

<b>Summary Detail of Copper Mountain Real Estate Sale at \$107,000,000:</b>			
	Total SF Imp	Total Acreage	# Parcels
<b>Improved Commercial</b>	452,699	223.2132	27
<b>Vacant Commercial</b>	N/A	117.1994	27
<b>Vacant Residential</b>	N/A	81.09	2
<b>Fee Simple Condo Units</b>	4,422		4
<b>Employee Units</b>	5,395		8
<b>Vacant Development Parcels</b>	N/A	5.073	5
<b>GRAND TOTAL:</b>	<b>462,516</b>	<b>426.5756</b>	<b>73</b>
<b>Average Price PSF Improved:</b>	<b>\$ 231.34</b>		
<b>Average Price per AC Vacant:</b>	<b>\$ 250,834.79</b>		

Compliments of:

**Land Title Guarantee**

Breckenridge.Frisco.Dillon

Brooke Roberts - broberts@ltgc.com

970.453.2255



**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**

<b>December 2009 Residential Improved Units - Price Point Summary</b>			
	<b># Transactions</b>	<b>Gross Volume</b>	<b>Percentage Gross</b>
<=200,000	17	\$ 2,781,200	3%
200,001 to 300,000	21	\$ 5,286,900	6%
300,001 to 400,000	22	\$ 7,812,000	9%
400,001 to 500,000	21	\$ 9,406,200	10%
500,001 to 600,000	21	\$ 11,566,900	13%
600,001 to 700,000	14	\$ 8,970,200	10%
700,001 to 800,000	9	\$ 7,009,700	8%
800,001 to 900,000	8	\$ 6,787,000	8%
900,001 to 1,000,000	5	\$ 4,698,000	5%
1,000,001 to 1,500,000	11	\$ 12,232,400	14%
1,500,001 to 2,000,000	0	\$ -	0%
2,000,001 to 2,500,000	1	\$ 2,050,000	2%
2,500,001 to 3,000,000	0	\$ -	0%
over \$ 3 Million	2	\$ 11,385,000	13%
<b>Total:</b>	<b>152</b>	<b>\$ 89,985,500</b>	<b>100%</b>
<b>New Construction</b>	<b>Number Trans.</b>	<b>Total Volume</b>	<b>Average Price</b>
Single Family	8	\$ 14,873,200	\$1,859,150
Multi Family	17	\$ 11,714,900	\$689,112
Vacant Land	1	\$ 285,000	\$285,000
<b>Resales</b>	<b>Number Trans.</b>	<b>Total Volume</b>	<b>Average Price</b>
Single Family	44	\$ 30,763,400	\$699,168
Multi Family	83	\$ 32,634,000	\$393,181
Vacant Land	10	\$ 8,188,000	\$818,800
<b>December 2009 Gross Residential Price Index</b>	<b>Number Trans.</b>	<b>Total Volume</b>	<b>Average Price</b>
Single Family	52	\$ 45,636,600	\$877,627
Multi Family	100	\$ 44,348,900	\$443,489
Vacant Land	11	\$ 8,473,000	\$770,273
<b>Year-To-Date 2009: Gross Residential Price Index</b>	<b>Number Trans.</b>	<b>Total Volume</b>	<b>Average Price</b>
Single Family	392	\$ 354,771,700	\$905,030
Multi Family	655	\$ 260,723,700	\$398,051
Vacant Land	69	\$ 27,532,700	\$399,025
<b>Full Year 2008: Gross Residential Price Index</b>	<b>Number Trans.</b>	<b>Total Volume</b>	<b>Average Price</b>
Single Family	470	\$ 392,827,200	\$835,803
Multi Family	1001	\$ 464,096,800	\$463,633
Vacant Land	151	\$ 71,009,300	\$470,260
<b>Full Year 2007: Gross Residential Price Index</b>	<b>Number Trans.</b>	<b>Total Volume</b>	<b>Average Price</b>
Single Family	801	\$ 639,910,300	\$ 798,889
Multi Family	1779	\$ 723,215,400	\$ 406,529
Vacant Land	334	\$ 130,790,200	\$ 391,587
<b>Full Year 2006: Gross Residential Price Index</b>	<b>Number Trans.</b>	<b>Total Volume</b>	<b>Average Price</b>
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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**Breckenridge**  
**Land Title**  
 200 North Ridge  
 Street  
 Breckenridge, CO  
 80424  
 970.453.2255

