

Compliments of:
Land Title Guarantee
 Breckenridge-Frisco-Dillon
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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 | \$385,000 | -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% |
| Gross Live Average: | \$835,803 | \$905,030 | 8% | \$463,633 | \$398,051 | -14% | \$470,260 | \$399,025 | -15% |

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% |
| Gross Live Median: | \$670,000 | \$695,750 | 4% | \$367,800 | \$330,000 | -10% | \$350,000 | \$340,000 | -3% |



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



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