated for properties with available Square Footages

Average & Median Residential Price & PPSF Includes: Statistically Viable Sales Only.

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price	Average \$ Residential Price	Median \$ Residential Price	Average \$ Residential PPSF
Blue River & South to County Line	\$2,763,200	8%	8	8%	\$345,400	\$224,150	\$439,980	\$441,000	\$ 202
Breckenridge	\$7,097,400	20%	17	17%	\$417,494	\$420,000	\$414,275	\$420,000	\$ 348
Breckenridge Golf Course	\$2,476,000	7%	9	9%	\$275,111	\$145,000	\$561,667	\$400,000	\$ 307
Central Summit County (non-town)	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Copper Mountain	\$2,298,000	6%	7	7%	\$328,286	\$229,000	\$370,167	\$277,000	\$ 353
Corinthian Hills & Summerwood	\$0	0%	0	0%	\$0	dna	\$0	dna	\$ -
Dillon Town & Lake	\$1,257,000	4%	4	4%	\$314,250	\$255,000	\$314,250	\$255,000	\$ 318
Dillon Valley	\$406,200	1%	4	4%	\$101,550	\$98,500	\$101,550	\$98,500	\$ 145
Farmers Corner	\$0	0%	0	0%	\$0	dna	\$0	dna	\$ -
Frisco	\$4,038,200	11%	12	12%	\$336,517	\$296,900	\$353,070	\$334,350	\$ 249
Heeney	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Keystone	\$5,157,100	15%	12	12%	\$429,758	\$270,000	\$429,758	\$270,000	\$ 297
Montezuma	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
North Summit County (rural)	\$1,608,600	5%	3	3%	\$536,200	\$723,600	\$741,800	dna	\$ 228
Peak 7	\$515,000	1%	2	2%	\$257,500	dna	\$510,000	dna	\$ 181
Silverthorne	\$2,949,400	8%	8	8%	\$368,675	\$395,200	\$368,675	\$395,200	\$ 225
Summit Cove	\$1,365,000	4%	3	3%	\$455,000	\$550,000	\$455,000	\$550,000	\$ 221
Wilderness	\$1,269,400	4%	4	4%	\$317,350	\$263,000	\$317,350	\$263,000	\$ 254
Woodmoor	\$2,355,000	7%	5	5%	\$471,000	\$592,500	\$471,000	\$592,500	\$ 233
Quit Claim Deeds	\$0	0%	0	0%	\$0	dna	\$0	\$0	\$ -
TOTAL	\$35,555,500	100%	98	100%	\$362,811	\$292,000	\$397,804	\$350,000	\$ 275

PPS are believed to be reasonably accurate but are not guaranteed.

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July Market Analysis by Area

Summit County, Colorado

July Issue: Ytd. 2011

There have been 73 Bank Sales YTD through July 2011, totalling \$32,324,100 in Gross Volume, or \$442,796 per Unit .
This accounts for 9.22% of the Overall Gross Volume. This accounts for 10.53% of the Transactions.

Average PPSF is calculated for properties with available Square Footages

Average & Median Residential Price & PPSF Includes: Statistically Viable Sales Only.

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	\$18,126,800	5%	47	7%	\$385,677	\$277,900	\$557,286	\$480,000	\$ 216
Breckenridge	\$115,847,200	33%	196	28%	\$591,057	\$462,500	\$608,198	\$474,000	\$ 415
Breckenridge Golf Course	\$45,436,200	13%	62	9%	\$732,842	\$392,500	\$1,054,141	\$957,000	\$ 311
Central Summit County (non-town)	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Copper Mountain Less Ski Area Sale	\$13,953,800	4%	33	5%	\$422,842	\$300,000	\$497,596	\$332,500	\$ 354
Corinthian Hills & Summerwood	\$3,777,500	1%	8	1%	\$472,188	\$450,000	\$609,167	\$562,500	\$ 256
Dillon Town & Lake	\$6,521,300	2%	20	3%	\$326,065	\$281,600	\$326,065	\$281,600	\$ 245
Dillon Valley	\$7,934,400	2%	18	3%	\$440,800	\$125,000	\$159,376	\$125,000	\$ 158
Farmers Corner	\$1,310,000	0%	2	0%	\$655,000	dna	\$1,195,000	dna	\$ 280
Frisco	\$35,079,800	10%	62	9%	\$565,803	\$382,000	\$421,535	\$388,000	\$ 278
Heeney	\$320,000	0%	2	0%	\$160,000	dna	\$160,000	dna	\$ 290
Keystone	\$32,530,900	9%	74	11%	\$439,607	\$292,500	\$451,349	\$300,000	\$ 315
Montezuma	\$284,500	0%	2	0%	\$142,250	dna	\$0	\$0	\$ -
North Summit County (rural)	\$3,221,600	1%	7	1%	\$460,229	\$723,500	\$760,400	\$756,500	\$ 208
Peak 7	\$4,327,400	1%	8	1%	\$540,925	\$536,250	\$617,486	\$562,500	\$ 237
Silverthorne	\$26,281,400	7%	51	7%	\$515,322	\$375,000	\$407,949	\$380,000	\$ 229
Summit Cove	\$9,406,500	3%	23	3%	\$408,978	\$351,000	\$463,816	\$388,000	\$ 208
Wilderness	\$14,706,800	4%	51	7%	\$288,369	\$245,000	\$300,860	\$264,500	\$ 226
Woodmoor	\$9,091,300	3%	11	2%	\$826,482	\$592,500	\$870,630	\$605,000	\$ 241
Quit Claim Deeds	\$2,408,200	1%	16	2%	\$150,513	\$112,500	\$0	\$0	\$ -
TOTAL	\$350,565,600	100%	693	100%	\$514,265	\$360,000	\$530,253	\$402,250	\$ 309

