

SEPTEMBER MARKET SNAPSHOT

Market Snapshot by Area & Property Type Comparison

Summit County, Colorado
Full Year 2009 vs. Year-To-Date: 2010

Area	Average Price Single Family 2009	Average Price Single Family 2010	% Change vs. Prior Year	Average Price Multi-Family 2009	Average Price Multi-Family 2010	% Change vs. Prior Year	Average Price Residential Land 2009	Average Price Residential Land 2010	% Change vs. Prior Year
Blue River	\$583,119	\$582,426	0%	\$238,750	\$142,000	-41%	\$156,130	\$135,408	-13%
Breckenridge	\$1,165,304	\$945,764	-19%	\$493,262	\$685,392	39%	\$397,833	\$833,150	109%
Breckenridge Golf Course	\$1,323,073	\$1,332,237	1%	\$500,125	\$432,977	-13%	\$427,325	\$275,867	-35%
Central Summit County (Rural)	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Copper Mountain	\$2,650,000	\$1,537,500	-42%	\$485,617	\$471,143	-3%	\$0	\$0	0%
Corinthian Hills/Summerwood	\$825,750	\$626,500	-24%	\$783,600	\$617,500	-21%	\$0	\$284,750	0%
Dillon Town & Lake	\$592,000	\$712,243	20%	\$326,622	\$303,692	-7%	\$0	\$0	0%
Dillon Valley	\$342,971	\$379,417	11%	\$149,486	\$155,205	4%	\$0	\$0	0%
Farmers Corner	\$414,867	\$417,100	1%	\$0	\$0	0%	\$222,667	\$335,000	50%
Frisco	\$705,577	\$766,060	9%	\$382,975	\$395,626	3%	\$385,000	\$350,000	-9%
Heeny	\$495,000	\$281,875	-43%	\$0	\$0	0%	\$0	\$0	0%
Keystone	\$1,278,333	\$760,400	-41%	\$397,531	\$369,698	-7%	\$458,125	\$69,000	-85%
Montezuma	\$0	\$460,000	n/a	\$0	\$0	0%	\$0	\$140,000	0%
North Summit County (Rural)	\$1,176,329	\$594,000	-50%	\$0	\$0	0%	\$1,475,000	\$192,500	-87%
Peak 7	\$809,750	\$583,133	-28%	\$0	\$0	0%	\$291,250	\$0	n/a
Silverthorne	\$857,360	\$769,789	-10%	\$469,657	\$437,900	-7%	\$302,265	\$363,944	20%
Summit Cove	\$539,805	\$553,890	3%	\$252,933	\$194,500	-23%	\$192,000	\$154,000	-20%
Wildernest	\$465,414	\$572,244	23%	\$287,397	\$278,807	-3%	\$347,000	\$245,000	-29%
Woodmoor	\$918,524	\$780,444	-15%	\$328,330	\$293,950	-10%	\$0	\$127,500	n/a
Gross Live Average:	\$905,030	\$778,666	-14%	\$398,051	\$462,859	16%	\$399,025	\$343,295	-14%

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 2009	Median Price Single Family 2010	% Change vs. Prior Year	Median Price Multi-Family 2009	Median Price Multi-Family 2010	% Change vs. Prior Year	Median Price Residential Land 2009	Median Price Residential Land 2010	% Change vs. Prior Year
Blue River	\$547,450	\$600,000	10%	dna	\$157,500	n/a	\$147,650	\$127,650	-14%
Breckenridge	\$800,000	\$776,450	-3%	\$410,000	\$455,000	11%	\$415,000	\$749,500	81%
Breckenridge Golf Course	\$1,292,500	\$1,200,000	-7%	\$402,000	\$500,000	24%	\$399,000	\$260,000	-35%
Central Summit County (Rural)	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Copper Mountain	dna	\$1,212,500	n/a	\$405,000	\$391,000	-3%	\$0	\$0	0%
Corinthian Hills/Summerwood	\$874,500	\$542,500	-38%	dna	dna	n/a	\$0	dna	0%
Dillon Town & Lake	dna	\$417,000	n/a	\$314,900	\$271,500	-14%	\$0	\$0	0%
Dillon Valley	\$340,000	\$377,500	11%	\$137,000	\$144,650	6%	\$0	\$0	0%
Farmers Corner	\$395,000	\$429,000	9%	\$0	\$0	0%	\$230,000	dna	0%
Frisco	\$628,500	\$550,000	-12%	\$335,000	\$352,500	5%	dna	dna	0%
Heeny	dna	\$310,750	n/a	\$0	\$0	0%	\$0	\$0	0%
Keystone	\$1,265,000	\$680,000	-46%	\$330,000	\$305,000	-8%	\$395,000	dna	0%
Montezuma	\$0	dna	n/a	\$0	\$0	0%	\$0	dna	n/a
North Summit County (Rural)	\$654,800	\$500,000	-24%	\$0	\$0	0%	\$1,500,000	dna	n/a
Peak 7	\$815,000	\$579,000	-29%	\$0	\$0	0%	dna	\$0	0%
Silverthorne	\$735,000	\$747,500	2%	\$430,000	\$440,000	2%	\$312,500	\$329,000	5%
Summit Cove	\$479,900	\$542,500	13%	\$248,750	\$179,500	-28%	dna	dna	n/a
Wildernest	\$447,500	\$477,500	7%	\$256,000	\$250,000	-2%	dna	dna	0%
Woodmoor	\$800,000	\$835,000	4%	\$299,000	dna	n/a	\$0	dna	0%
Gross Live Median:	\$695,750	\$615,000	-12%	\$330,000	\$347,500	5%	\$340,000	\$250,000	-26%