Year-to-Date Price Point Summary for Residential Volume: 12 months- Through December 31, 2009			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	105	\$ 16,717,900	3%
200,001 to 300,000	184	\$ 47,173,500	8%
300,001 to 400,000	194	\$ 68,046,800	11%
400,001 to 500,000	122	\$ 55,005,500	9%
500,001 to 600,000	110	\$ 60,660,000	10%
600,001 to 700,000	83	\$ 54,163,400	9%
700,001 to 800,000	46	\$ 34,976,700	6%
800,001 to 900,000	35	\$ 29,808,500	5%
900,001 to 1,000,000	32	\$ 30,831,600	5%
1,000,001 to 1,500,000	86	\$ 105,693,800	17%
1,500,001 to 2,000,000	28	\$ 48,720,700	8%
2,000,001 to 2,500,000	10	\$ 22,119,000	4%
2,500,001 to 3,000,000	4	\$ 10,985,000	2%
over \$ 3 Million	8	\$ 30,693,000	5%
<b>Total:</b>	<b>1047</b>	<b>\$ 615,495,400</b>	<b>100%</b>



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**Cost Breakdown Summit County**

Homes December YTD 2008 (12 Months to Date)

Home Sale	Residential Improved Units Only			Average Sales Price
	# of Transactions	Total Dollar Volume	Percentage Gross	
<=200,000	145	\$ 23,259,700	3%	\$ 160,412
200,001 to 300,000	227	\$ 58,057,800	7%	\$ 255,761
300,001 to 400,000	271	\$ 94,758,700	11%	\$ 349,663
400,001 to 500,000	200	\$ 89,746,200	10%	\$ 448,731
500,001 to 600,000	155	\$ 85,099,600	10%	\$ 549,030
600,001 to 700,000	94	\$ 61,607,900	7%	\$ 655,403
700,001 to 800,000	96	\$ 71,786,500	8%	\$ 747,776
800,001 to 900,000	58	\$ 49,525,200	6%	\$ 853,883
900,001 to 1,000,000	48	\$ 46,099,600	5%	\$ 960,408
1,000,001 to 1,500,000	105	\$ 127,884,100	15%	\$ 1,217,944
1,500,001 to 2,000,000	45	\$ 76,473,600	9%	\$ 1,699,413
2,000,001 to 2,500,000	14	\$ 31,224,300	4%	\$ 2,230,307
2,500,001 to 3,000,000	8	\$ 21,650,000	3%	\$ 2,706,250
over \$ 3 Million	5	\$ 19,550,000	2%	\$ 3,910,000
<b>Total</b>	<b>1471</b>	<b>\$ 856,723,200</b>	<b>100%</b>	<b>\$ 582,409</b>

**Cost Breakdown Summit County**

December YTD 2007 ( 12 Months to Date)

Home Sale	Residential Improved Units Only			Average Sales Price
	# of Transactions	Total Dollar Volume	Percentage Gross	
<=200,000	295	\$ 45,440,100	3%	\$ 154,034
200,001 to 300,000	449	\$ 114,552,800	8%	\$ 255,129
300,001 to 400,000	500	\$ 176,579,700	13%	\$ 353,159
400,001 to 500,000	388	\$ 173,222,300	13%	\$ 446,449
500,001 to 600,000	230	\$ 127,483,200	9%	\$ 554,275
600,001 to 700,000	209	\$ 136,264,800	10%	\$ 651,985
700,001 to 800,000	121	\$ 91,396,600	7%	\$ 755,344
800,001 to 900,000	100	\$ 85,002,800	6%	\$ 850,028
900,001 to 1,000,000	73	\$ 69,944,200	5%	\$ 958,140
1,000,001 to 1,500,000	127	\$ 157,295,200	12%	\$ 1,238,545
1,500,001 to 2,000,000	57	\$ 99,918,900	7%	\$ 1,752,963
2,000,001 to 2,500,000	18	\$ 39,720,000	3%	\$ 2,206,667
2,500,001 to 3,000,000	6	\$ 16,200,000	1%	\$ 2,700,000
<b>Total</b>	<b>2581</b>	<b>\$ 1,363,450,600</b>	<b>100%</b>	<b>\$ 528,264</b>