Please note: The above figures do not include time share interests or refinance transactions. Average & Median price calculations do not include Quit Claim Deed transactions.

Calculations are an unofficial tabulation of Summit County records that are believed to be reasonably accurate but are not guaranteed.

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JULY MARKET SNAPSHOT

Market Snapshot by Area & Property Type Comparison

Summit County, Colorado
July Issue: Full Year 2010 vs. Ytd. 2011

Area	Average Price Single Family 2010	Average Price Single Family 2011	% Change vs. Prior Year	Average Price Multi-Family 2010	Average Price Multi-Family 2011	% Change vs. Prior Year	Average Price Residential Land 2010	Average Price Residential Land 2011	% Change vs. Prior Year
Blue River	\$569,870	\$573,582	1%	\$137,167	\$101,000	-26%	\$117,439	\$120,054	2%
Breckenridge	\$925,045	\$815,453	-12%	\$591,193	\$526,340	-11%	\$727,038	\$571,750	-21%
Breckenridge Golf Course	\$1,321,675	\$1,305,196	-1%	\$416,900	\$415,091	0%	\$247,527	\$246,700	0%
Central Summit County (Rural)	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Copper Mountain	\$1,742,917	\$1,286,000	-26%	\$436,921	\$309,881	-29%	\$0	\$0	0%
Corinthian Hills/Summerwood	\$637,375	\$609,167	-4%	\$617,500	\$0	n/a	\$251,467	\$0	0%
Dillon Town & Lake	\$772,300	\$475,050	-38%	\$312,041	\$262,214	-16%	\$0	\$0	0%
Dillon Valley	\$364,227	\$316,000	-13%	\$147,600	\$111,185	-25%	\$0	\$0	0%
Farmers Corner	\$503,533	\$1,195,000	137%	\$0	\$0	0%	\$335,000	\$115,000	-66%
Frisco	\$688,010	\$522,285	-24%	\$387,691	\$385,153	-1%	\$348,750	\$251,125	-28%
Heeny	\$248,417	\$160,000	-36%	\$0	\$0	0%	\$0	\$0	0%
Keystone	\$703,200	\$1,225,011	74%	\$368,878	\$337,202	-9%	\$57,667	\$590,000	923%
Montezuma	\$266,667	\$0	n/a	\$0	\$0	0%	\$120,000	\$142,250	19%
North Summit County (Rural)	\$830,000	\$760,400	-8%	\$0	\$0	0%	\$938,750	\$77,500	-92%
Peak 7	\$536,900	\$617,486	15%	\$0	\$0	0%	\$0	\$0	n/a
Silverthorne	\$716,759	\$455,335	-36%	\$407,755	\$335,476	-18%	\$329,625	\$260,333	-21%
Summit Cove	\$543,622	\$571,769	5%	\$225,850	\$229,917	2%	\$139,500	\$148,500	6%
Wildernest	\$550,996	\$523,000	-5%	\$259,485	\$262,934	1%	\$245,000	\$207,500	-15%
Woodmoor	\$726,357	\$996,100	37%	\$293,950	\$368,750	25%	\$127,500	\$385,000	202%
Gross Live Average:	\$770,797	\$765,425	-1%	\$425,080	\$385,850	-9%	\$336,625	\$254,214	-24%