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

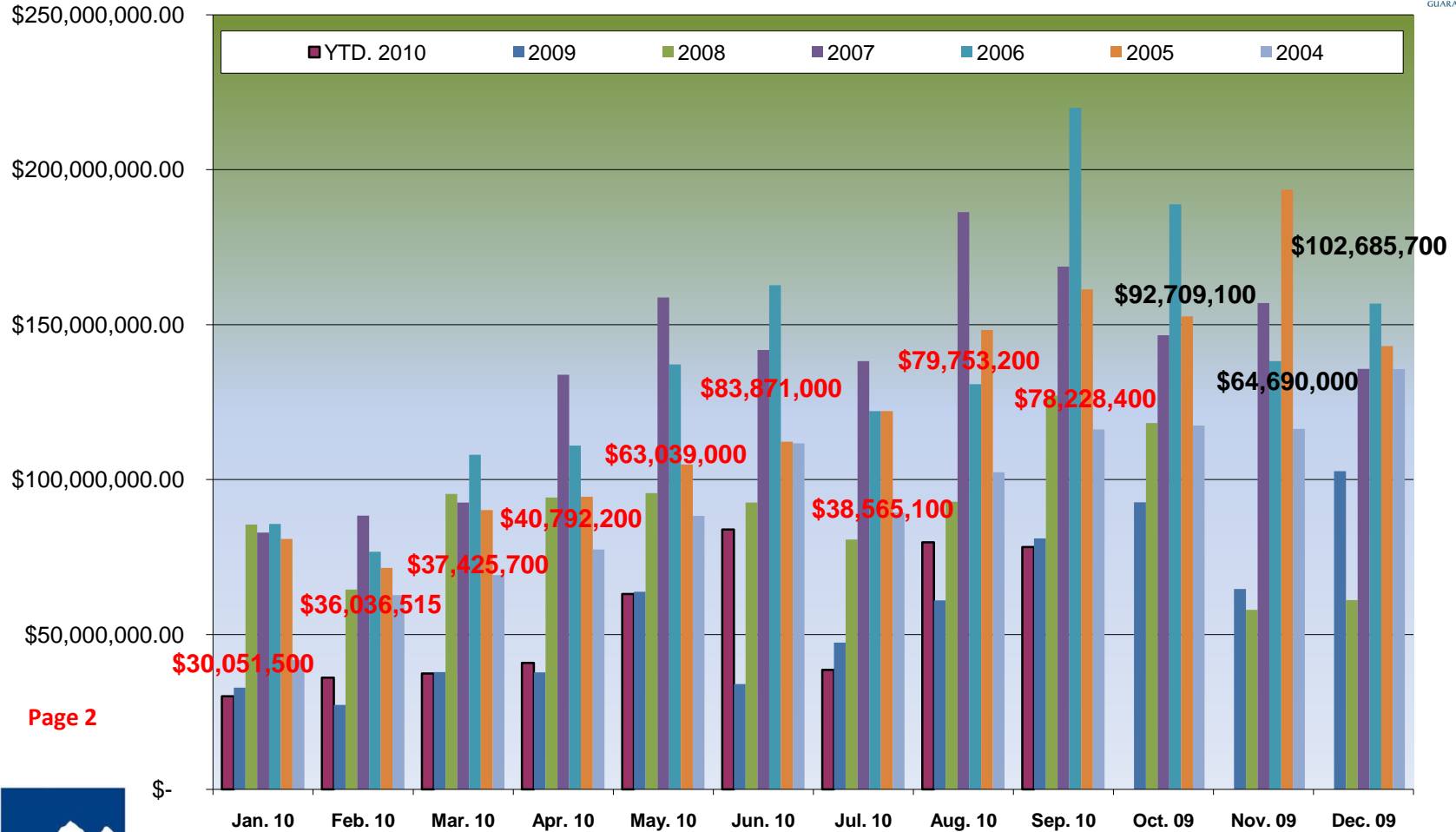
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Summit County Gross Real Estate Volume: 2004 through Year-to-Date 2010

