

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

**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



HISTORICAL COST BREAKDOWN: SUMMIT COUNTY

Sales of Improved Residential Units are included in Analysis

Year-to-Date Price Point Summary for Residential Volume: Through May 31st, 2010			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	31	\$5,103,300	3%
200,001 to 300,000	69	\$17,600,800	10%
300,001 to 400,000	50	\$17,632,000	10%
400,001 to 500,000	48	\$22,138,900	12%
500,001 to 600,000	26	\$14,274,800	8%
600,001 to 700,000	16	\$10,294,000	6%
700,001 to 800,000	18	\$13,628,400	7%
800,001 to 900,000	22	\$19,024,400	10%
900,001 to 1,000,000	7	\$6,607,500	4%
1,000,001 to 1,500,000	25	\$31,939,300	17%
1,500,001 to 2,000,000	6	\$10,510,000	6%
2,000,001 to 2,500,000	5	\$10,899,000	6%
2,500,001 to 3,000,000	2	\$5,215,000	3%
over \$ 3 Million	0	\$0	0%
Total:	325	\$184,867,400	100%
Year-to-Date Price Point Summary for Residential Volume: Through May 31st, 2009			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	16	\$2,535,600	1%
200,001 to 300,000	39	\$10,091,200	6%
300,001 to 400,000	52	\$18,492,500	11%
400,001 to 500,000	26	\$11,741,900	7%
500,001 to 600,000	34	\$18,737,500	11%
600,001 to 700,000	24	\$15,768,900	9%
700,001 to 800,000	15	\$11,322,800	7%
800,001 to 900,000	6	\$5,254,500	3%
900,001 to 1,000,000	10	\$9,547,400	6%
1,000,001 to 1,500,000	25	\$31,522,100	18%
1,500,001 to 2,000,000	8	\$14,214,800	8%
2,000,001 to 2,500,000	3	\$6,700,000	4%
2,500,001 to 3,000,000	1	\$2,800,000	2%
over \$ 3 Million	4	\$12,783,000	7%
Total:	263	\$171,512,200	100%
Year-to-Date Price Point Summary for Residential Volume: Through May 31st, 2008			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	75	\$11,616,600	3%
200,001 to 300,000	95	\$24,378,800	7%
300,001 to 400,000	109	\$38,491,700	11%
400,001 to 500,000	90	\$40,442,800	12%
500,001 to 600,000	57	\$31,485,600	9%
600,001 to 700,000	39	\$25,829,600	7%
700,001 to 800,000	42	\$31,766,100	9%
800,001 to 900,000	27	\$22,991,500	7%
900,001 to 1,000,000	18	\$17,088,700	5%
1,000,001 to 1,500,000	38	\$45,162,300	13%
1,500,001 to 2,000,000	17	\$29,629,600	9%
2,000,001 to 2,500,000	8	\$18,049,300	5%
2,500,001 to 3,000,000	3	\$8,150,000	2%
over \$ 3 Million	1	\$3,150,000	1%
Total:	619	\$348,232,600	100%

This report is provided to you Compliments of Land Title Guarantee Company, proudly serving our Community for over 40 Years.

Copyright 2010. All Rights Reserved.

Market Analysis % Change % Change: 2004 through Year-to-Date 2010

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
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
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
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
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
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
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		
Year-to-Date TOTAL	\$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		\$207,344,915
Month to Date	\$339,295,000	30%	\$442,390,900	17%	\$518,502,100	7%	\$556,504,300	-22%	\$435,302,900	-54%	\$199,483,800	4%	\$207,344,915

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
January	118	82%	215	-11%	192	-4%	185	-11%	165	-67%	54	0%	54
February	221	-23%	171	6%	181	-8%	166	-23%	128	-57%	55	20%	66
March	212	24%	262	2%	266	-23%	206	-21%	162	-56%	71	21%	86
April	240	3%	247	12%	276	-5%	261	-38%	163	-58%	68	34%	91
May	247	6%	263	18%	310	5%	324	-50%	162	-46%	88	7%	94
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		
Year-to-Date TOTAL	3,246	14%	3,699	-2%	3,609	-11%	3,200	-43%	1834	-32%	1245		391
Month to Date	791	13%	895	2%	915	-11%	818	-24%	618	-60%	248	20%	297

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
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

BUY LOCAL



This report is provided to you Compliments of Land Title Guarantee Company, proudly serving our Community for over 40 Years.
Copyright 2010. All Rights Reserved.

