

SEPTEMBER MARKET SNAPSHOT

Market Snapshot by Area & Property Type Comparison

Summit County, Colorado
September 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	\$556,488	-2%	\$137,167	\$135,967	-1%	\$117,439	\$140,085	19%
Breckenridge	\$925,045	\$907,893	-2%	\$591,193	\$496,290	-16%	\$727,038	\$469,000	-35%
Breckenridge Golf Course	\$1,321,675	\$1,303,576	-1%	\$416,900	\$430,000	3%	\$247,527	\$264,836	7%
Central Summit County (Rural)	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Copper Mountain	\$1,742,917	\$1,546,500	-11%	\$436,921	\$306,109	-30%	\$0	\$0	0%
Corinthian Hills/Summerwood	\$637,375	\$609,167	-4%	\$617,500	\$640,000	4%	\$251,467	\$0	0%
Dillon Town & Lake	\$772,300	\$475,050	-38%	\$312,041	\$264,020	-15%	\$0	\$170,000	0%
Dillon Valley	\$364,227	\$321,486	-12%	\$147,600	\$121,063	-18%	\$0	\$0	0%
Farmers Corner	\$503,533	\$1,195,000	137%	\$0	\$225,000	0%	\$335,000	\$115,000	-66%
Frisco	\$688,010	\$618,309	-10%	\$387,691	\$403,022	4%	\$348,750	\$251,125	-28%
Heeny	\$248,417	\$160,000	-36%	\$0	\$0	0%	\$0	\$0	0%
Keystone	\$703,200	\$1,042,686	48%	\$368,878	\$331,208	-10%	\$57,667	\$462,500	702%
Montezuma	\$266,667	\$0	n/a	\$0	\$0	0%	\$120,000	\$142,250	19%
North Summit County (Rural)	\$830,000	\$760,400	-8%	\$0	\$0	0%	\$938,750	\$77,500	-92%
Peak 7	\$536,900	\$571,582	6%	\$0	\$0	0%	\$0	\$0	n/a
Silverthorne	\$716,759	\$515,098	-28%	\$407,755	\$343,429	-16%	\$329,625	\$232,750	-29%
Summit Cove	\$543,622	\$548,000	1%	\$225,850	\$232,473	3%	\$139,500	\$148,500	6%
Wilderness	\$550,996	\$492,900	-11%	\$259,485	\$256,908	-1%	\$245,000	\$207,500	-15%
Woodmoor	\$726,357	\$911,446	25%	\$293,950	\$368,750	25%	\$127,500	\$385,000	202%
Gross Live Average:	\$770,797	\$754,370	-2%	\$425,080	\$373,023	-12%	\$336,625	\$245,372	-27%

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	\$488,750	-17%	\$157,500	\$102,000	-35%	\$147,650	\$130,000	-12%
Breckenridge	\$735,000	\$715,000	-3%	\$425,000	\$425,000	0%	\$415,000	\$208,000	-50%
Breckenridge Golf Course	\$1,175,000	\$1,300,000	11%	\$385,850	\$376,500	-2%	\$399,000	\$245,000	-39%
Central Summit County (Rural)	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Copper Mountain	\$1,425,000	\$1,100,000	-23%	\$372,500	\$300,000	-19%	\$0	\$0	0%
Corinthian Hills/Summerwood	\$660,000	\$562,500	-15%	dna	dna	n/a	\$0	\$0	0%
Dillon Town & Lake	\$462,500	\$495,500	7%	\$273,000	\$255,000	-7%	\$0	dna	0%
Dillon Valley	\$365,000	\$330,000	-10%	\$127,000	\$115,000	-9%	\$0	\$0	0%
Farmers Corner	\$454,500	dna	n/a	\$0	dna	0%	\$230,000	dna	n/a
Frisco	\$522,500	\$534,900	2%	\$350,000	\$367,500	5%	dna	\$253,750	n/a
Heeny	\$270,000	dna	n/a	\$0	\$0	0%	\$0	\$0	0%
Keystone	\$530,000	\$900,000	70%	\$315,500	\$277,500	-12%	\$395,000	dna	n/a
Montezuma	\$200,000	\$0	n/a	\$0	\$0	0%	\$0	dna	n/a
North Summit County (Rural)	\$700,000	\$756,500	8%	\$0	\$0	0%	\$1,500,000	dna	n/a
Peak 7	\$554,000	\$562,500	2%	\$0	\$0	0%	dna	\$0	0%
Silverthorne	\$654,500	\$407,500	-38%	\$417,000	\$339,500	-19%	\$312,500	\$203,000	-35%
Summit Cove	\$540,000	\$544,500	1%	\$221,900	\$230,000	4%	dna	\$140,000	n/a
Wilderness	\$475,000	\$447,500	-6%	\$232,000	\$232,000	0%	dna	dna	n/a
Woodmoor	\$747,500	\$720,000	-4%	dna	dna	n/a	\$0	dna	n/a
Gross Live Median:	\$605,000	\$599,000	-1%	\$327,500	\$314,000	-4%	\$340,000	\$177,000	-48%

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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