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 2010	Median Price Single Family 2011	% Change vs. Prior Year	Median Price Multi-Family 2010	Median Price Multi-Family 2011	% Change vs. Prior Year	Median Price Residential Land 2010	Median Price Residential Land 2011	% Change vs. Prior Year
Blue River	\$590,000	\$502,500	-15%	\$157,500	dna	n/a	\$147,650	\$130,000	-12%
Breckenridge	\$735,000	\$670,000	-9%	\$425,000	\$445,000	5%	\$415,000	\$316,500	-24%
Breckenridge Golf Course	\$1,175,000	\$1,325,000	13%	\$385,850	\$374,000	-3%	\$399,000	\$240,000	-40%
Central Summit County (Rural)	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Copper Mountain	\$1,425,000	\$1,100,000	-23%	\$372,500	\$300,000	-19%	\$0	\$0	0%
Corinthian Hills/Summerwood	\$660,000	\$562,500	-15%	dna	\$0	n/a	\$0	\$0	0%
Dillon Town & Lake	\$462,500	\$495,500	7%	\$273,000	\$235,500	-14%	\$0	\$0	0%
Dillon Valley	\$365,000	\$310,000	-15%	\$127,000	\$107,500	-15%	\$0	\$0	0%
Farmers Corner	\$454,500	dna	n/a	\$0	\$0	0%	\$230,000	dna	n/a
Frisco	\$522,500	\$500,000	-4%	\$350,000	\$367,500	5%	dna	\$253,750	n/a
Heeny	\$270,000	dna	n/a	\$0	\$0	0%	\$0	\$0	0%
Keystone	\$530,000	\$1,090,000	106%	\$315,500	\$270,000	-14%	\$395,000	dna	n/a
Montezuma	\$200,000	\$0	n/a	\$0	\$0	0%	\$0	dna	n/a
North Summit County (Rural)	\$700,000	\$756,500	8%	\$0	\$0	0%	\$1,500,000	dna	n/a
Peak 7	\$554,000	\$562,500	2%	\$0	\$0	0%	dna	\$0	0%
Silverthorne	\$654,500	\$393,450	-40%	\$417,000	\$329,000	-21%	\$312,500	\$255,000	-18%
Summit Cove	\$540,000	\$555,000	3%	\$221,900	\$218,500	-2%	dna	\$140,000	n/a
Wildernest	\$475,000	\$495,000	4%	\$232,000	\$243,500	5%	dna	dna	n/a
Woodmoor	\$747,500	\$683,750	-9%	dna	\$0	n/a	\$0	dna	n/a
Gross Live Median:	\$605,000	\$602,500	0%	\$327,500	\$320,000	-2%	\$340,000	\$189,900	-44%

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July Market Analysis % Change

% Change: 2004 through 2011

Month to Month Comparison # of Transactions and \$ Volume

Month	2004	% Change 04 to 05	2005	% Change 05 to 06	2006	% Change 06 to 07	2007	% Change 07 to 08	2008	% Change 08 to 09	2009	% Change 09 to 10	2010	% Change 10 to 11	2011
January	\$41,825,900	93%	\$80,788,900	6%	\$85,701,700	-3%	\$82,933,400	3%	\$85,497,600	-62%	\$32,813,600	-8%	\$30,051,500	45%	\$43,547,400
February	\$62,725,300	15%	\$72,151,200	6%	\$76,698,900	15%	\$88,392,000	-27%	\$64,539,900	-58%	\$27,246,500	32%	\$36,036,515	6%	\$38,351,800
March	\$69,129,000	30%	\$90,177,800	20%	\$108,018,500	-14%	\$92,555,500	3%	\$95,396,600	-60%	\$37,878,500	-1%	\$37,425,700	20%	\$44,858,700
April	\$77,378,000	22%	\$94,438,600	17%	\$110,949,200	21%	\$133,878,100	-30%	\$94,201,300	-60%	\$37,792,900	8%	\$40,792,200	63%	\$66,323,300
May	\$88,236,800	19%	\$104,834,400	31%	\$137,133,800	16%	\$158,745,300	-40%	\$95,667,500	-33%	\$63,752,300	-1%	\$63,039,000	-11%	\$56,177,600
June	\$111,700,400	0%	\$112,232,799	45%	\$162,725,600	-13%	\$141,802,500	-35%	\$92,536,900	-63%	\$34,049,300	146%	\$83,871,000	-22%	\$65,751,300
July	\$89,310,400	37%	\$122,040,800	0%	\$122,097,500	13%	\$138,251,700	-42%	\$80,686,100	-41%	\$47,401,000	-19%	\$38,565,100	-8%	\$35,555,500
August	\$102,320,900	45%	\$148,269,200	-12%	\$130,811,400	42%	\$186,302,600	-50%	\$92,825,200	-34%	\$60,975,000	31%	\$79,753,200	-100%	
September	\$116,154,100	39%	\$161,353,500	36%	\$219,939,000	-23%	\$168,704,900	-25%	\$127,090,100	-36%	\$81,015,200	-3%	\$78,228,400	-100%	
October	\$117,417,900	30%	\$152,693,400	24%	\$188,770,200	-22%	\$146,546,900	-19%	\$118,230,800	-22%	\$92,709,100	-14%	\$79,749,200	-100%	
November	\$116,352,500	66%	\$193,562,600	-29%	\$138,233,900	14%	\$156,934,000	-63%	\$58,002,400	12%	\$64,690,000	-7%	\$60,172,900	-100%	
December	\$135,624,700	6%	\$143,084,300	10%	\$156,795,100	-13%	\$135,691,900	-55%	\$61,054,700	68%	\$102,685,700	-31%	\$70,755,100	-100%	
Year-to-Date TOTAL	\$540,305,800	25%	\$676,664,499	19%	\$803,325,200	4%	\$836,558,500	-27%	\$608,525,900	-54%	\$280,934,100	17%	\$329,781,015	6%	\$350,565,600
Month to Date	\$1,128,175,900	31%	\$1,475,627,499	11%	\$1,637,874,800	0%	\$1,630,738,800	-35%	\$1,065,729,100	-36%	\$683,009,100	2%	\$698,439,815	-50%	\$350,565,600

