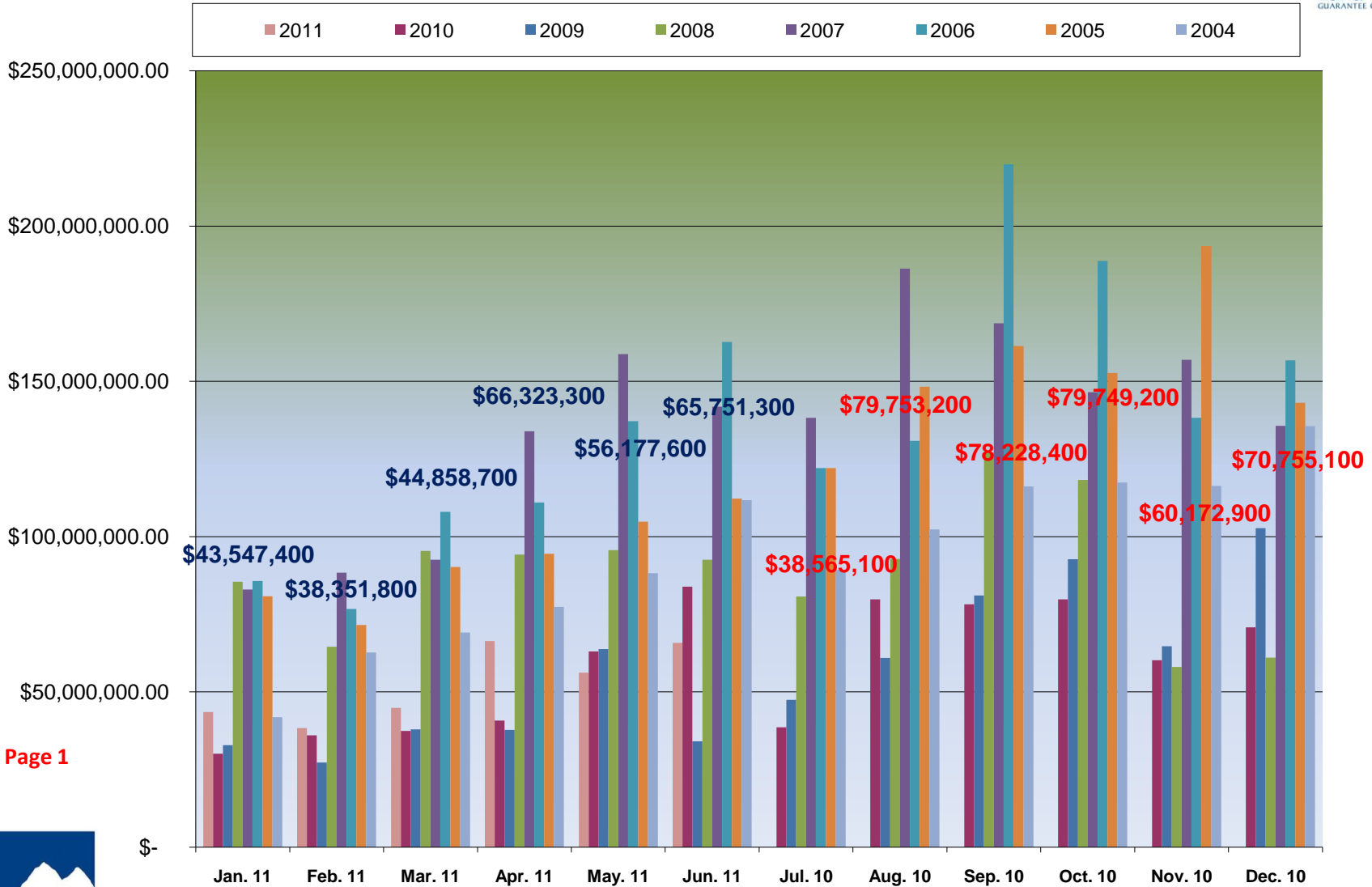


Summit County Gross Real Estate Volume: 2004 through 2011

June Edition: 2011



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June Market Analysis by Area

Summit County, Colorado

JUNE 2011

There were 9 Bank Sales in June 2011, totalling \$4,103,900 in Gross Volume, or \$455,989 per Unit . This accounts for 6.24% of the Overall Gross Volume in Sales.