# Top 69% Lenders for December 2009: Summit County



Compliments of:  
Land Title Guarantee

Breckenridge.Frisco.Dillon

Brooke Roberts

970.453.2255

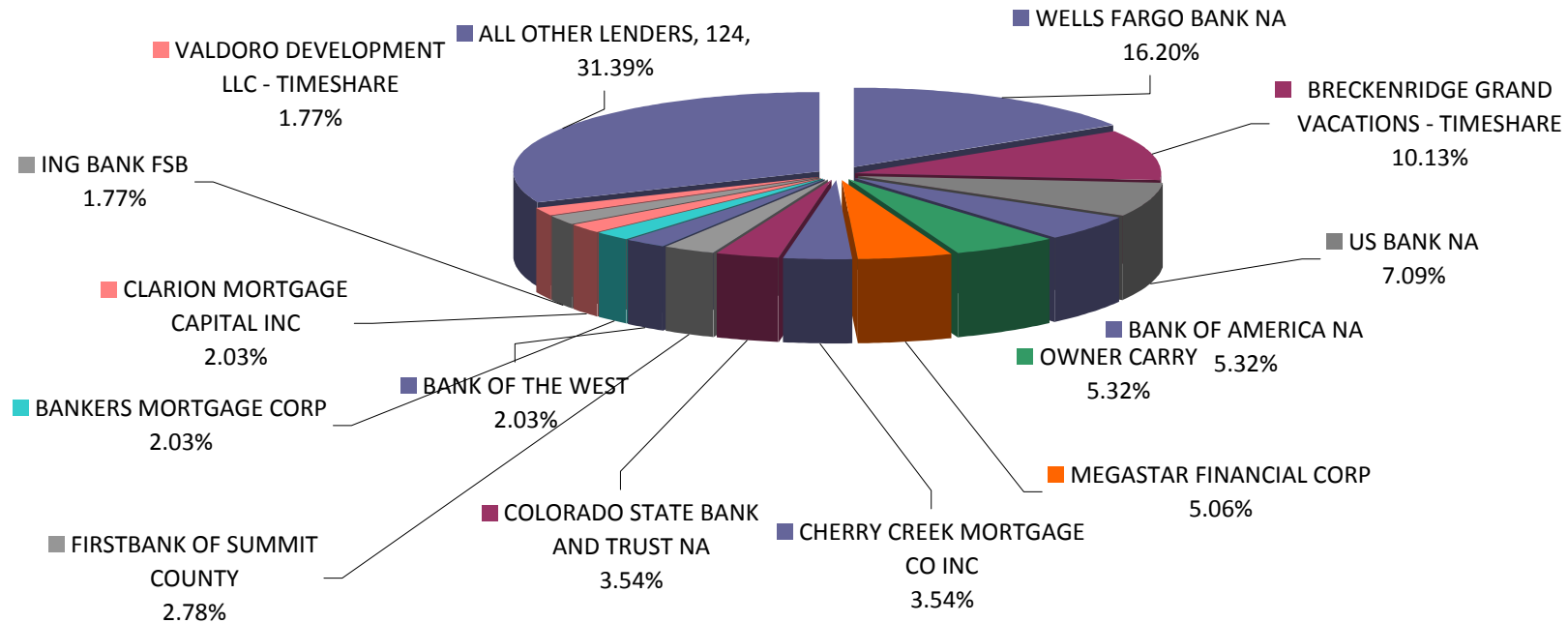
broberts@ltgc.com

Total Loans Recorded in December 2009: 395 Loans

**LOAN BREAKDOWN:** 106 Loans related to Sales: 60% of the 178 Sales Transactions.

There were 240 Refinance/Equity Loans, and 49 Loans related to Timeshare Sales.

The Remainder of Sales: 40% of Summit County Real Estate closings were Cash Transactions at the time of closing.



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## Top 69% Lenders for Summit County December 2009

<b>LENDER</b>	<b>NUMBER LOANS</b>	<b>PERCENTAGE TOTAL</b>
<b>WELLS FARGO BANK NA</b>	<b>64</b>	<b>16%</b>
BRECKENRIDGE GRAND VACATIONS - TIMESHARE	40	10%
US BANK NA	28	7%
BANK OF AMERICA NA	21	5%
OWNER CARRY	21	5%
MEGASTAR FINANCIAL CORP	20	5%
CHERRY CREEK MORTGAGE CO INC	14	4%
COLORADO STATE BANK AND TRUST NA	14	4%
FIRSTBANK OF SUMMIT COUNTY	11	3%
BANK OF THE WEST	8	2%
BANKERS MORTGAGE CORP	8	2%
CLARION MORTGAGE CAPITAL INC	8	2%
ING BANK FSB	7	2%
VALDORO DEVELOPMENT LLC - TIMESHARE	7	2%
ALL OTHER LENDERS	124	31%
AFFILIATED FINANCIAL GROUP LLC	6	2%
PROVIDENT FUNDING ASSOCIATES LP	6	2%
FIRSTBANK OF COLORADO	5	1%
CITIMORTGAGE INC	4	1%
QUICKEN LOANS INC	4	1%
ALLY BANK CORP	3	1%
ENT FEDERAL CREDIT UNION	3	1%
JPMORGAN CHASE BANK NA	3	1%
MERRILL LYNCH CREDIT CORP	3	1%
METLIFE HOME LOANS	3	1%
REGIONS BANK	3	1%
SUMMIT COMBINED HOUSING AUTHORITY	3	1%
ALPINE BANK	2	1%
AMERICAS MORTGAGE LLC	2	1%
AMTRUST BANK	2	1%
CHARLES SCHWAB BANK	2	1%
CREDIT UNION OF THE ROCKIES	2	1%
FAIRWAY INDEPENDENT MORTGAGE CORP	2	1%