Month to Month Comparison by Number of Transactions

Month	2004	% Change 04 to 05	2005	% Change 05 to 06	2006	% Change 06 to 07	2007	% Change 07 to 08	2008	% Change 08 to 09	2009	% Change 09 to 10	2010	% Change 10 to 11	2011
January	118	82%	215	-11%	192	-4%	185	-11%	165	-67%	54	0%	54	61%	87
February	221	-23%	171	6%	181	-8%	166	-23%	128	-57%	55	20%	66	35%	89
March	212	24%	262	2%	266	-23%	206	-21%	162	-56%	71	21%	86	19%	102
April	240	3%	247	12%	276	-5%	261	-38%	163	-58%	68	34%	91	16%	106
May	247	6%	263	18%	310	5%	324	-50%	162	-46%	88	7%	94	14%	107
June	278	10%	305	11%	340	-17%	283	-45%	155	-48%	80	73%	138	-25%	104
July	229	41%	323	-3%	312	-4%	301	-55%	136	-30%	95	-21%	75	31%	98
August	293	37%	400	-27%	291	24%	361	-49%	183	-38%	114	3%	117	-100%	
September	368	21%	445	0%	444	-32%	301	-33%	201	-27%	147	1%	149	-100%	
October	371	5%	389	3%	400	-22%	311	-43%	176	-9%	160	-4%	154	-100%	
November	343	11%	381	-14%	326	-14%	281	-63%	105	29%	135	4%	141	-100%	
December	326	-9%	298	-9%	271	-19%	220	-55%	98	82%	178	-13%	154	-100%	
Year-to-Date TOTAL	1,545	16%	1,786	5%	1,877	-8%	1,726	-38%	1071	-52%	511	18%	604	15%	693
Month to Date	3,246	14%	3,699	-2%	3,609	-11%	3,200	-43%	1834	-32%	1245	6%	1319	-47%	693

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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JULY RESIDENTIAL MARKET SALES BY PRICE POINT

Summit County sales of Improved Residential Units are included in Analysis

July 2011 Residential Improved Units - Price Point Summary			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	14	\$2,041,700	6%
200,001 to 300,000	22	\$5,343,400	16%
300,001 to 400,000	12	\$4,302,200	13%
400,001 to 500,000	13	\$5,768,000	17%
500,001 to 600,000	11	\$6,004,300	18%
600,001 to 700,000	4	\$2,640,500	8%
700,001 to 800,000	3	\$2,233,600	7%
800,001 to 900,000	1	\$900,000	3%
900,001 to 1,000,000	2	\$1,909,000	6%
1,000,001 to 1,500,000	0	\$0	0%
1,500,001 to 2,000,000	1	\$1,875,000	6%
2,000,001 to 2,500,000	0	\$0	0%
2,500,001 to 3,000,000	0	\$0	0%
over \$ 3 Million	0	\$0	0%
Total:	83	\$33,017,700	100%
New Construction	Number Trans.	Total Volume	Average Price
Single Family	2	\$548,900	\$274,450
Multi Family	5	\$2,194,800	\$438,960
Vacant Land	0		\$0
Resales	Number Trans.	Total Volume	Average Price
Single Family	24	\$14,460,400	\$602,517
Multi Family	52	\$15,813,600	\$304,108
Vacant Land	6	\$1,202,000	\$200,333
July 2011 Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	26	\$15,009,300	\$577,281
Multi Family	57	\$18,008,400	\$315,937
Vacant Land	6	\$1,202,000	\$200,333
Ytd. 2011: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	210	\$160,739,200	\$765,425
Multi Family	342	\$131,960,600	\$385,850
Vacant Land	51	\$12,964,900	\$254,214
Full Year 2010: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	415	\$319,880,900	\$770,797
Multi Family	691	\$293,730,300	\$425,080
Vacant Land	77	\$25,920,100	\$336,625
Full Year 2009: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	392	\$354,771,700	\$905,030
Multi Family	655	\$260,723,700	\$398,051
Vacant Land	69	\$27,532,700	\$399,025
Full Year 2008: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	470	\$392,827,200	\$835,803
Multi Family	1001	\$464,096,800	\$463,633
Vacant Land	151	\$71,009,300	\$470,260
Full Year 2007: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	801	\$639,910,300	\$798,889
Multi Family	1779	\$723,215,400	\$406,529
Vacant Land	334	\$130,790,200	\$391,587
Full Year 2006: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	874	\$644,359,000	\$737,253
Multi Family	1978	\$659,665,700	\$333,501
Vacant Land	447	\$139,442,300	\$311,951

