

Real Estate Index within Breckenridge and Other Summit County Areas and County Comparisons (October 2016 Monthly Data-courtesy of Land Title)



Real Estate Sales (excluding timeshares): October Summit County real estate sales decreased by 5 % in \$ volume and decreased by 7 % in the number of transactions compared to October, 2015. Of that, Breckenridge took in 38 % of the \$ volume and 28 % of the transactions countywide for the month.



Distressed Properties: No properties in Breckenridge (including timeshares) entered the foreclosure process in October.

Annual 5 County Summary for 2010 (Eagle, Garfield, Pitkin, Routt and Summit Counties)

All 5 counties in 2010 saw growth in \$ volume of real estate transactions over 2009. Summit County saw the smallest amount of \$ volume growth at 2.26% for the year over 2009. Summit County represents 17% of the \$ volume in all 5 counties. This compares with a 21% share in 2009, 18% in 2008, 17% in 2007 and 18% in 2006. The Breckenridge area remains the dominant area for Summit sales with 46% \$ volume in 2010. *(This data is released annually.)*

Real Estate Market Snapshot of Breckenridge and other areas within Summit County

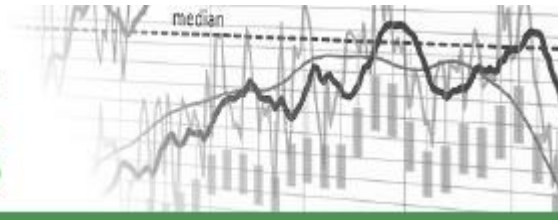
Please find the following information attached to this report, provided by Land Title Guarantee Company:

- Summit County Gross Real Estate Volume: 2004 through 2015
- Market Analysis by Area: \$ transactions and volume, # transactions, average price, median price, price per square foot. (Separate Breckenridge counts.)
- Monthly Market Analysis % Change
- Local distressed properties in process

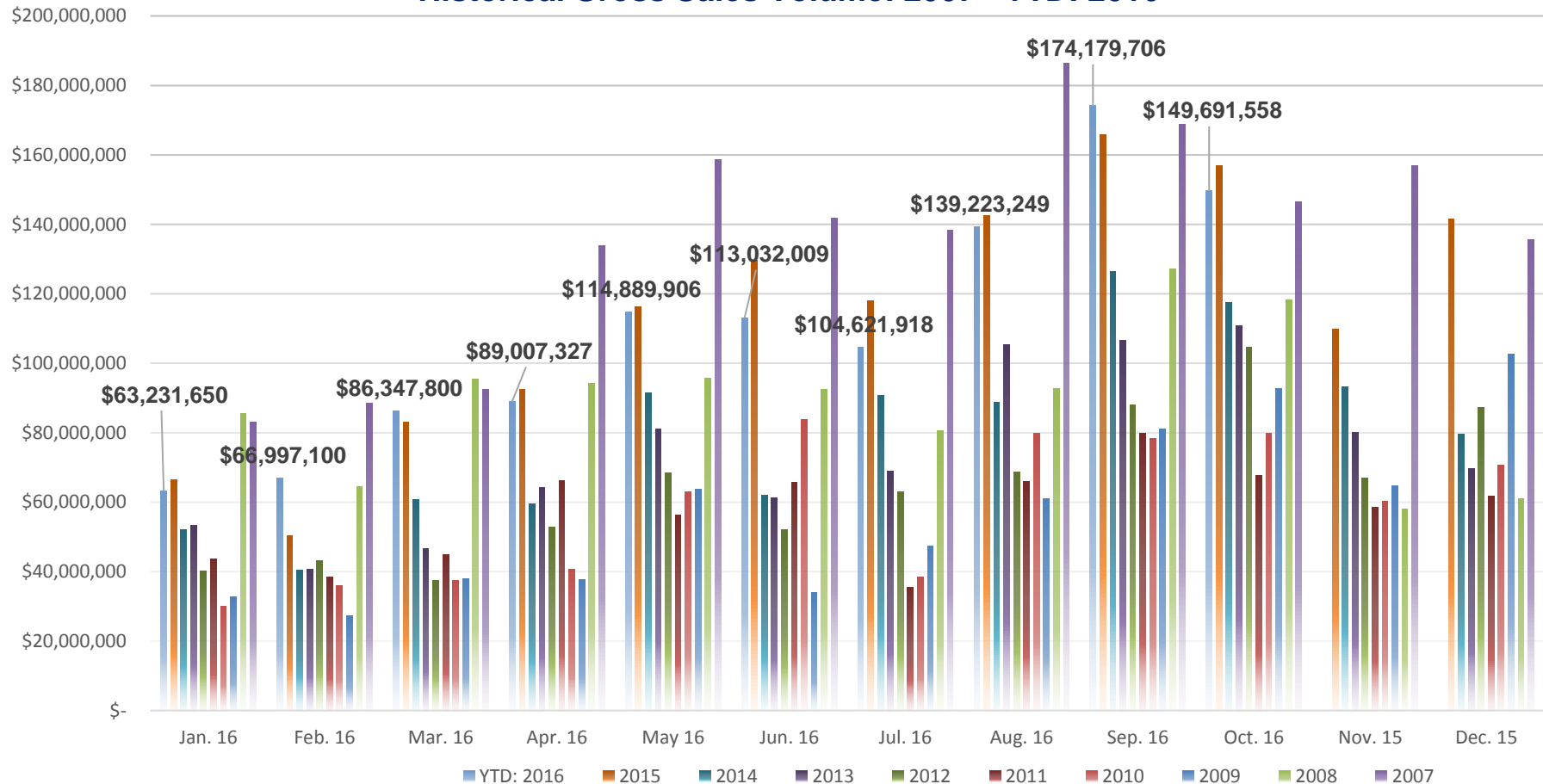
Information Source: Land Title Guarantee Company, 200 N. Ridge St., Breckenridge, CO 80424