M&T BANK	2	1%
MILLENNIUM BANK	2	1%
PNC MORTGAGE	2	1%
RMA LENDING LLC	2	1%
SUMMIT BANK & TRUST	2	1%
USAA FSB	2	1%
ACADEMY BANK NA	1	0%
AMERICAN FINANCING CORP	1	0%
BANCGROUP MORTGAGE CORP	1	0%
BERKLEY BANK	1	0%
CAP WEST MORTGAGE CORP	1	0%
CHAMPION BANK	1	0%
CITIBANK NA	1	0%
CITIWIDE BANKS	1	0%
COLONIAL NATIONAL MORTGAGE	1	0%
COLORADO CAPITAL BANK	1	0%
DENVER MORTGAGE COMPANY	1	0%
DEPARTMENT OF HOUSING & URBAN DEVELOPMENT	1	0%
DISTINCTIVE HOME LENDING INC	1	0%
EDWARD JONES MORTGAGE, LLC	1	0%
FIFTH THIRD MORTGAGE CO	1	0%
FIRST BANK & TRUST	1	0%
FIRST CENTENNIAL MORTGAGE CORP	1	0%
FIRST CHOICE BANK	1	0%
FIRST FINANCIAL BANK NA	1	0%
FIRST NATIONAL BANK	1	0%
FIRST OPTION LENDING	1	0%
FIRSTBANK OF ARAPAHOE COUNTY	1	0%
FIRSTBANK OF EVERGREEN	1	0%
FIRSTBANK OF VAIL	1	0%
FPF WHOLESAL	1	0%
FRANKLIN AMERICAN MORTGAGE CO	1	0%
FRONTIER STATE BANK	1	0%
FUND STAFF FEDERAL CREDIT UNION	1	0%
FUNDING PARTNERS FOR HOUSING SOLUTIONS INC	1	0%
GUARANTY BANK AND TRUST COMPANY	1	0%
INTEGRA LENDING	1	0%

INTERNET USA BANK	1	0%
KEYBANK NA	1	0%
LEGAL COMMUNITY CREDIT UNION OF COLORADO	1	0%
LENDING SOLUTIONS INC	1	0%
LENDING TREE LOANS	1	0%
LENDXFINANCIAL, LLC	1	0%
MARRIOTT OWNERSHIP RESORT INC - TIMESHARE	1	0%
MONCOR INC	1	0%
MOUNTAIN CREST MORTGAGE INC	1	0%
NORTH VALLEY BANK	1	0%
PINNACLE MORTGAGE GROUP INC	1	0%
PIONEER BANK SSB	1	0%
PREMIER MORTGAGE SERVICES INC	1	0%
PRIMARY RESIDENTIAL MORTGAGE INC	1	0%
RESIDENTIAL FINANCE CORP	1	0%
ROCKY MOUNTAIN BANK AND TRUST	1	0%
SIERRA PACIFIC MORTGAGE CO	1	0%
SUN TRUST MORTGAGE INC	1	0%
SUNFLOWER BANK NA	1	0%
TREGO WAKEENEY STATE BANK	1	0%
UMB BANK COLORADO	1	0%
VECTRA BANK COLORADO NA	1	0%
WESTERRA CREDIT UNION	1	0%