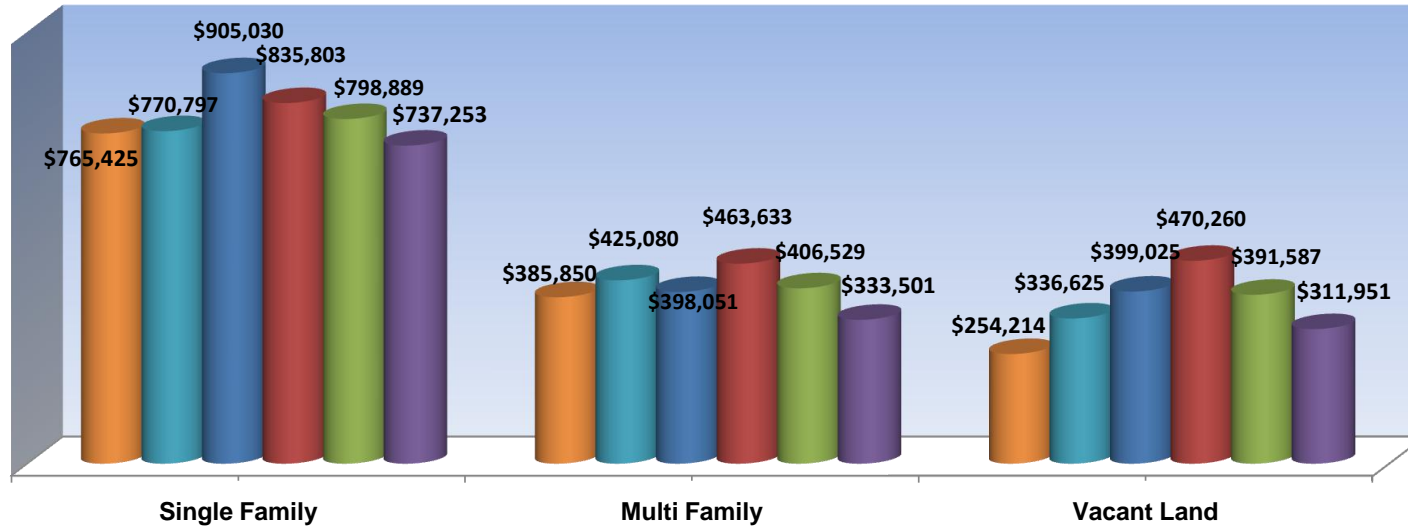
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July 2011 Average Price History for Real Estate Transactions in Summit County, Colorado: 2006 through 2011

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- 2011
- 2010
- 2009
- 2008
- 2007
- 2006



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 60 Main Street
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**Breckenridge
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 200 North Ridge
 Street
 Breckenridge, CO
 80424
 970.453.2255