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	\$3,706,000	6%	7	7%	\$529,429	\$450,000	\$702,200	\$525,000	\$ 226
Breckenridge	\$18,037,300	27%	27	26%	\$668,048	\$445,000	\$596,491	\$465,000	\$ 383
Breckenridge Golf Course	\$9,054,000	14%	10	10%	\$905,400	\$572,500	\$1,356,333	\$1,442,500	\$ 271
Central Summit County (non-town)	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Copper Mountain	\$849,800	1%	3	3%	\$283,267	\$400,000	\$402,500	dna	\$ 407
Corinthian Hills & Summerwood	\$495,000	1%	1	1%	\$495,000	dna	\$495,000	dna	\$ 286
Dillon Town & Lake	\$207,300	0%	1	1%	\$207,300	dna	\$207,300	dna	\$ 194
Dillon Valley	\$5,793,500	9%	4	4%	\$1,448,375	\$221,000	\$189,500	\$158,000	\$ 151
Farmers Corner	\$1,195,000	2%	1	1%	\$1,195,000	dna	\$1,195,000	dna	\$ 280
Frisco	\$10,383,300	16%	11	11%	\$943,936	\$321,000	\$343,330	\$313,000	\$ 289
Heeney	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Keystone	\$4,010,500	6%	9	9%	\$445,611	\$387,500	\$482,500	\$387,500	\$ 348
Montezuma	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
North Summit County (rural)	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Peak 7	\$1,212,400	2%	2	2%	\$606,200	dna	\$606,200	dna	\$ 296
Silverthorne	\$3,440,600	5%	9	9%	\$382,289	\$375,000	\$416,514	\$520,000	\$ 236
Summit Cove	\$3,315,000	5%	5	5%	\$663,000	\$645,000	\$663,000	\$645,000	\$ 204
Wilderness	\$3,111,600	5%	12	12%	\$259,300	\$223,500	\$280,145	\$232,000	\$ 204
Woodmoor	\$815,000	1%	1	1%	\$815,000	dna	\$815,000	dna	\$ 209
Quit Claim Deeds	\$125,000	0%	1	1%	\$125,000	dna	\$0	\$0	\$ -
TOTAL	\$65,751,300	100%	104	100%	\$637,149	\$383,750	\$550,465	\$425,000	\$ 290

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.

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Land Title Guarantee
Breckenridge.Frisco.Dillon
Brooke Roberts - broberts@ltgc.com
970.453.2255

**Dillon
Land Title**

256 Dillon Ridge
Dillon, CO 80435

970.262.1883

**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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June Market Analysis by Area

Summit County, Colorado

June Issue: Ytd. 2011

There have been 67 Bank Sales YTD through June 2011, totalling \$30,624,400 in Gross Volume, or \$457,081 per Unit . This accounts for 9.72% of the Overall Gross Volume in Sales.

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	\$15,363,600	5%	39	7%	\$393,938	\$300,000	\$581,725	\$502,500	\$ 219
Breckenridge	\$108,749,800	35%	179	30%	\$607,541	\$465,000	\$628,883	\$494,500	\$ 422
Breckenridge Golf Course	\$42,960,200	14%	53	9%	\$810,570	\$576,000	\$1,095,181	\$992,500	\$ 311
Central Summit County (non-town)	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Copper Mountain Less Ski Area Sale	\$11,655,800	4%	26	4%	\$448,300	\$310,500	\$535,825	\$362,500	\$ 354
Corinthian Hills & Summerwood	\$3,777,500	1%	8	1%	\$472,188	\$450,000	\$609,167	\$562,500	\$ 256
Dillon Town & Lake	\$5,264,300	2%	16	3%	\$329,019	\$281,600	\$329,019	\$281,600	\$ 227
Dillon Valley	\$7,528,200	2%	14	2%	\$537,729	\$125,750	\$177,169	\$125,000	\$ 162
Farmers Corner	\$1,310,000	0%	2	0%	\$655,000	dna	\$1,195,000	dna	\$ 280
Frisco	\$31,041,600	10%	50	8%	\$620,832	\$390,000	\$439,090	\$390,000	\$ 286
Heeney	\$320,000	0%	2	0%	\$160,000	dna	\$160,000	dna	\$ 290
Keystone	\$27,373,800	9%	62	10%	\$441,513	\$315,000	\$455,816	\$337,500	\$ 318
Montezuma	\$284,500	0%	2	0%	\$142,250	dna	\$0	\$0	\$ -
North Summit County (rural)	\$1,613,000	1%	4	1%	\$403,250	\$391,500	\$779,000	dna	\$ 187
Peak 7	\$3,812,400	1%	6	1%	\$635,400	\$606,200	\$635,400	\$606,200	\$ 246
Silverthorne	\$23,332,000	7%	43	7%	\$542,605	\$375,000	\$416,926	\$375,000	\$ 230
Summit Cove	\$8,041,500	3%	20	3%	\$402,075	\$348,000	\$465,469	\$384,000	\$ 205
Wilderness	\$13,437,400	4%	47	8%	\$285,902	\$245,000	\$299,361	\$264,500	\$ 224
Woodmoor	\$6,736,300	2%	6	1%	\$1,122,717	\$668,150	\$1,270,260	\$785,000	\$ 250
Quit Claim Deeds	\$2,408,200	1%	16	3%	\$150,513	\$112,500	\$0	\$0	\$ -
TOTAL	\$315,010,100	100%	595	100%	\$539,900	\$370,000	\$553,693	\$410,000	\$ 315