SUMMIT COUNTY BANK SALES: May 2010

The property located at 93 Monarch Drive, aka Monarch Townhome Unit 2 sold on May 5th, 2010 for \$261,900

This unit is 3 Bedroom - 4 Bath and has 1,458 SF Living Area. Landsize is .0210 AC. PPSF: \$179.63

The Seller was: US Bank, NA. The Purchaser was: Joseph W. Murrell

Land Title Guarantee

Breckenridge.Frisco.Dillon

Brooke Roberts - broberts@ltgc.com

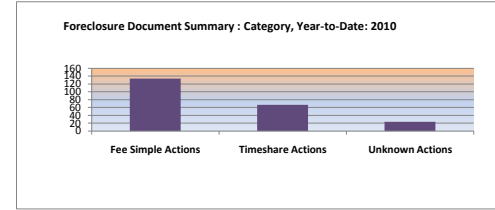
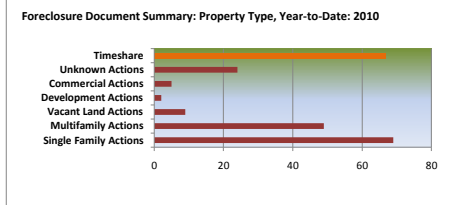
970.453.2255



YEAR-TO-DATE SUMMARY OF FORECLOSURE ACTIONS:

Property Foreclosure Summary:	
Fee Simple Actions	134
Timeshare Actions	67
Unknown Actions	24

Property Type Breakdown:	
Single Family Actions	69
Multifamily Actions	49
Vacant Land Actions	9
Development Actions	2
Commercial Actions	5
Unknown Actions	24
Timeshare	67

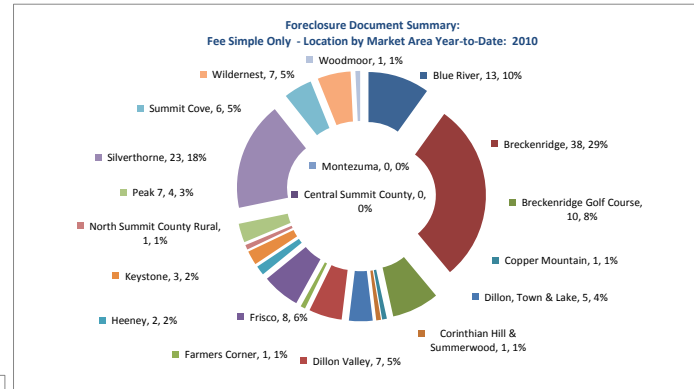
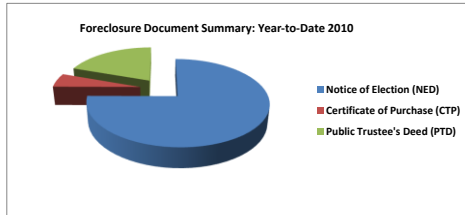


Location Summary: ALL TYPES	
Blue River	13
Breckenridge	105
Breckenridge Golf Course	11
Central Summit County	0
Copper Mountain	1
Corinthian Hill & Summerwood	1
Dillon, Town & Lake	5
Dillon Valley	7
Farmers Corner	1
Frisco	9
Heeney	2
Keystone	3
Montezuma	0
North Summit County Rural	2
Peak 7	4
Silverthorne	23
Summit Cove	6
Wilderness	7
Woodmoor	1

Location Summary: Fee Simple Only	
Blue River	13
Breckenridge	38
Breckenridge Golf Course	10
Central Summit County	0
Copper Mountain	1
Corinthian Hill & Summerwood	1
Dillon, Town & Lake	5
Dillon Valley	7
Farmers Corner	1
Frisco	8
Heeney	2
Keystone	3
Montezuma	0
North Summit County Rural	1
Peak 7	4
Silverthorne	23
Summit Cove	6
Wilderness	7
Woodmoor	1

* Location Summaries do not include recordings with Unknown Legal Descriptions

Document Summary:	
Notice of Election (NED)	169
Certificate of Purchase (CTP)	12
Public Trustee's Deed (PTD)	44



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



This report is provided to you Compliments of Land Title Guarantee Company, proudly serving our Community for over 40 Years.
Copyright 2010. All Rights Reserved.