September Edition: 2010



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 Breckenridge, Frisco, Dillon
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 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

SEPTEMBER RESIDENTIAL MARKET SALES BY PRICE POINT

Summit County sales of Improved Residential Units are included in Analysis

September 2010 Residential Improved Units - Price Point Summary			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	13	\$1,991,600	3%
200,001 to 300,000	18	\$4,707,100	7%
300,001 to 400,000	23	\$8,267,900	12%
400,001 to 500,000	16	\$7,081,400	10%
500,001 to 600,000	20	\$11,061,800	15%
600,001 to 700,000	6	\$3,812,000	5%
700,001 to 800,000	6	\$4,611,500	6%
800,001 to 900,000	7	\$5,938,000	8%
900,001 to 1,000,000	2	\$2,000,000	3%
1,000,001 to 1,500,000	9	\$11,389,000	16%
1,500,001 to 2,000,000	2	\$3,375,000	5%
2,000,001 to 2,500,000	1	\$2,100,000	3%
2,500,001 to 3,000,000	2	\$5,291,000	7%
over \$ 3 Million	0	\$0	0%
Total:	125	\$71,626,300	100%
New Construction	Number Trans.	Total Volume	Average Price
Single Family	4	\$6,863,400	\$1,715,850
Multi Family	3	\$2,022,000	\$674,000
Vacant Land	0	\$0	\$0
Resales	Number Trans.	Total Volume	Average Price
Single Family	41	\$29,443,000	\$718,122
Multi Family	77	\$33,297,900	\$432,440
Vacant Land	8	\$2,243,800	\$280,475
September 2010 Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	45	\$36,306,400	\$806,809
Multi Family	80	\$35,319,900	\$441,499
Vacant Land	8	\$2,243,800	\$280,475
Year - to - Date 2010: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	271	\$211,018,400	\$778,666
Multi Family	450	\$208,286,700	\$462,859
Vacant Land	55	\$18,881,200	\$343,295
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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SEPTEMBER HISTORICAL COST BREAKDOWN: SUMMIT COUNTY

Sales of Improved Residential Units are included in Analysis

Year-to-Date Price Point Summary for Residential Volume: Through September 30th, 2010			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	75	\$12,010,800	3%
200,001 to 300,000	133	\$33,936,500	8%
300,001 to 400,000	119	\$42,231,600	10%
400,001 to 500,000	95	\$43,236,300	10%
500,001 to 600,000	68	\$37,612,900	9%
600,001 to 700,000	44	\$28,330,000	7%
700,001 to 800,000	41	\$31,251,900	7%
800,001 to 900,000	41	\$35,342,400	8%
900,001 to 1,000,000	14	\$13,342,500	3%
1,000,001 to 1,500,000	50	\$63,861,700	15%
1,500,001 to 2,000,000	27	\$45,175,000	11%
2,000,001 to 2,500,000	9	\$19,877,500	5%
2,500,001 to 3,000,000	5	\$13,096,000	3%
over \$ 3 Million	0		0%
Total:	721	\$419,305,100	100%
Year-to-Date Price Point Summary for Residential Volume: Through September 30th, 2009			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	52	\$8,342,100	2%
200,001 to 300,000	110	\$28,245,900	8%
300,001 to 400,000	123	\$43,173,900	11%
400,001 to 500,000	78	\$35,197,100	9%
500,001 to 600,000	66	\$36,478,100	10%
600,001 to 700,000	47	\$30,830,300	8%
700,001 to 800,000	28	\$21,195,100	6%
800,001 to 900,000	17	\$14,439,000	4%
900,001 to 1,000,000	22	\$21,336,400	6%
1,000,001 to 1,500,000	48	\$60,170,600	16%
1,500,001 to 2,000,000	22	\$38,284,700	10%
2,000,001 to 2,500,000	5	\$11,230,000	3%
2,500,001 to 3,000,000	4	\$10,985,000	3%
over \$ 3 Million	5	\$16,158,000	4%
Total:	627	\$376,066,200	100%
Year-to-Date Price Point Summary for Residential Volume: Through September 30th, 2008			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	121	\$19,433,000	3%
200,001 to 300,000	177	\$45,081,600	7%
300,001 to 400,000	213	\$74,763,000	11%
400,001 to 500,000	163	\$72,846,100	11%
500,001 to 600,000	113	\$62,396,500	9%
600,001 to 700,000	75	\$49,015,600	7%
700,001 to 800,000	73	\$54,669,100	8%
800,001 to 900,000	51	\$43,622,500	7%
900,001 to 1,000,000	33	\$31,692,100	5%
1,000,001 to 1,500,000	76	\$92,340,400	14%
1,500,001 to 2,000,000	33	\$56,234,600	8%
2,000,001 to 2,500,000	13	\$29,124,300	4%
2,500,001 to 3,000,000	8	\$21,650,000	3%
over \$ 3 Million	3	\$12,675,000	2%
Total:	1152	\$665,543,800	100%