# Market Analysis by Area

## Summit County, Colorado

### DECEMBER 2009

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	\$5,146,000	2%	10	6%	\$514,600	\$512,000	\$600,750	\$550,000	\$ 229.67
Breckenridge	\$35,363,700	17%	48	27%	\$736,744	\$502,500	\$785,302	\$531,500	\$ 316.50
Breckenridge Golf Course	\$4,840,500	2%	7	4%	\$691,500	\$655,000	\$873,500	\$935,000	\$ 287.86
Central Summit County (non-town)	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Copper Mountain including Ski Area Sale	\$109,928,400	52%	8	4%	\$13,741,050	\$404,250	data not applicable	data not applicable	data not applicable
Copper Mountain Less Ski Area Sale	\$2,928,400	1%	7	4%	\$418,343	\$348,500	\$418,343	\$348,500	\$ 425.01
Corinthian Hills & Summerwood	\$555,000	0%	1	1%	\$555,000	data not applicable	\$555,000	data not applicable	\$ 240.36
Dillon Town & Lake	\$1,416,000	1%	4	2%	\$354,000	\$303,000	\$463,667	\$418,000	\$ 224.31
Dillon Valley	\$1,894,100	1%	7	4%	\$270,586	\$294,200	\$270,586	\$294,200	\$ 191.15
Farmers Corner	\$631,200	0%	1	1%	\$631,200	data not applicable	\$631,200	data not applicable	\$ 313.72
Frisco	\$8,139,000	4%	18	10%	\$452,167	\$433,500	\$463,471	\$477,000	\$ 196.19
Heeny	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Keystone	\$14,062,500	7%	30	17%	\$468,750	\$424,500	\$461,466	\$423,000	\$ 347.82
Montezuma	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
North Summit County (rural)	\$9,000,000	4%	5	3%	\$1,800,000	\$1,500,000	\$3,100,000	data not applicable	\$ 475.02
Peak 7	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Silverthorne	\$10,305,000	5%	17	9%	\$606,176	\$620,000	\$648,333	\$635,000	\$ 304.09
Summit Cove	\$595,000	0%	1	1%	\$595,000	data not applicable	\$595,000	data not applicable	\$ 297.05
Wildernest	\$5,100,800	2%	16	9%	\$318,800	\$341,500	\$338,187	\$343,000	\$ 279.74
Woodmoor	\$1,835,000	1%	2	1%	\$917,500	data not applicable	\$917,500	data not applicable	\$ 286.52
Quit Claim Deeds	\$873,500	0%	4	2%	\$218,375	\$206,250	\$0	\$0	\$ -
<b>TOTAL including Ski Area Sale</b>	<b>\$209,685,700</b>	<b>100.00%</b>	<b>179</b>	<b>100.00%</b>	<b>\$1,193,213</b>	<b>\$450,000</b>	<b>data not applicable</b>	<b>data not applicable</b>	<b>data not applicable</b>
<b>TOTAL without Ski Area Sale</b>	<b>\$102,685,700</b>	<b>100.00%</b>	<b>178</b>	<b>100.00%</b>	<b>\$576,886</b>	<b>\$450,000</b>	<b>\$592,010</b>	<b>\$478,500</b>	<b>\$ 296.31</b>

Note: Average Transaction Price & Median Transaction Price do not include Quit Claim Deed Transactions

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



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# Market Analysis by Area

## Summit County, Colorado

YEAR-TO-DATE 2009: THROUGH DECEMBER 31st, 2009

*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	\$34,012,200	4.31%	70	5.62%	\$485,889	\$483,500	\$570,820	\$532,450	\$ 262.06
Breckenridge	\$181,981,900	23.04%	257	20.63%	\$708,101	\$499,000	\$741,947	\$525,000	\$ 401.88
Breckenridge Golf Course	\$87,612,700	11.09%	116	9.31%	\$755,282	\$555,000	\$1,094,476	\$1,055,000	\$ 342.63
Central Summit County (non-town)	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$ -
Copper Mountain including Ski Area Sale	\$137,348,300	17.39%	69	5.54%	\$1,990,555	\$374,900	data not applicable	data not applicable	data not applicable
Copper Mountain Less Ski Area Sale	\$30,348,300	3.84%	68	5.46%	\$446,299	\$374,900	\$524,969	\$405,000	\$ 424.05
Corinthian Hills & Summerwood	\$4,870,200	0.62%	6	0.48%	\$811,700	\$874,500	\$811,700	\$874,500	\$ 294.68
Dillon Town & Lake	\$10,277,800	1.30%	31	2.49%	\$331,542	\$314,900	\$344,924	\$325,000	\$ 311.69
Dillon Valley	\$8,987,200	1.14%	42	3.37%	\$213,981	\$171,700	\$213,981	\$171,700	\$ 215.33
Farmers Corner	\$3,182,200	0.40%	10	0.80%	\$318,220	\$288,000	\$414,867	\$395,000	\$ 270.97
Frisco	\$57,275,800	7.25%	127	10.19%	\$450,991	\$375,000	\$470,700	\$401,200	\$ 281.52
Heeney	\$495,000	0.06%	1	0.08%	\$495,000	data not applicable	\$495,000	data not applicable	\$ 112.91
Keystone	\$80,782,900	10.23%	173	13.88%	\$466,953	\$345,000	\$481,151	\$356,000	\$ 370.08
Montezuma	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$ -
North Summit County (rural)	\$19,568,000	2.48%	13	1.04%	\$1,505,231	\$1,400,000	\$1,176,329	\$654,800	\$ 300.70
Peak 7	\$8,680,000	1.10%	12	0.96%	\$723,333	\$660,000	\$809,750	\$815,000	\$ 293.70
Silverthorne	\$76,154,700	9.64%	117	9.39%	\$650,895	\$507,000	\$706,587	\$590,000	\$ 298.58
Summit Cove	\$15,069,800	1.91%	36	2.89%	\$418,606	\$377,500	\$425,080	\$380,000	\$ 252.51
Wilderness	\$34,269,100	4.34%	114	9.15%	\$300,606	\$268,500	\$310,473	\$270,000	\$ 269.64
Woodmoor	\$25,847,300	3.27%	35	2.81%	\$738,494	\$640,000	\$728,139	\$651,000	\$ 258.96
Quit Claim Deeds	\$3,694,000	0.45%	17	1.36%	\$211,412	\$137,500	\$0	\$0	\$ -
<b>TOTAL including Ski Area Sale</b>	<b>\$790,009,100</b>	<b>100.00%</b>	<b>1246</b>	<b>100.00%</b>	<b>\$639,882</b>	<b>\$396,250</b>	<b>data not applicable</b>	<b>data not applicable</b>	<b>data not applicable</b>
<b>TOTAL without Ski Area Sale</b>	<b>\$683,009,100</b>	<b>100.00%</b>	<b>1245</b>	<b>100.00%</b>	<b>\$576,886</b>	<b>\$396,250</b>	<b>\$587,866</b>	<b>\$430,000</b>	<b>\$ 327.34</b>