Summit County Market ANALYSIS



Historical Gross Sales Volume: 2007 - YTD: 2016



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Market Analysis by Area

October 2016	All Transaction Summary						Residential Summary		
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	\$7,481,000	5%	11	4%	\$680,091	\$680,000	\$771,556	\$815,000	\$288
Breckenridge	\$39,311,945	26%	56	21%	\$701,999	\$623,500	\$711,124	\$629,750	\$506
Breckenridge Golf Course	\$16,632,700	11%	21	8%	\$792,033	\$507,000	\$1,213,208	\$1,093,500	\$378
Copper Mountain	\$914,000	1%	3	1%	\$304,667	\$329,000	\$304,667	\$329,000	\$417
Corinthian Hills & Summerwood	\$395,000	0%	1	0%	\$395,000	dna	\$395,000	\$395,000	\$346
Dillon Town & Lake	\$1,120,000	1%	3	1%	\$373,333	\$428,000	\$373,333	\$428,000	\$345
Dillon Valley	\$3,482,200	2%	15	6%	\$232,147	\$218,000	\$232,147	\$218,000	\$276
Farmers Corner	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Frisco	\$22,381,983	15%	29	11%	\$771,793	\$448,000	\$559,814	\$448,000	\$387
Heeney	\$198,000	0%	1	0%	\$198,000	dna	\$198,000	dna	\$359
Keystone	\$18,184,100	12%	41	16%	\$443,515	\$363,800	\$441,463	\$342,400	\$382
Montezuma	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
North Summit County (rural)	\$649,500	0%	2	1%	\$324,750	dna	\$564,500	dna	\$404
Peak 7	\$3,335,000	2%	4	2%	\$833,750	\$830,000	\$833,750	\$830,000	\$319
Silverthorne	\$15,196,400	10%	28	11%	\$542,729	\$519,250	\$576,621	\$535,750	\$307
Summit Cove	\$4,462,000	3%	8	3%	\$557,750	dna	\$557,750	\$563,000	\$278
Wilderness	\$10,803,300	7%	27	10%	\$400,122	\$308,000	\$418,532	dna	\$306
Woodmoor	\$3,581,000	2%	7	3%	\$511,571	\$350,000	\$505,333	\$315,000	\$322
Deed Restricted Units	\$1,313,430	6%	5	2%	\$262,686	\$255,000	n/a	n/a	n/a
Quit Claim Deeds	\$250,000	0%	1	0%	\$250,000	dna	n/a	n/a	n/a
TOTAL	\$149,691,558	100%	263	100%	\$576,374	\$448,000	\$577,190	\$485,000	\$377
(NEW UNIT SALES)	\$22,255,075	15%	16	6%	\$1,390,942	\$867,950	\$1,003,872	\$743,400	\$377

NOTES: The above figures do not include time share interests or refinance transactions. Average & Median price calculations do not include Quit Claim Deed transactions. Residential Summary includes statistically viable sales only.