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.

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Land Title Guarantee

Breckenridge.Frisco.Dillon
Brooke Roberts - broberts@ltgc.com
970.453.2255



Dillon Land Title

256 Dillon Ridge
Dillon, CO 80435

970.262.1883

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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JUNE MARKET SNAPSHOT

Market Snapshot by Area & Property Type Comparison

Summit County, Colorado

June 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	\$602,626	6%	\$137,167	\$101,000	-26%	\$117,439	\$111,018	-5%
Breckenridge	\$925,045	\$853,340	-8%	\$591,193	\$541,594	-8%	\$727,038	\$571,750	-21%
Breckenridge Golf Course	\$1,321,675	\$1,318,167	0%	\$416,900	\$426,222	2%	\$247,527	\$248,370	0%
Central Summit County (Rural)	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Copper Mountain	\$1,742,917	\$1,382,500	-21%	\$436,921	\$324,156	-26%	\$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	\$241,400	-23%	\$0	\$0	0%
Dillon Valley	\$364,227	\$316,000	-13%	\$147,600	\$115,467	-22%	\$0	\$0	0%
Farmers Corner	\$503,533	\$1,195,000	137%	\$0	\$0	0%	\$335,000	\$115,000	-66%
Frisco	\$688,010	\$536,650	-22%	\$387,691	\$395,730	2%	\$348,750	\$248,500	-29%
Heeny	\$248,417	\$160,000	-36%	\$0	\$0	0%	\$0	\$0	0%
Keystone	\$703,200	\$1,143,763	63%	\$368,878	\$345,744	-6%	\$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	\$779,000	-6%	\$0	\$0	0%	\$938,750	\$30,000	-97%
Peak 7	\$536,900	\$635,400	18%	\$0	\$0	0%	\$0	\$0	n/a
Silverthorne	\$716,759	\$468,923	-35%	\$407,755	\$328,931	-19%	\$329,625	\$260,333	-21%
Summit Cove	\$543,622	\$574,818	6%	\$225,850	\$224,900	0%	\$139,500	\$148,500	6%
Wilderness	\$550,996	\$523,000	-5%	\$259,485	\$257,051	-1%	\$245,000	\$207,500	-15%
Woodmoor	\$726,357	\$1,270,260	75%	\$293,950	\$0	n/a	\$127,500	\$385,000	202%
Gross Live Average:	\$770,797	\$792,010	3%	\$425,080	\$399,832	-6%	\$336,625	\$261,398	-22%

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	\$525,000	-11%	\$157,500	dna	n/a	\$147,650	\$130,000	-12%
Breckenridge	\$735,000	\$715,000	-3%	\$425,000	\$447,500	5%	\$415,000	\$316,500	-24%
Breckenridge Golf Course	\$1,175,000	\$1,350,000	15%	\$385,850	\$374,000	-3%	\$399,000	\$247,900	-38%
Central Summit County (Rural)	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Copper Mountain	\$1,425,000	\$1,100,000	-23%	\$372,500	\$310,500	-17%	\$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	\$115,000	-9%	\$0	\$0	0%
Farmers Corner	\$454,500	dna	n/a	\$0	\$0	0%	\$230,000	dna	n/a
Frisco	\$522,500	\$507,500	-3%	\$350,000	\$370,000	6%	dna	dna	n/a
Heeny	\$270,000	dna	n/a	\$0	\$0	0%	\$0	\$0	0%
Keystone	\$530,000	\$1,038,150	96%	\$315,500	\$275,000	-13%	\$395,000	dna	n/a
Montezuma	\$200,000	\$0	n/a	\$0	\$0	0%	\$0	dna	n/a
North Summit County (Rural)	\$700,000	dna	n/a	\$0	\$0	0%	\$1,500,000	dna	n/a
Peak 7	\$554,000	\$606,200	9%	\$0	\$0	0%	dna	\$0	0%
Silverthorne	\$654,500	\$390,750	-40%	\$417,000	\$325,000	-22%	\$312,500	\$255,000	-18%
Summit Cove	\$540,000	\$555,000	3%	\$221,900	\$182,000	-18%	dna	\$140,000	n/a
Wilderness	\$475,000	\$495,000	4%	\$232,000	\$243,500	5%	dna	dna	n/a
Woodmoor	\$747,500	\$785,000	5%	dna	\$0	n/a	\$0	dna	n/a
Gross Live Median:	\$605,000	\$618,750	2%	\$327,500	\$325,000	-1%	\$340,000	\$179,000	-47%