Note: Average Transaction Price & Median Transaction Price do not include Quit Claim Deed Transactions

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



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### Market Analysis % Change

% Change 2004-2005-2006-2007-2008-2009

Month to Month Comparison by Monetary 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
January	\$41,825,900	93%	\$80,788,900	6%	\$85,701,700	-3%	\$82,933,400	3%	\$85,497,600	-62%	\$32,813,600
February	\$62,725,300	15%	\$72,151,200	6%	\$76,698,900	15%	\$88,392,000	-27%	\$64,539,900	-58%	\$27,246,500
March	\$69,129,000	30%	\$90,177,800	20%	\$108,018,500	-14%	\$92,555,500	3%	\$95,396,600	-60%	\$37,878,500
April	\$77,378,000	22%	\$94,438,600	17%	\$110,949,200	21%	\$133,878,100	-30%	\$94,201,300	-60%	\$37,792,900
May	\$88,236,800	19%	\$104,834,400	31%	\$137,133,800	16%	\$158,745,300	-40%	\$95,667,500	-33%	\$63,752,300
June	\$111,700,400	0%	\$112,232,799	45%	\$162,725,600	-13%	\$141,802,500	-35%	\$92,536,900	-63%	\$34,049,300
July	\$89,310,400	37%	\$122,040,800	0%	\$122,097,500	13%	\$138,251,700	-42%	\$80,686,100	-41%	\$47,401,000
August	\$102,320,900	45%	\$148,269,200	-12%	\$130,811,400	42%	\$186,302,600	-50%	\$92,825,200	-34%	\$60,975,000
September	\$116,154,100	39%	\$161,353,500	36%	\$219,939,000	-23%	\$168,704,900	-25%	\$127,090,100	-36%	\$81,015,200
October	\$117,417,900	30%	\$152,693,400	24%	\$188,770,200	-22%	\$146,546,900	-19%	\$118,230,800	-22%	\$92,709,100
November	\$116,352,500	66%	\$193,562,600	-29%	\$138,233,900	14%	\$156,934,000	-63%	\$58,002,400	12%	\$64,690,000
December	\$135,624,700	6%	\$143,084,300	10%	\$156,795,100	-13%	\$135,691,900	-55%	\$61,054,700	68%	\$102,685,700 * w/o ski area
<b>Year-to-Date TOTAL</b>	\$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 *w/o ski area
<b>Month to Date</b>	\$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
<b>Month to Month Comparison by Number of Transactions</b>											
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
January	118	82%	215	-11%	192	-4%	185	-11%	165	-67%	54
February	221	-23%	171	6%	181	-8%	166	-23%	128	-57%	55
March	212	24%	262	2%	266	-23%	206	-21%	162	-56%	71
April	240	3%	247	12%	276	-5%	261	-38%	163	-58%	68
May	247	6%	263	18%	310	5%	324	-50%	162	-46%	88
June	278	10%	305	11%	340	-17%	283	-45%	155	-48%	80
July	229	41%	323	-3%	312	-4%	301	-55%	136	-30%	95
August	293	37%	400	-27%	291	24%	361	-49%	183	-38%	114
September	368	21%	445	0%	444	-32%	301	-33%	201	-27%	147
October	371	5%	389	3%	400	-22%	311	-43%	176	-9%	160
November	343	11%	381	-14%	326	-14%	281	-63%	105	29%	135
December	326	-9%	298	-9%	271	-19%	220	-55%	98	82%	178
<b>Year-to-Date TOTAL</b>	3,246	14%	3,699	-2%	3,609	-11%	3,200	-43%	1834	-32%	1245
<b>Month to Date</b>	3,246	14%	3,699	-2%	3,609	-11%	3,200	-43%	1834	-32%	1245
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.											