Average PPSF is calculated from the heated living area when available from the Summit County Assessor's Office.

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Historical Market Analysis: Percentage Market Change: 2008 - YTD. 2016

Month to Month Comparison # of Transactions and \$ Volume

Month	2008	% Change 08 to 09	2009	% Change 09 to 10	2010	% Change 10 to 11	2011	% Change 11 to 12	2012	% Change 12 to 13	2013	% Change 13 to 14	2014	% Change 14 to 15	2015	% Change 15 to 16	2016
January	\$85,497,600	-62%	\$32,813,600	-8%	\$30,051,500	45%	\$44,042,400	-8%	\$42,663,800	33%	\$62,235,670	-2%	\$53,073,051	25%	\$66,536,300	-5%	\$63,231,650
February	\$64,539,900	-58%	\$27,246,500	32%	\$36,036,515	6%	\$38,516,800	12%	\$43,683,600	-6%	\$45,837,653	-1%	\$44,671,060	13%	\$50,326,500	33%	\$66,997,100
March	\$95,396,600	-60%	\$37,878,500	-1%	\$37,425,700	20%	\$45,046,200	-17%	\$38,893,960	25%	\$55,149,780	30%	\$67,244,100	24%	\$83,058,500	4%	\$86,347,800
April	\$94,201,300	-60%	\$37,792,900	8%	\$40,792,200	63%	\$66,323,300	-20%	\$55,250,700	22%	\$64,956,000	-7%	\$62,554,700	48%	\$92,373,585	-4%	\$89,007,327
May	\$95,667,500	-33%	\$63,752,300	-1%	\$63,039,000	-11%	\$56,177,600	22%	\$73,173,000	18%	\$94,375,050	13%	\$96,773,950	20%	\$116,330,500	-1%	\$114,889,906
June	\$92,536,900	-63%	\$34,049,300	146%	\$83,871,000	-22%	\$65,751,300	-21%	\$56,820,400	17%	\$70,371,650	1%	\$69,830,150	86%	\$129,754,349	-13%	\$113,032,009
July	\$80,686,100	-41%	\$47,401,000	-19%	\$38,565,100	-8%	\$35,555,500	77%	\$65,197,855	9%	\$80,849,879	32%	\$95,597,625	23%	\$117,921,469	-11%	\$104,621,918
August	\$92,825,200	-34%	\$60,975,000	31%	\$79,753,200	-17%	\$65,898,700	4%	\$71,800,475	53%	\$108,430,700	-16%	\$95,422,383	49%	\$142,534,040	-2%	\$139,223,249
September	\$127,090,100	-36%	\$81,015,200	-3%	\$78,228,400	2%	\$79,799,400	10%	\$90,330,100	21%	\$111,130,100	19%	\$147,078,700	13%	\$165,716,318	5%	\$174,179,706
October	\$118,230,800	-22%	\$92,709,100	-14%	\$79,749,200	-15%	\$73,125,800	54%	\$114,295,400	6%	\$114,722,935	6%	\$130,161,800	21%	\$156,891,050	-5%	\$149,691,558
November	\$58,002,400	12%	\$64,690,000	-7%	\$60,172,900	-3%	\$61,748,100	14%	\$74,734,600	20%	\$89,196,800	16%	\$104,587,700	5%	\$109,915,500	-100%	
December	\$61,054,700	68%	\$102,685,700	-31%	\$70,755,100	-13%	\$66,168,700	42%	\$88,152,000	-20%	\$75,615,706	14%	\$90,305,800	57%	\$141,435,873	-100%	
YTD Comparison	\$946,672,000	-46%	\$515,633,400	10%	\$567,511,815	0%	\$570,237,000	14%	\$652,109,290	24%	\$808,059,417	7%	\$862,407,519	30%	\$1,121,442,611	-2%	\$1,101,222,223
Annual Total	\$1,065,729,100	-36%	\$683,009,100	2%	\$698,439,815	0%	\$698,153,800	17%	\$814,995,890	19%	\$972,871,923	9%	\$1,057,301,019	30%	\$1,372,793,984	-20%	\$1,101,222,223