Land Title Guarantee
Breckenridge, Frisco, Dillon
Brooke Roberts
970.453.2255

Frisco
Land Title

60 Main Street
Frisco, CO 80443

Dillon
Land Title

256 Dillon Ridge
Dillon, CO 80435

Breckenridge
Land Title

200 North Ridge Street
Breckenridge, CO 80424

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June 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	-100%	
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	\$450,995,400	23%	\$554,623,699	23%	\$681,227,700	3%	\$698,306,800	-24%	\$527,839,800	-56%	\$233,533,100	25%	\$291,215,915	8%	\$315,010,100
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	-55%	\$315,010,100

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	-100%	
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	1,316	11%	1,463	7%	1,565	-9%	1,425	-34%	935	-56%	416	27%	529	12%	595
Month to Date	3,246	14%	3,699	-2%	3,609	-11%	3,200	-43%	1834	-32%	1245	6%	1319	-55%	595

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.

Land Title Guarantee

Breckenridge.Frisco.Dillon
Brooke Roberts - broberts@ltgc.com

Page 5

Dillon
Land Title

256 Dillon Ridge
Dillon, CO 80435

970.262.1883

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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Land Title Guarantee
 Breckenridge.Frisco.Dillon
 Brooke Roberts - broberts@ltgc.com
 970.453.2255

**Frisco
 Land Title**
 60 Main Street
 Frisco, CO
 80443

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

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



JUNE RESIDENTIAL MARKET SALES BY PRICE POINT

Summit County sales of Improved Residential Units are included in Analysis

June 2011 Residential Improved Units - Price Point Summary			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	9	\$1,178,500	3%
200,001 to 300,000	17	\$4,030,100	9%
300,001 to 400,000	14	\$4,936,000	11%
400,001 to 500,000	10	\$4,478,000	10%
500,001 to 600,000	10	\$5,405,000	12%
600,001 to 700,000	6	\$3,874,900	8%
700,001 to 800,000	4	\$3,095,000	7%
800,001 to 900,000	5	\$4,255,000	9%
900,001 to 1,000,000	0	\$0	0%
1,000,001 to 1,500,000	5	\$5,744,000	12%
1,500,001 to 2,000,000	3	\$5,408,000	12%
2,000,001 to 2,500,000	2	\$4,385,000	9%
2,500,001 to 3,000,000	0	\$0	0%
over \$ 3 Million	0	\$0	0%
Total:	85	\$46,789,500	100%
New Construction	Number Trans.	Total Volume	Average Price
Single Family	2	\$2,430,000	\$1,215,000
Multi Family	2	\$1,225,000	\$612,500
Vacant Land	0	\$0	\$0
Resales	Number Trans.	Total Volume	Average Price
Single Family	32	\$26,204,400	\$818,888
Multi Family	49	\$16,930,100	\$345,512
Vacant Land	7	\$1,807,000	\$258,143
June 2011 Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	34	\$28,634,400	\$842,188
Multi Family	51	\$18,155,100	\$355,982
Vacant Land	7	\$1,807,000	\$258,143
Ytd. 2011: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	184	\$145,729,900	\$792,010
Multi Family	285	\$113,952,200	\$399,832
Vacant Land	45	\$11,762,900	\$261,398
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