Compliments of:  
**Land Title Guarantee**  
 Breckenridge-Frisco-Dillon  
 Brooke Roberts  
 970.453.2255  
 broberts@ltgc.com

# MARKET SNAPSHOT



## Market Snapshot by Area & Property Type Comparison

Summit County, Colorado  
 Full Year 2009 vs. Full Year 2008

Area	Average Price Single Family 2008	Average Price Single Family 2009	% Change Year-to-Date vs. Prior Year	Average Price Multi-Family 2008	Average Price Multi-Family 2009	% Change Year-to-Date vs. Prior Year	Average Price Residential Land 2008	Average Price Residential Land 2009	% Change Year-to-Date vs. Prior Year
Blue River	\$705,996	\$583,119	-17%	\$233,000	\$238,750	2%	\$258,057	\$156,130	-39%
Breckenridge	\$939,848	\$1,165,304	24%	\$690,308	\$493,262	-29%	\$945,642	\$397,833	-58%
Breckenridge Golf Course	\$1,327,116	\$1,323,073	0%	\$545,724	\$500,125	-8%	\$456,956	\$427,325	-6%
Central Summit County (Rural)	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Copper Mountain	\$1,925,000	\$2,650,000	38%	\$458,746	\$485,617	6%	\$1,065,000	\$0	0%
Corinthian Hills/Summerwood	\$905,500	\$825,750	-9%	\$455,320	\$783,600	72%	\$288,500	\$0	0%
Dillon Town & Lake	\$625,000	\$592,000	-5%	\$360,036	\$326,622	-9%	\$270,000	\$0	0%
Dillon Valley	\$407,816	\$342,971	-16%	\$857,000	\$149,486	-83%	\$160,000	\$0	0%
Farmers Corner	\$546,455	\$414,867	-24%	\$0	\$0	0%	\$355,000	\$222,667	-37%
Frisco	\$883,696	\$705,577	-20%	\$413,070	\$382,975	-7%	\$394,857	\$365,000	-2%
Heeney	\$313,083	\$495,000	58%	\$0	\$0	0%	\$175,000	\$0	0%
Keystone	\$1,229,643	\$1,278,333	4%	\$431,342	\$397,531	-8%	\$534,250	\$458,125	-14%
Montezuma	\$0	\$0	0%	\$0	\$0	0%	\$100,000	\$0	0%
North Summit County (Rural)	\$1,795,000	\$1,176,329	-34%	\$0	\$0	0%	\$453,333	\$1,475,000	225%
Peak 7	\$652,242	\$809,750	24%	\$0	\$0	0%	\$335,000	\$291,250	-13%
Silverthorne	\$771,095	\$857,360	11%	\$452,293	\$469,657	4%	\$375,393	\$302,265	-19%
Summit Cove	\$579,469	\$539,805	-7%	\$273,659	\$252,933	-8%	\$229,843	\$192,000	-16%
Wilderness	\$557,486	\$465,414	-17%	\$297,981	\$287,397	-4%	\$229,400	\$347,000	51%
Woodmoor	\$1,065,027	\$918,524	-14%	\$392,583	\$328,330	-16%	\$510,000	\$0	0%
<b>Gross Live Average:</b>	<b>\$835,803</b>	<b>\$905,030</b>	<b>8%</b>	<b>\$463,633</b>	<b>\$398,051</b>	<b>-14%</b>	<b>\$470,260</b>	<b>\$399,025</b>	<b>-15%</b>