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September 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	146%	\$83,871,000
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
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
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
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		\$487,762,615
Month to Date	\$758,780,800	30%	\$986,287,199	17%	\$1,154,075,600	3%	\$1,191,566,000	-30%	\$828,441,200	-49%	\$422,924,300	15%	\$487,762,615

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	73%	138
July	229	41%	323	-3%	312	-4%	301	-55%	136	-30%	95	-21%	75
August	293	37%	400	-27%	291	24%	361	-49%	183	-38%	114	3%	117
September	368	21%	445	0%	444	-32%	301	-33%	201	-27%	147	1%	149
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		870
Month to Date	2,206	19%	2,631	-1%	2,612	-9%	2,388	-39%	1455	-47%	772	13%	870

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

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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September Market Analysis by Area

Summit County, Colorado

SEPTEMBER 2010

There were 5 Bank Sales in September 2010, totalling \$2,370,000 in Gross Volume, or \$474,000 per Unit . This accounts for 3.03% 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	\$2,262,300	3%	5	3%	\$452,460	\$505,000	\$527,500	\$552,500	\$ 170
Breckenridge	\$17,911,800	23%	30	20%	\$597,060	\$480,000	\$596,077	\$480,000	\$ 394
Breckenridge Golf Course	\$9,535,000	12%	12	8%	\$794,583	\$517,500	\$1,108,125	\$797,500	\$ 378
Central Summit County (non-town)	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Copper Mountain	\$5,553,300	7%	10	7%	\$555,330	\$340,000	\$555,330	\$340,000	\$ 421
Corinthian Hills & Summerwood	\$1,229,500	2%	2	1%	\$614,750	dna	\$614,750	dna	\$ 228
Dillon Town & Lake	\$3,113,000	4%	3	2%	\$1,037,667	\$295,000	\$261,000	\$295,000	\$ 251
Dillon Valley	\$695,500	1%	3	2%	\$231,833	\$105,000	\$231,833	\$105,000	\$ 164
Farmers Corner	\$0	0%	0	0%	\$0	dna	\$0	\$0	\$ -
Frisco	\$8,658,500	11%	16	11%	\$541,156	\$496,250	\$579,536	\$516,250	\$ 333
Heeney	\$415,000	1%	2	1%	\$207,500	dna	\$391,500	dna	\$ 207
Keystone	\$13,616,000	17%	33	22%	\$412,606	\$325,000	\$433,419	\$350,000	\$ 334
Montezuma	\$460,000	1%	1	1%	\$460,000	dna	\$460,000	dna	\$ 421
North Summit County (rural)	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Peak 7	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Silverthorne	\$8,415,000	11%	15	10%	\$561,000	\$590,000	\$594,875	\$590,000	\$ 245
Summit Cove	\$1,309,600	2%	3	2%	\$436,533	\$395,000	\$436,533	\$395,000	\$ 205
Wilderness	\$1,333,900	2%	5	3%	\$266,780	\$235,000	\$266,780	\$235,000	\$ 227
Woodmoor	\$2,379,000	3%	2	1%	\$1,189,500	dna	\$1,189,500	dna	\$ 280
Quit Claim Deeds	\$1,341,000	2%	7	5%	\$191,571	\$135,000	\$0	\$0	\$ -
TOTAL	\$78,228,400	100%	149	100%	\$541,461	\$410,000	\$573,010	\$437,000	\$ 328