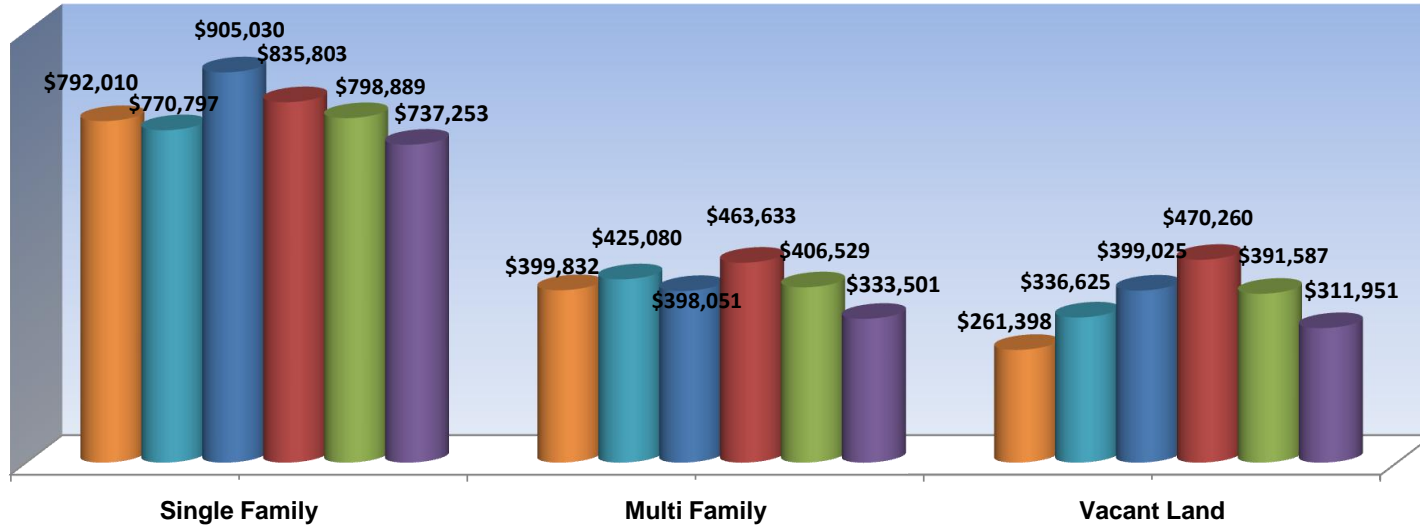
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June 2011 Average Price History for Real Estate Transactions in Summit County, Colorado: 2006 through 2011

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 Breckenridge.Frisco.Dillon
 Brooke Roberts
 970.453.2255
 broberts@ltgc.com



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



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 Breckenridge, Frisco, Dillon
 Brooke Roberts - broberts@ltgc.com
 970.453.2255



**Frisco
 Land Title**
 60 Main Street
 Frisco, CO
 80443

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

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



JUNE 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 June 30th, 2011			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	59	\$8,810,600	3%
200,001 to 300,000	87	\$21,888,900	8%
300,001 to 400,000	81	\$28,449,400	11%
400,001 to 500,000	59	\$26,540,000	10%
500,001 to 600,000	44	\$24,517,100	9%
600,001 to 700,000	33	\$21,367,500	8%
700,001 to 800,000	25	\$18,882,000	7%
800,001 to 900,000	18	\$15,343,500	6%
900,001 to 1,000,000	9	\$8,673,300	3%
1,000,001 to 1,500,000	26	\$30,964,200	12%
1,500,001 to 2,000,000	19	\$32,570,600	13%
2,000,001 to 2,500,000	7	\$15,290,000	6%
2,500,001 to 3,000,000	1	\$2,685,000	1%
over \$ 3 Million	1	\$3,700,000	1%
Total:	469	\$259,682,100	100%
Year-to-Date Price Point Summary for Residential Volume: Through June 30th, 2010			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	53	\$8,529,800	3%
200,001 to 300,000	70	\$17,859,300	7%
300,001 to 400,000	62	\$21,896,600	9%
400,001 to 500,000	60	\$27,479,400	11%
500,001 to 600,000	31	\$17,080,200	7%
600,001 to 700,000	26	\$16,800,100	7%
700,001 to 800,000	23	\$17,438,400	7%
800,001 to 900,000	24	\$20,861,500	8%
900,001 to 1,000,000	8	\$7,532,500	3%
1,000,001 to 1,500,000	37	\$46,710,800	19%
1,500,001 to 2,000,000	17	\$28,865,000	12%
2,000,001 to 2,500,000	5	\$10,899,000	4%
2,500,001 to 3,000,000	3	\$7,805,000	3%
over \$ 3 Million	0	\$0	0%
Total:	419	\$249,757,600	100%
Year-to-Date Price Point Summary for Residential Volume: Through June 30th, 2009			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	21	\$3,412,100	2%
200,001 to 300,000	55	\$14,366,500	7%
300,001 to 400,000	66	\$23,340,300	12%
400,001 to 500,000	32	\$14,516,800	7%
500,001 to 600,000	41	\$22,629,500	11%
600,001 to 700,000	27	\$17,772,900	9%
700,001 to 800,000	17	\$12,824,800	6%
800,001 to 900,000	8	\$6,936,500	3%
900,001 to 1,000,000	12	\$11,486,400	6%
1,000,001 to 1,500,000	30	\$37,112,100	18%
1,500,001 to 2,000,000	9	\$16,064,800	8%
2,000,001 to 2,500,000	3	\$6,700,000	3%
2,500,001 to 3,000,000	1	\$2,800,000	1%
over \$ 3 Million	4	\$12,783,000	6%
Total:	326	\$202,745,700	100%