Please note: The above figures are an unofficial tabulation of Summit County records that are 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 2008	Median Price Single Family 2009	% Change Year-to-Date vs. Prior Year	Median Price Multi-Family 2008	Median Price Multi-Family 2009	% Change Year-to-Date vs. Prior Year	Median Price Residential Land 2008	Median Price Residential Land 2009	% Change Year-to-Date vs. Prior Year
Blue River	\$650,000	\$547,450	-16%	\$288,500	data not applicable	0%	\$180,000	\$147,650	-18%
Breckenridge	\$700,000	\$800,000	14%	\$567,500	\$410,000	-28%	\$1,100,000	\$415,000	-62%
Breckenridge Golf Course	\$1,300,000	\$1,292,500	-1%	\$422,000	\$402,000	-5%	\$487,500	\$399,000	-18%
Central Summit County (Rural)	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Copper Mountain	data not applicable	data not applicable	0%	\$335,000	\$405,000	21%	\$1,075,000	\$0	0%
Corinthian Hills/Summerwood	data not applicable	\$874,500	0%	\$390,000	data not applicable	0%	data not applicable	\$0	0%
Dillon Town & Lake	data not applicable	data not applicable	0%	\$329,000	\$314,900	-4%	data not applicable	\$0	0%
Dillon Valley	\$395,000	\$340,000	-14%	\$720,000	\$137,000	-81%	data not applicable	\$0	0%
Farmers Corner	\$485,000	\$395,000	-19%	\$0	\$0	0%	data not applicable	\$230,000	0%
Frisco	\$850,000	\$628,500	-26%	\$387,500	\$335,000	-14%	\$380,000	data not applicable	0%
Heeney	\$120,000	data not applicable	0%	\$0	\$0	0%	data not applicable	\$0	0%
Keystone	\$1,000,000	\$1,265,000	27%	\$360,000	\$330,000	-8%	\$485,000	\$395,000	-19%
Montezuma	\$0	\$0	0%	\$0	\$0	0%	data not applicable	\$0	0%
North Summit County (Rural)	data not applicable	\$654,800	0%	\$0	\$0	0%	\$220,000	\$1,500,000	582%
Peak 7	\$612,500	\$815,000	33%	\$0	\$0	0%	data not applicable	data not applicable	0%
Silverthorne	\$615,000	\$735,000	20%	\$420,000	\$430,000	2%	\$379,100	\$312,500	-18%
Summit Cove	\$493,000	\$479,900	-3%	\$204,000	\$248,750	22%	\$239,000	data not applicable	0%
Wilderness	\$560,000	\$447,500	-20%	\$280,000	\$256,000	-9%	\$217,000	data not applicable	0%
Woodmoor	\$829,000	\$800,000	-3%	\$343,000	\$299,000	-13%	\$480,000	\$0	0%
<b>Gross Live Median:</b>	<b>\$670,000</b>	<b>\$695,750</b>	<b>4%</b>	<b>\$367,800</b>	<b>\$330,000</b>	<b>-10%</b>	<b>\$350,000</b>	<b>\$340,000</b>	<b>-3%</b>



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

**Frisco**  
 Land Title  
 60 Main Street  
 Frisco, CO 80443  
 970.668.2205

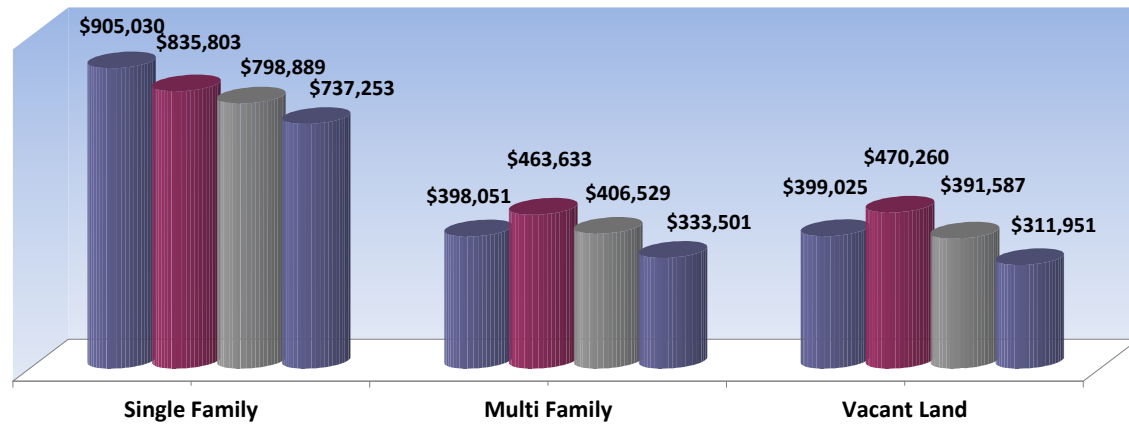
**Dillon**  
 Land Title  
 256 Dillon Ridge  
 Dillon, CO 80435  
 970.262.1883



Owned and operated by Colorado families since 1967

# Average Price History for Colorado Mountain Real Estate Transactions in Summit County, Colorado: 2006 through December 31st, 2009

Compliments of Land Title Guarantee Company



■ YTD. 2009

■ Full Year 2008

■ Full Year 2007

■ Full Year 2006

Compliments of:  
 Land Title Guarantee  
 Breckenridge.Frisco.Dillon  
 Brooke Roberts - broberts@ltgc.com

## Summit County Market Analysis: 2004 through 2009