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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Breckenridge.Frisco.Dillon
Brooke Roberts - broberts@ltgc.com
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September Market Analysis by Area

Summit County, Colorado

YEAR-TO-DATE 2010: THROUGH SEPTEMBER 30th, 2010

There have been 29 Bank Sales YTD through September 2010, totalling \$12,821,600 in Gross Volume, or \$442,124 per Unit . This accounts for 2.63% 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	\$20,618,100	4%	49	6%	\$420,778	\$415,000	\$532,091	\$590,000	\$ 237
Breckenridge	\$180,057,700	37%	213	24%	\$845,341	\$535,000	\$745,373	\$540,000	\$ 475
Breckenridge Golf Course	\$48,261,900	10%	75	9%	\$643,492	\$396,700	\$1,039,978	\$965,000	\$ 322
Central Summit County (non-town)	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Copper Mountain Less Ski Area Sale	\$15,665,800	3%	28	3%	\$559,493	\$401,750	\$594,185	\$418,750	\$ 430
Corinthian Hills & Summerwood	\$3,684,000	1%	7	1%	\$526,286	\$437,000	\$622,900	\$650,000	\$ 244
Dillon Town & Lake	\$9,315,000	2%	22	3%	\$423,409	\$292,500	\$454,211	\$299,300	\$ 281
Dillon Valley	\$5,417,800	1%	27	3%	\$200,659	\$163,500	\$206,946	\$405,000	\$ 200
Farmers Corner	\$1,586,300	0%	4	0%	\$396,575	\$385,650	\$417,100	\$429,000	\$ 241
Frisco	\$47,413,200	10%	98	11%	\$483,808	\$394,500	\$498,524	\$405,000	\$ 302
Heeney	\$1,700,000	0%	9	1%	\$188,889	\$107,000	\$281,875	\$310,750	\$ 276
Keystone	\$45,223,715	9%	119	14%	\$380,031	\$300,000	\$405,542	\$330,000	\$ 338
Montezuma	\$600,000	0%	2	0%	\$300,000	dna	\$460,000	dna	\$ 421
North Summit County (rural)	\$3,355,000	1%	7	1%	\$479,286	\$385,000	\$594,000	\$500,000	\$ 183
Peak 7	\$5,248,200	1%	9	1%	\$583,133	\$579,000	\$583,133	\$579,000	\$ 221
Silverthorne	\$53,917,800	11%	81	9%	\$665,652	\$530,000	\$688,177	\$590,000	\$ 253
Summit Cove	\$12,099,800	2%	28	3%	\$432,136	\$392,500	\$493,992	\$515,950	\$ 225
Wilderness	\$23,603,800	5%	65	7%	\$363,135	\$310,000	\$363,998	\$309,500	\$ 256
Woodmoor	\$7,866,900	2%	13	1%	\$605,146	\$560,000	\$691,991	\$735,000	\$ 244
Quit Claim Deeds	\$2,127,600	0%	14	2%	\$151,971	\$123,350	\$0	\$0	\$ -
TOTAL	\$487,762,615	100%	870	100%	\$567,331	\$395,350	\$581,560	\$440,000	\$ 337

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.

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



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SUMMIT COUNTY BANK SALES: September 2010

Page 8

The Property located at 150 Beavers Drive, aka Estates at Snowy Point Lot 6 sold on 9/27/2010 for \$950,000

This is a Vacant Residential Building Site with .51 AC Land, PPAC was \$1,862,745.10

The Seller was: FirstBank of Summit County. The purchaser was: Buffalo Son, LLC

The Property located at 320 West Buffalo Street, aka New Town of Dillon Lot 11, Block B sold on 9/16/2010 for \$295,000

This Home is 6 Bedroom 3 Bath, was built in 1970 and has 1,392 SF Living Area on .51 AC. PPSF is \$211.93

The Seller was: FNMA. The Purchaser was: Kyle A. Hendricks

The Property located at 0134 Talon Circle, aka Fox Valley Ranch @ Three Peaks Lot 15 sold on 9/3/2010 for \$755,000