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 Breckenridge.Frisco.Dillon
Brooke Roberts
 970.453.2255
 broberts@ltgc.com



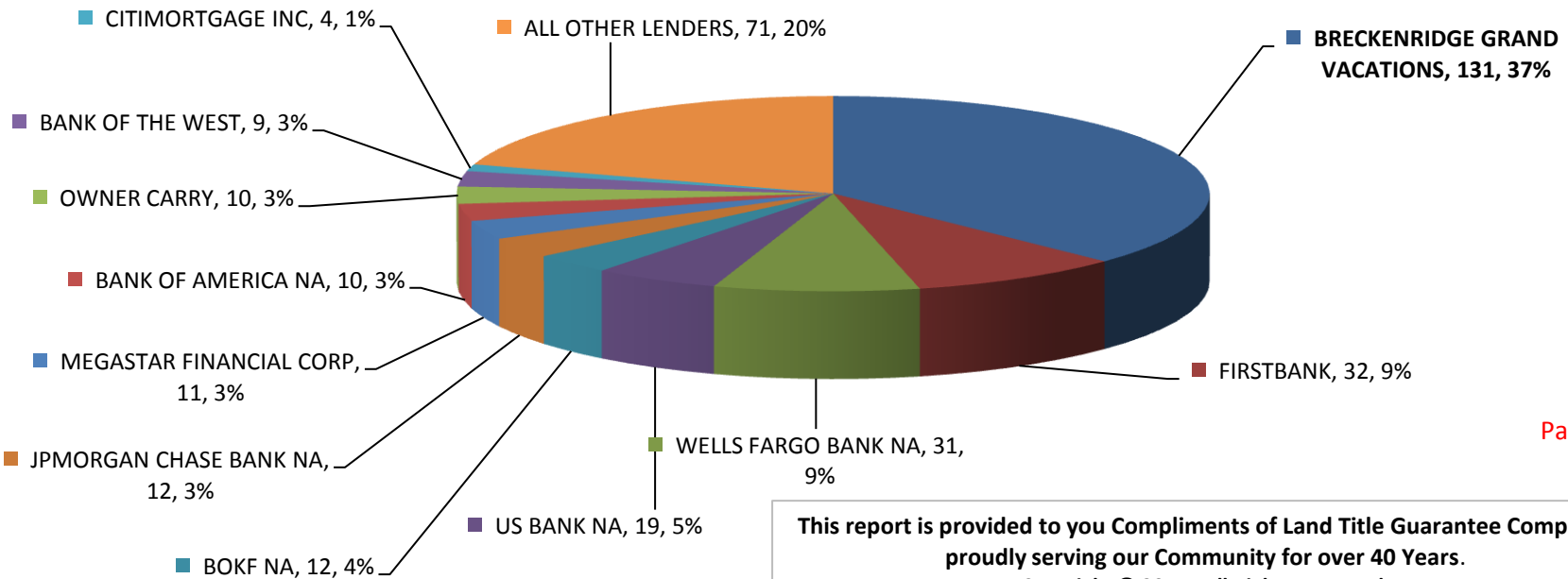
Top 80% Lenders for June 2011: Summit County

Total Loans Recorded in June 2011: 352 Loans

LOAN BREAKDOWN: 70 Loans related to Sales: 67% of the 104 Sales Transactions.

There were 151 Refinance/Equity Loans, and 131 Loans related to Timeshare Sales.

The Remainder of Sales: 33% of Real Estate closings were Cash Transactions at the time of closing.