**Dillon
 Land Title**
 256 Dillon Ridge
 Dillon, CO 80435
 970.262.1883



JULY 2011 HISTORICAL COST BREAKDOWN: SUMMIT COUNTY

Sales of Improved Residential Units are included in Analysis

Year-to-Date Price Point Summary for Residential Volume: Through July 31st, 2011			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	73	\$10,852,300	4%
200,001 to 300,000	109	\$27,232,300	9%
300,001 to 400,000	93	\$32,751,600	11%
400,001 to 500,000	72	\$32,308,000	11%
500,001 to 600,000	55	\$30,521,400	10%
600,001 to 700,000	37	\$24,008,000	8%
700,001 to 800,000	28	\$21,115,600	7%
800,001 to 900,000	19	\$16,243,500	6%
900,001 to 1,000,000	11	\$10,582,300	4%
1,000,001 to 1,500,000	26	\$30,964,200	11%
1,500,001 to 2,000,000	20	\$34,445,600	12%
2,000,001 to 2,500,000	7	\$15,290,000	5%
2,500,001 to 3,000,000	1	\$2,685,000	1%
over \$ 3 Million	1	\$3,700,000	1%
Total:	552	\$292,699,800	100%
Year-to-Date Price Point Summary for Residential Volume: Through July 31st, 2010			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	55	\$8,871,300	3%
200,001 to 300,000	81	\$20,679,100	7%
300,001 to 400,000	71	\$25,091,000	9%
400,001 to 500,000	65	\$29,737,900	10%
500,001 to 600,000	36	\$19,800,200	7%
600,001 to 700,000	30	\$19,388,000	7%
700,001 to 800,000	32	\$24,398,400	9%
800,001 to 900,000	24	\$20,861,500	7%
900,001 to 1,000,000	11	\$10,392,500	4%
1,000,001 to 1,500,000	37	\$46,710,800	16%
1,500,001 to 2,000,000	22	\$37,020,000	13%
2,000,001 to 2,500,000	6	\$13,327,500	5%
2,500,001 to 3,000,000	3	\$7,805,000	3%
over \$ 3 Million	0	\$0	0%
Total:	473	\$284,083,200	100%
Year-to-Date Price Point Summary for Residential Volume: Through July 31st, 2009			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	31	\$4,852,600	2%
200,001 to 300,000	76	\$19,635,700	8%
300,001 to 400,000	77	\$27,280,200	11%
400,001 to 500,000	45	\$20,430,800	8%
500,001 to 600,000	52	\$28,788,400	12%
600,001 to 700,000	29	\$19,101,900	8%
700,001 to 800,000	18	\$13,624,800	6%
800,001 to 900,000	11	\$9,406,000	4%
900,001 to 1,000,000	15	\$14,456,400	6%
1,000,001 to 1,500,000	34	\$42,222,100	17%
1,500,001 to 2,000,000	10	\$17,839,800	7%
2,000,001 to 2,500,000	4	\$8,750,000	4%
2,500,001 to 3,000,000	2	\$5,385,000	2%
over \$ 3 Million	4	\$12,783,000	5%
Total:	408	\$244,556,700	100%

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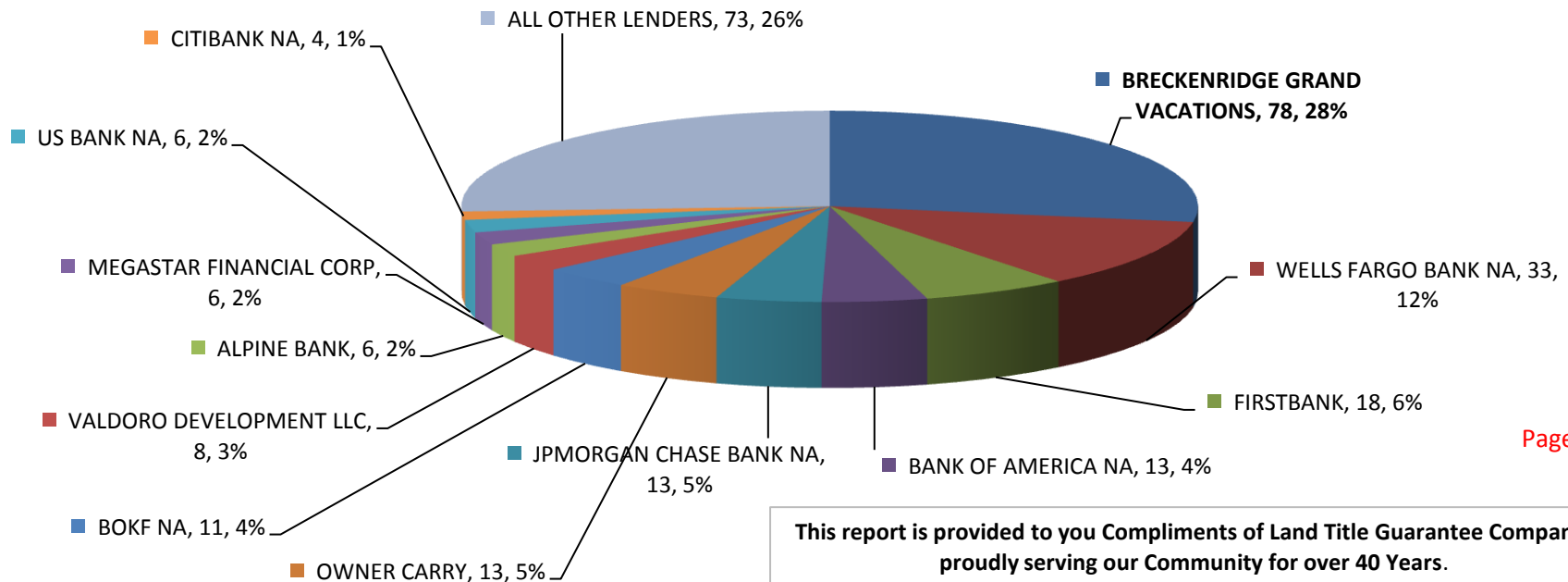
Top 74% Lenders for July 2011: Summit County

Total Loans Recorded in July 2011: 282 Loans

LOAN BREAKDOWN: 57 Loans related to Sales: 58% of the 98 Sales Transactions.

There were 140 Refinance/Equity Loans, and 85 Loans related to Timeshare Sales.

The Remainder of Sales: 42% of Real Estate closings were Cash Transactions at the time of closing.