This Home is 3 Bedroom 4 Bath, was built in 2005 and has 3,231 SF Living Area on .409 AC. PPSF is \$233.67

The Seller was: Wells Fargo Bank, NA. The Purchaser was: Richard Mattera

The Property located at 0903 Straight Creek Drive, aka Dillon Valley East Condo Unit 201, Building W sold on 9/9/2010 for \$105,000

This Condo is 3 Bedroom 2 Bath, was built in 1975 and has 1,007 SF Living Area. PPSF is \$104.27

The Seller was: FNMA. The Purchaser was: Ryan Case

The Property located at 0480 Tanglewood Lane, aka Ptarmigan Trail Estates Lot 14B-1 sold on 9/3/2010 for \$265,000

This Home is 3 Bedroom 2 Bath, was built in 1930 and has 1,681 SF Living Area on .79 AC. PPSF is \$157.64

The Seller was: Mellon Bank of New York. The Purchaser was: Shirley Prochnow

Land Title Guarantee

Breckenridge.Frisco.Dillon

Brooke Roberts - broberts@ltgc.com

970.453.2255



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



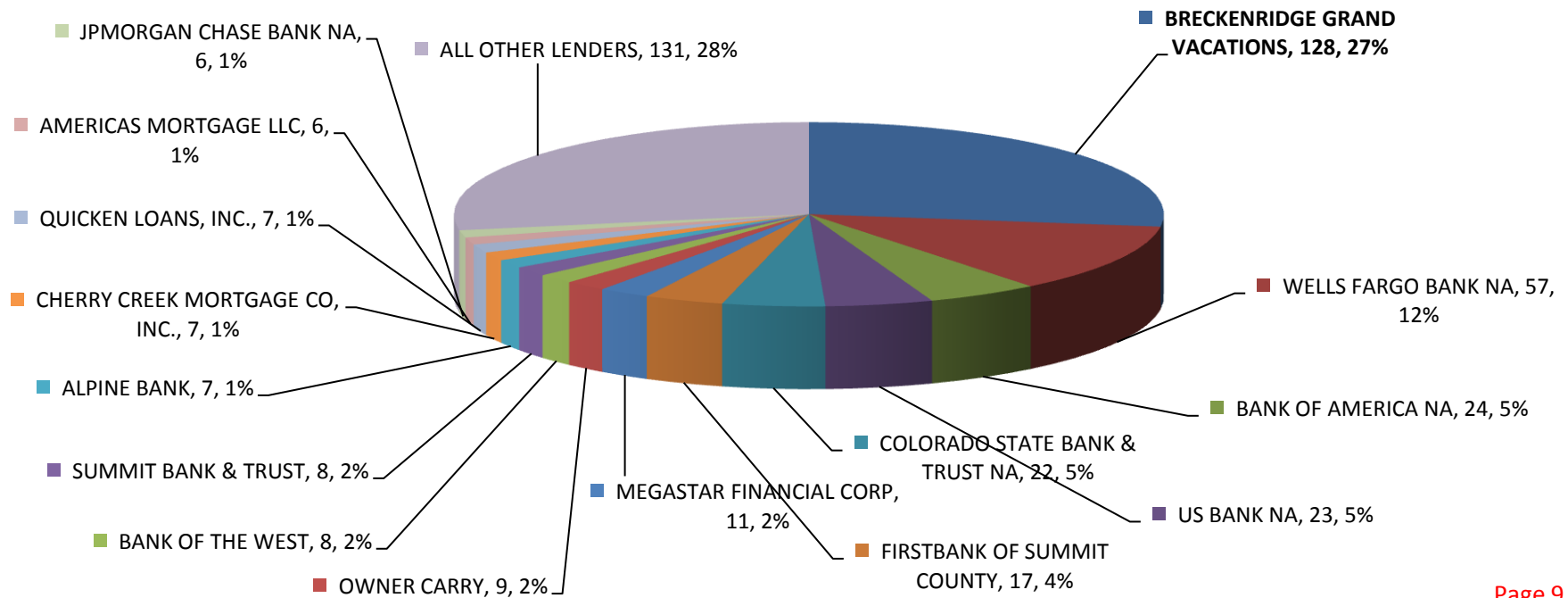
Top 72% Lenders for September 2010: Summit County

Total Loans Recorded in September 2010: 471 Loans

LOAN BREAKDOWN: 82 Loans related to Sales: 55% of the 149 Sales Transactions.