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SUMMIT COUNTY BANK SALES: June 2011

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The property located at 0124 North Pine Street aka Weisshorn Subd #2 Lot 13, Block 11, sold on 6/23/2011 for \$465,000
This Home is 4 Bedroom 3 Bath, was built in 1968 and has 2,304 SF Living Area on .45 AC Land. PPSF is \$201.82
The Seller was: JPMorgan Chase Bank. The Purchaser was: Chandra Rosenthal

The property located at 0791 Rainbow Drive aka Riverbend Condo Unit 791G, Building 791, sold on 6/2/2011 for \$87,500
This Condo is a Studio 1 Bath, was built in 1983 and has 356 SF Living Area. PPSF is \$245.79
The Seller was: FHLMC. The Purchaser was: Daniel Burns

The property located at 6957 Ryan Gulch Road aka Villamont Condo Unit 6957, Building 19, sold on 6/27/2011 for \$185,000
This Condo is 3 Bedroom 3 Bath, was built in 1979 and has 1,329 SF Living Area. PPSF is \$139.20
The Seller was: FNMA. The Purchaser was: Eric John Morgan

The property located at 8036 Ryan Gulch Road aka Now Colorado @ Wilderndest Condo Unit D-9, sold on 6/8/2011 for \$92,500
This Condo is 2 Bedroom 1 Bath, was built in 1972 and has 552 SF Living Area. PPSF is \$167.57
The Seller was: FNMA. The Purchaser was: Jay Todd Singleton

The property located at 0116 Hamilton Lane aka Quandary Village Subd #2 Lot 19, Block 3, sold on 6/17/2011 for \$450,000
This Home is 4 Bedroom 3 Bath, was built in 2004 and has 2,650 SF Living Area on .50 AC Land. PPSF is \$169.81
The Seller was: Aurora Loan Services, LLC. The Purchaser was: Joe Charles Fazzino, Jr.

The property located at 0301 North French Street aka Val D'Isere Condo Unit 315, sold on 6/21/2011 for \$169,900
This Condo is 1 Brm 1 Bath, was built in 1972 and has 504 SF Living Area. PPSF is \$337.10
The Seller was: FNMA. The Purchaser was: Lee Gilbert

The property located at 0265 Long Ridge Drive aka Highlands Breckenridge Park Subd Lot 7, sold on 6/22/2011 for \$2,200,000
This Home is 4 Bedroom 5 Bath, was built in 2005 and has 5,773 SF Living Area on 1.01 AC. PPSF is \$381.08
The Seller was: Bank of the West. The Purchaser was: Long Ridge Family, LLC

The property located at 6946 Ryan Gulch Road aka Villamont Condo Unit 6946, Building 9, sold on 6/6/2011 for \$170,000
This Condo is 2 Bedroom 2 Bath, was built in 1979 and has 912 SF Living Area. PPSF is \$186.40
The Seller was: FNMA. The Purchaser was: Nicholas James Andresen

The property located at 0297 Deer Path Road aka Dillon Valley Subd #1 Lot 19, Block 8, sold on 6/7/2011 for \$284,000
This Home is 4 Bedroom 2 Bath, was built in 1975 and has 1,673 SF Living Area. PPSF is \$169.75
The Seller was: FNMA. The Purchaser was: Reuben I. Belflower

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Brooke Roberts - broberts@ltgc.com



June 2011 Foreclosure Process Document Breakdown: Summit County

JUNE 2011:		Total	Timeshare	Fee Simple	Unknown: No legal shown
#1	Notice of Election & Demand for Sale: (NED)	37	15	21	1
#2	Certificate of Purchase: (CTP)	0	0	0	0
#3	Public Trustee's Deeds: (PTD)	12	3	9	0
Total Foreclosure Documents Filed:		49	18	30	1

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.



Land Title Guarantee
 Breckenridge.Frisco.Dillon
 Brooke Roberts
 970.453.2255
 broberts@ltgc.com