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SUMMIT COUNTY BANK SALES: July 2011

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The property located at 0580 West Coyote Drive aka Willowbrook Meadows Subd #5 Lot 4D-B, Block Q, sold on 7/8/2011 for \$405,000
This Home is 4 Bedroom 3 Bath, was built in 1995 and has 2,144 SF Living Area on .14 AC Land. PPSF is \$188.90
The Seller was: FirstBank of Summit County. The Purchaser was: Corey S. Spicer

The property located at 0038 Rock Springs Road aka Blue Rock Springs Subd Lot 41, sold on 7/28/2011 for \$186,900
This Home is 2 Bedroom 1 Bath, was built in 1966 and has 962 SF Living Area on .40 AC Land. PPSF is \$194.28
The Seller was: Secretary of Veterans Affairs. The Purchaser was: Curtis Vernon

The property located at 7035 Ryan Gulch Road aka Silver Queen West Condo Unit 305, Building A - including Parking Space B-11, sold on 7/7/2011 for \$195,600
This Condo is 2 Bedroom 2 Bath, was built in 1973 and has 953 SF Living Area. PPSF is \$205.25
The Seller was: HSBC Bank USA. The Purchaser was: Gabe W. Hedstrom

The property located at 1213 Straight Creek Drive aka Dillon Valley East Condo Unit 103, Building D, sold on 7/14/2011 for \$84,200
This Condo is 2 Bedroom 2 Bath, was built in 1972 and has 762 SF Living Area. PPSF is \$110.50
The Seller was: US Bank, NA. The Purchaser was: Interlaken Ventures, LLC

The property located at 0037 Hummingbird Drive aka Tyrollean Terrace Condo Unit 1A/2A, Building C, sold on 7/21/2011 for \$145,000
This Condo is 2 Bedroom 1 Bath, was built in 1966 and has 768 SF Living Area. PPSF is \$188.80
The Seller was: FNMA. The Purchaser was: Timothy Ferris

The property located at 0200 Whispering Pines Circle aka Timber Creek Estates Subd #2 Lot 2B, sold on 7/6/2011 for \$683,000
This Home is 3 Bedroom 3 Bath, was built in 2002 and has 3,037 SF Living Area on 1.4337 AC Land. PPSF is \$224.89
The Seller was: Bank of America, NA. The Purchaser was: Todd Morton

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July 2011 Foreclosure Process Document Breakdown: Summit County

JULY 2011:		Total	Timeshare	Fee Simple	Unknown: No legal shown
#1	Notice of Election & Demand for Sale: (NED)	25	10	11	4
#2	Certificate of Purchase: (CTP)	10	6	4	0
#3	Public Trustee's Deeds: (PTD)	28	14	10	4
Total Foreclosure Documents Filed:		63	30	25	8

STEP #1: Notice of Election & Demand for Sale:

This is the first step in the process of foreclosure when an owner is in default. This starts the foreclosure timeline. Possible outcomes are deferrment, cure, withdraw certificate of purchase, and finally Public Trustee's Deed. This is not a sale of the property it is a Notice of Action. There is no Doc Fee.

STEP #2: Certificate of Purchase:

The Public Trustee must offer the sale of the qualifying debt at a Public Auction. The sale of the debt must ALWAYS be higher than the debt itself to protect the Lien holder, including fees and outstanding interest unless the lien holder has agreed in advance in writing that there will be unpaid debt to be settled in another fashion, and that they guarantee that amount will be paid. This is for the NED debt only, there could be other debts/liens/fees/judgements against any given property, it is up to the bidder to research this aspect of their investment. *The Certificate of Purchase is the purchase of a lien only.* It is not the sale of the property, it is sale of the debt. There is no Doc Fee.

STEP #3: Public Trustee's Deed:

After the redemption period where all debts are settled and the property is cleared, the entity that has possession of the Certificate of Purchase can THEN request a Public Trustee's Deed to transfer the title of the property to them by paying the applicable fees and providing the paperwork. This can only happen if the property has not been redeemed, cured, deferred or withdrawn from the process and all debts including judgements/lients & other fees have been settled. It is not a market sale of the property, but it does transfer property rights to the Certificate of Purchase holder. There is no Doc Fee.