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Month to Month Comparison by Number of Transactions

Month	2008	% Change 08 to 09	2009	% Change 09 to 10	2010	% Change 10 to 11	2011	% Change 11 to 12	2012	% Change 12 to 13	2013	% Change 13 to 14	2014	% Change 14 to 15	2015	% Change 15 to 16	2016
January	165	-67%	54	0%	54	61%	90	10%	102	13%	116	-6%	107	19%	127	-2%	124
February	128	-57%	55	20%	66	35%	90	-11%	81	16%	97	-10%	91	16%	106	19%	126
March	162	-56%	71	21%	86	19%	103	-21%	86	46%	128	1%	125	19%	149	-9%	136
April	163	-58%	68	34%	91	16%	106	7%	119	19%	136	-13%	124	23%	153	1%	155
May	162	-46%	88	7%	94	14%	107	25%	145	18%	165	10%	181	13%	205	-4%	197
June	155	-48%	80	73%	138	-25%	104	5%	124	28%	151	6%	155	69%	262	-16%	220
July	136	-30%	95	-21%	75	31%	98	29%	131	23%	163	26%	201	0%	202	6%	215
August	183	-38%	114	3%	117	28%	150	6%	162	36%	221	-6%	214	25%	267	6%	282
September	201	-27%	147	1%	149	9%	162	-2%	164	54%	254	11%	286	5%	301	-1%	297
October	176	-9%	160	-4%	154	5%	171	43%	240	5%	251	5%	265	7%	284	-7%	263
November	105	29%	135	4%	141	1%	152	8%	158	10%	197	19%	216	-5%	205	-100%	
December	98	82%	178	-13%	154	-9%	147	32%	188	-29%	138	32%	186	48%	276	-100%	
YTD Comparison	1,631	-43%	932	10%	1,024	15%	1,181	15%	1,354	24%	1,682	4%	1,749	18%	2,056	-2%	2,015
Annual Total	1,834	-32%	1,245	6%	1,319	12%	1,480	15%	1,700	19%	2,017	7%	2,151	18%	2,537	-21%	2,015

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.