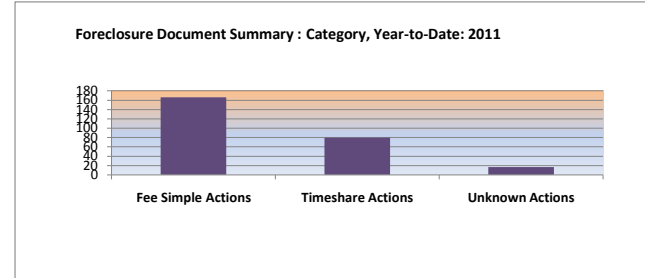
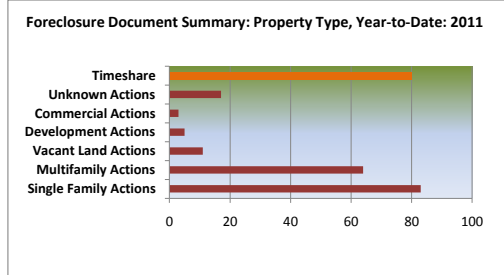
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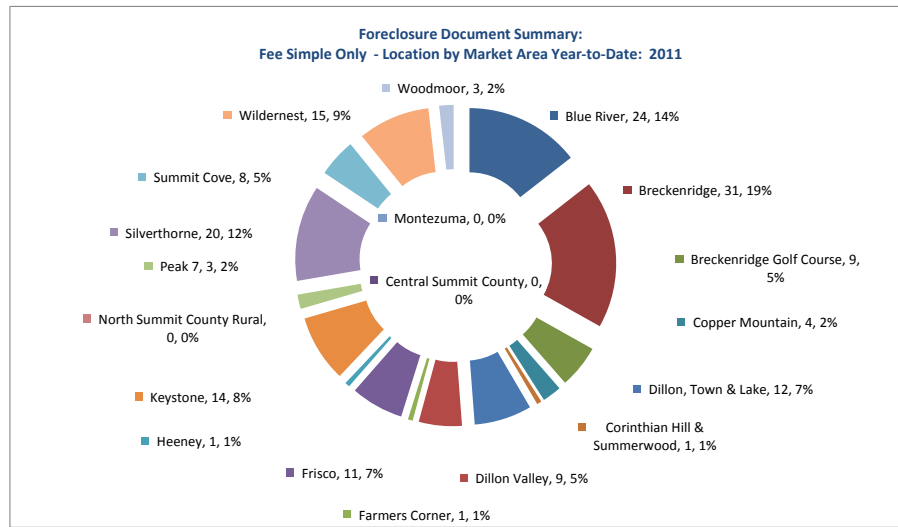
YEAR-TO-DATE SUMMARY OF FORECLOSURE ACTIONS: June 2011 Edition

Property Foreclosure Summary:	
Fee Simple Actions	166
Timeshare Actions	80
Unknown Actions	17
Property Type Breakdown:	
Single Family Actions	83
Multifamily Actions	64
Vacant Land Actions	11
Development Actions	5
Commercial Actions	3
Unknown Actions	17
Timeshare	80



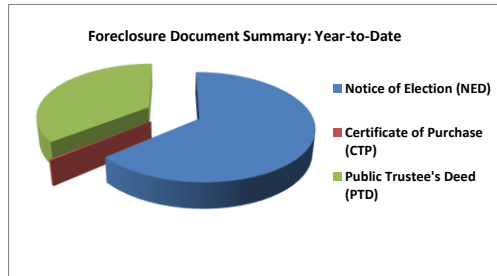
Location Summary: ALL TYPES	
Blue River	24
Breckenridge	111
Breckenridge Golf Course	9
Central Summit County	0
Copper Mountain	4
Corinthian Hill & Summerwood	1
Dillon, Town & Lake	12
Dillon Valley	9
Farmers Corner	1
Frisco	11
Heeny	1
Keystone	14
Montezuma	0
North Summit County Rural	0
Peak 7	3
Silverthorne	20
Summit Cove	8
Wilderness	15
Woodmoor	3

Location Summary: Fee Simple Only	
Blue River	24
Breckenridge	31
Breckenridge Golf Course	9
Central Summit County	0
Copper Mountain	4
Corinthian Hill & Summerwood	1
Dillon, Town & Lake	12
Dillon Valley	9
Farmers Corner	1
Frisco	11
Heeny	1
Keystone	14
Montezuma	0
North Summit County Rural	0
Peak 7	3
Silverthorne	20
Summit Cove	8
Wilderness	15
Woodmoor	3



* Location Summaries do not include recordings with Unknown Legal Descriptions

Document Summary:	
Notice of Election (NED)	168
Certificate of Purchase (CTP)	1
Public Trustee's Deed (PTD)	94



Frisco Land Title

60 Main Street
Frisco, CO 80443
970.668.2205

Dillon Land Title

256 Dillon Ridge
Dillon, CO 80435
970.262.1883

Breckenridge Land Title

200 North Ridge Street
Breckenridge, CO 80424
970.453.2255

Land Title Guarantee
Breckenridge.Frisco.Dillon
Brooke Roberts
970.453.2255
broberts@ltgc.com



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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

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[Breckenridge.Frisco.Dillon](#)

[Brooke Roberts](#)

970.453.2255

broberts@ltgc.com