AFTER THE LAST STEP:

*Once the Bank receives the Public Trustee's Deed, they are the legal owners and now free to Re-Sell the property via Warranty Deed. All of these Re-Sales are shown in our **Monthly Market Analysis**, as they are market transactions and they do have a Doc Fee.*



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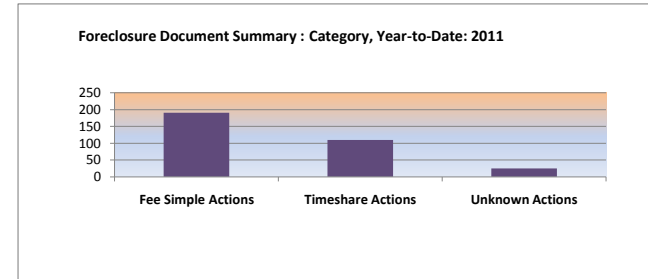
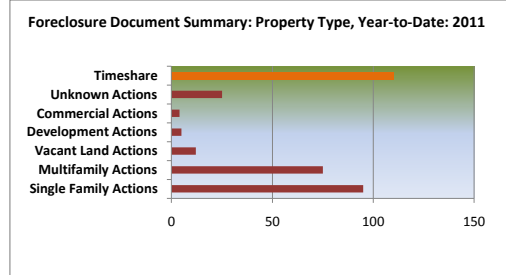
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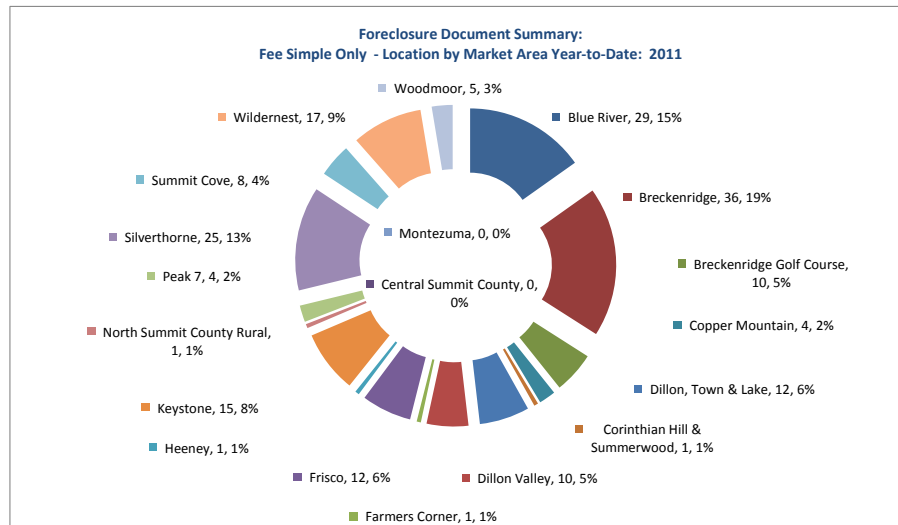
YEAR-TO-DATE SUMMARY OF FORECLOSURE ACTIONS: July 2011 Edition

Property Foreclosure Summary:	
Fee Simple Actions	191
Timeshare Actions	110
Unknown Actions	25
Property Type Breakdown:	
Single Family Actions	95
Multifamily Actions	75
Vacant Land Actions	12
Development Actions	5
Commercial Actions	4
Unknown Actions	25
Timeshare	110



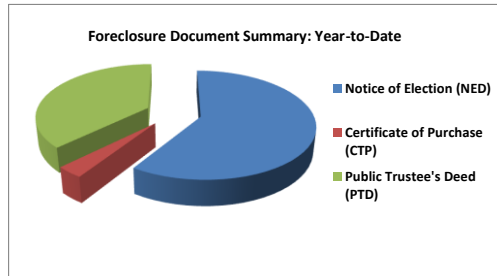
Location Summary: ALL TYPES	
Blue River	29
Breckenridge	146
Breckenridge Golf Course	10
Central Summit County	0
Copper Mountain	4
Corinthian Hill & Summerwood	1
Dillon, Town & Lake	12
Dillon Valley	10
Farmers Corner	1
Frisco	12
Heeney	1
Keystone	15
Montezuma	0
North Summit County Rural	1
Peak 7	4
Silverthorne	25
Summit Cove	8
Wilderness	17
Woodmoor	5

Location Summary: Fee Simple Only	
Blue River	29
Breckenridge	36
Breckenridge Golf Course	10
Central Summit County	0
Copper Mountain	4
Corinthian Hill & Summerwood	1
Dillon, Town & Lake	12
Dillon Valley	10
Farmers Corner	1
Frisco	12
Heeney	1
Keystone	15
Montezuma	0
North Summit County Rural	1
Peak 7	4
Silverthorne	25
Summit Cove	8
Wilderness	17
Woodmoor	5



* Location Summaries do not include recordings with Unknown Legal Descriptions

Document Summary:	
Notice of Election (NED)	193
Certificate of Purchase (CTP)	11
Public Trustee's Deed (PTD)	122



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2009 Summit County Foreclosure Summary:

Notice of Election & Demand for Sale: (NED)	300
Withdrawn NED'S	117
Active NED's for 2009:	183
Public Trustee's Deeds Issued: (PTD)	86

2010 Summit County Foreclosure Summary:

Notice of Election & Demand for Sale: (NED)	367
Withdrawn NED'S	162
Active NED's for 2010:	205
Public Trustee's Deeds Issued: (PTD)	148

*data is obtained from the Summit County Treasurer's Office

Land Title Guarantee

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