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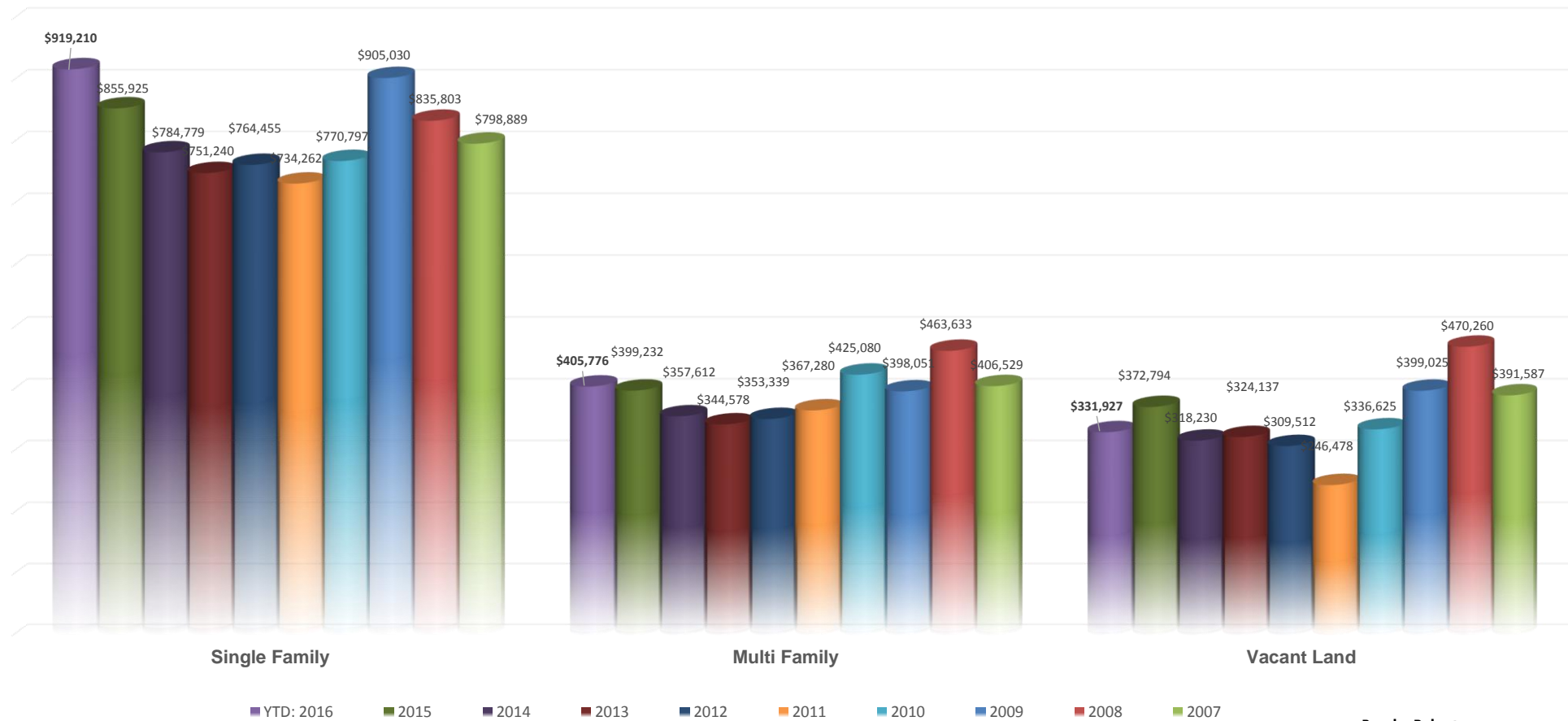
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Average Price History by Type: 2007 - YTD. 2016



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Foreclosure Document Breakdown

October 2016:	Total	Timeshare	Fee Simple	Unknown: No legal shown
#1 Notice Election & Demand: (NED)	4	0	4	0
#2 Certificate of Purchase: (CTP)	2	2	0	0
#3 Public Trustee's Deeds: (PTD)	0	0	0	0
Total Foreclosure Docs Filed:	6	2	4	0

Land Title Historical Foreclosure Summary

2009 Summary:	
NED:	300
Withdrawn NED'S	117
Active NED's for 2009:	183
Public Trustee's Deeds Issued:	86

2010 Summary:	
NED:	367
Withdrawn NED'S	162
Active NED's for 2010:	205
Public Trustee's Deeds Issued:	148

2011 Summary:	
NED:	326
Withdrawn NED'S	148
Active NED's for 2011:	178
Public Trustee's Deeds Issued:	227

2012 Summary:	
NED:	251
Withdrawn NED'S	132
Active NED's for 2012:	119
Public Trustee's Deeds Issued:	165

2013 Summary:	
NED:	138
Withdrawn NED'S	86
Active NED's for 2013:	52
Public Trustee's Deeds Issued:	92

2014 Summary:	
NED:	86
Withdrawn NED'S	27
Active NED's for 2014:	59
Public Trustee's Deeds Issued:	65

2015 Summary:	
NED:	32
Withdrawn NED'S	14
Active NED's for 2015:	18
Public Trustee's Deeds Issued:	26

YTD. 2016 Summary:	
NED:	26
Withdrawn NED'S	0
Active NED's for 2015:	26
Public Trustee's Deeds Issued:	8

Seven Year Foreclosure Summary & Analysis:	
Total Active NED's for Period: 1/1/2009 thru 12/31/2015	813
Total PTD's Issued: 1/1/2009 thru 12/31/2015	808
Unissued Public Trustee's Deeds Remaining:	5

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