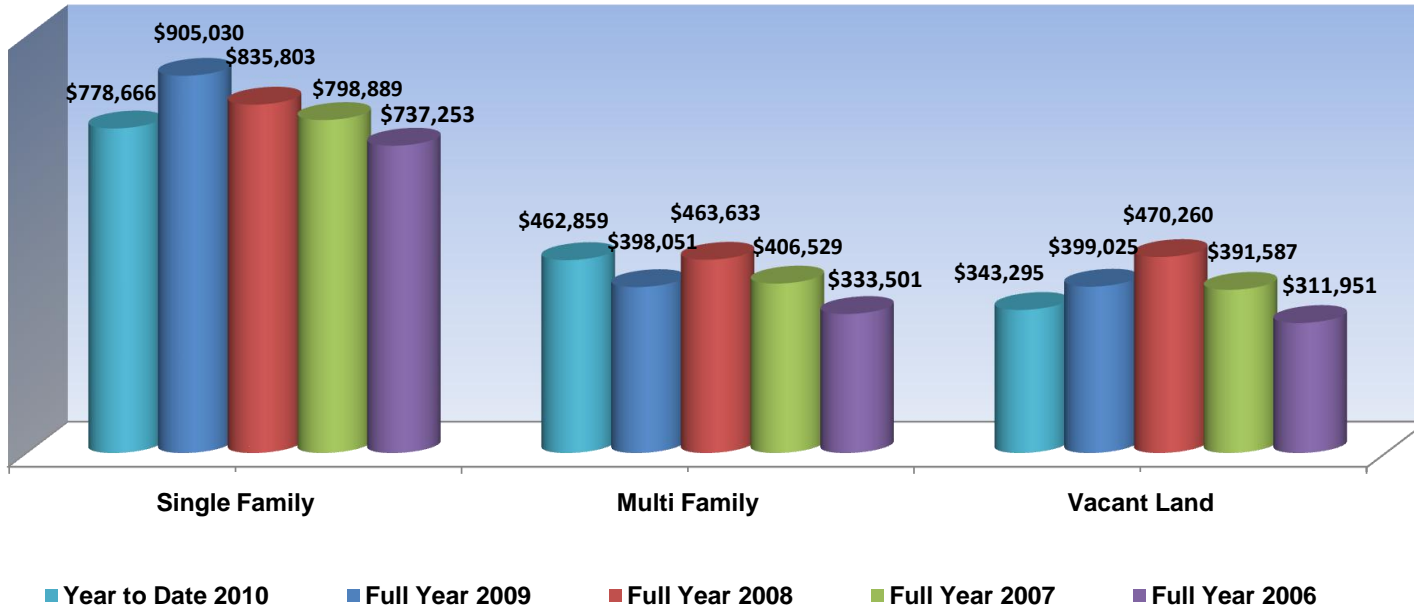
There were 258 Refinance/Equity Loans, and 131 Loans related to Timeshare Sales.

The Remainder of Sales: 45% of Real Estate closings were Cash Transactions at the time of closing.



September 2010 Average Price History for Real Estate Transactions in Summit County, Colorado: 2006 through Year-to-Date 2010

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



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September 2010 Foreclosure Process Document Breakdown: Summit County

SEPTEMBER 2010:		Total	Timeshare	Fee Simple	Unknown: No legal shown
#1	Notice of Election & Demand for Sale: (NED)	31	1	28	2
#2	Certificate of Purchase: (CTP)	1	0	0	1
#3	Public Trustee's Deeds: (PTD)	16	0	13	3
Total Foreclosure Documents Filed:		48	1	41	6

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 lein 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.*



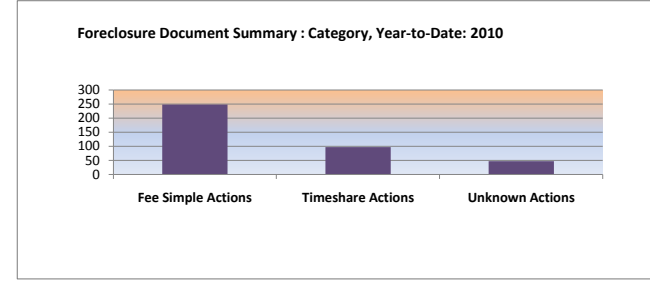
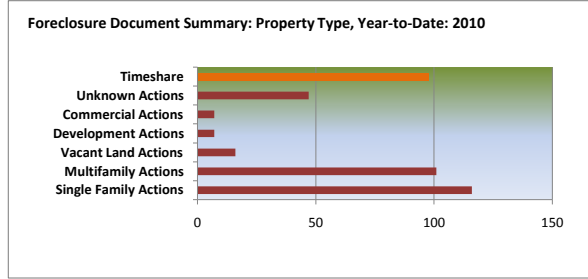
Land Title Guarantee
 Breckenridge.Frisco.Dillon
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 broberts@ltgc.com

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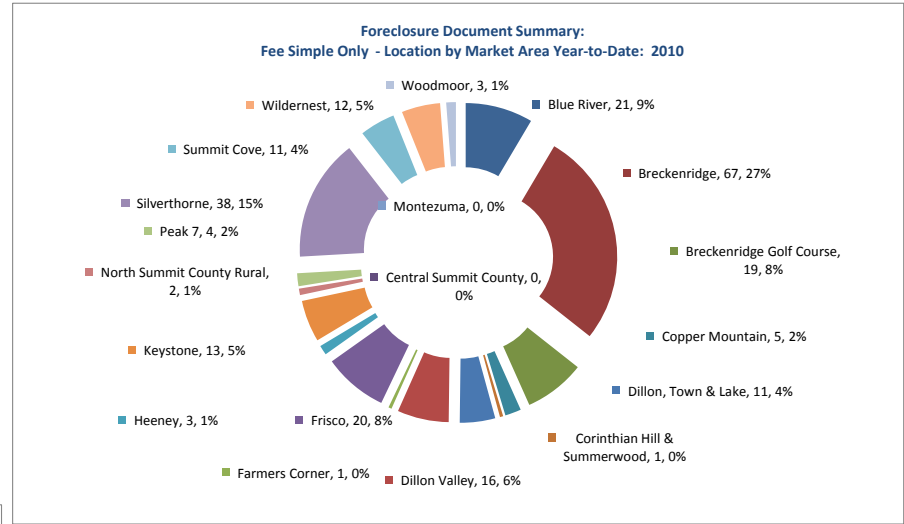
YEAR-TO-DATE SUMMARY OF FORECLOSURE ACTIONS: September Edition

Property Foreclosure Summary:	
Fee Simple Actions	248
Timeshare Actions	97
Unknown Actions	47
Property Type Breakdown:	
Single Family Actions	116
Multifamily Actions	101
Vacant Land Actions	16
Development Actions	7
Commercial Actions	7
Unknown Actions	47
Timeshare	98



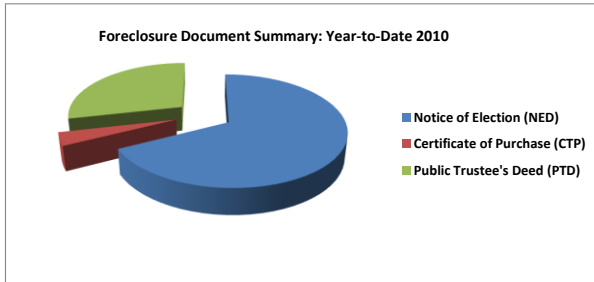
Location Summary: ALL TYPES	
Blue River	21
Breckenridge	164
Breckenridge Golf Course	19
Central Summit County	0
Copper Mountain	5
Corinthian Hill & Summerwoo	1
Dillon, Town & Lake	11
Dillon Valley	16
Farmers Corner	1
Frisco	20
Heeney	3
Keystone	10
Montezuma	0
North Summit County Rural	3
Peak 7	4
Silverthorne	38
Summit Cove	11
Wilderness	12
Woodmoor	3

Location Summary: Fee Simple Only	
Blue River	21
Breckenridge	67
Breckenridge Golf Course	19
Central Summit County	0
Copper Mountain	5
Corinthian Hill & Summerwo	1
Dillon, Town & Lake	11
Dillon Valley	16
Farmers Corner	1
Frisco	20
Heeney	3
Keystone	13
Montezuma	0
North Summit County Rural	2
Peak 7	4
Silverthorne	38
Summit Cove	11
Wilderness	12
Woodmoor	3



* Location Summaries do not include recordings with Unknown Legal Descriptions

Document Summary:	
Notice of Election (NED)	265
Certificate of Purchase (CTP)	15
Public Trustee's Deed (PTD)	112



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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



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2009 Summit County Foreclosure Summary:

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

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

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



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