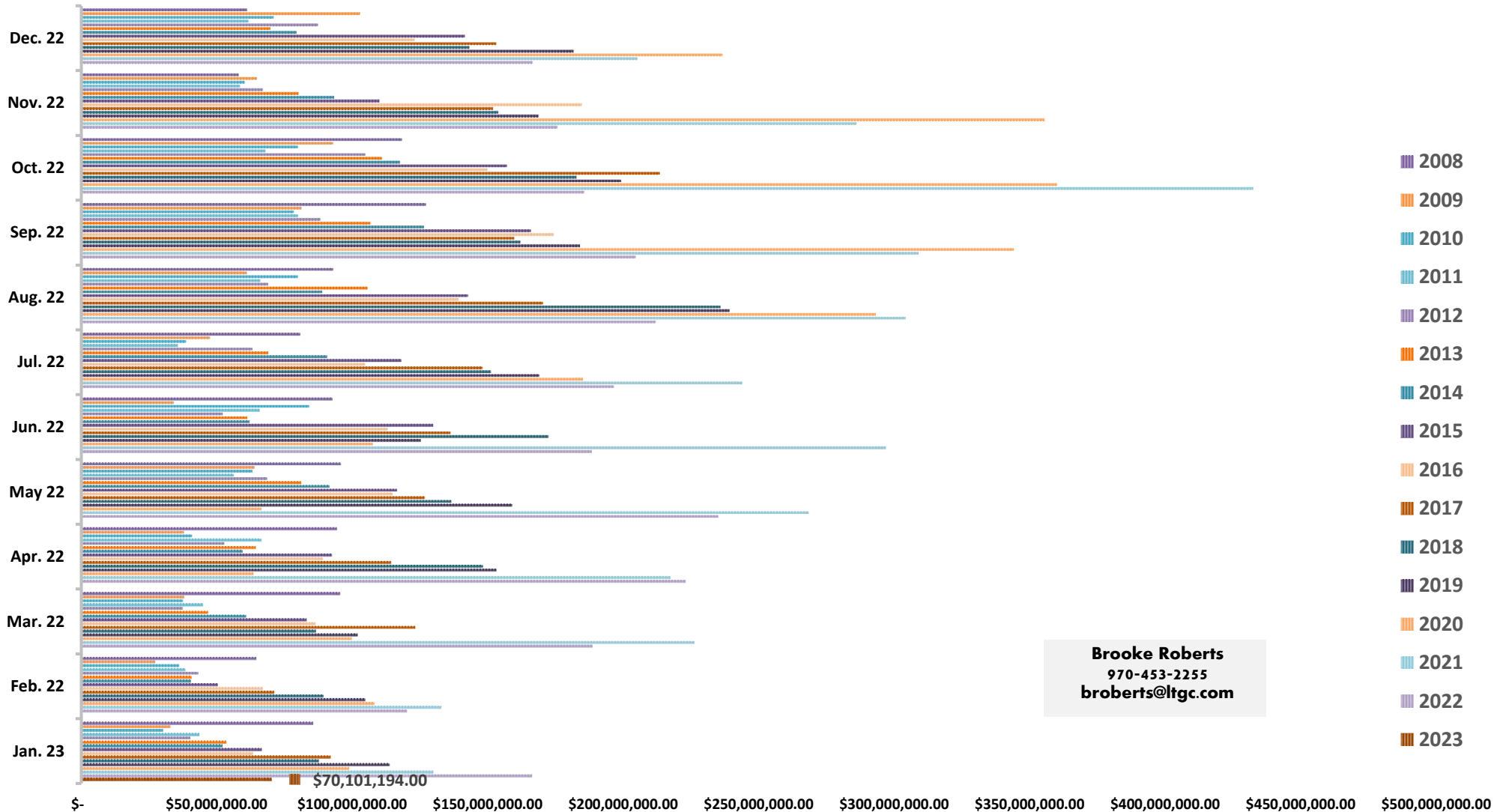
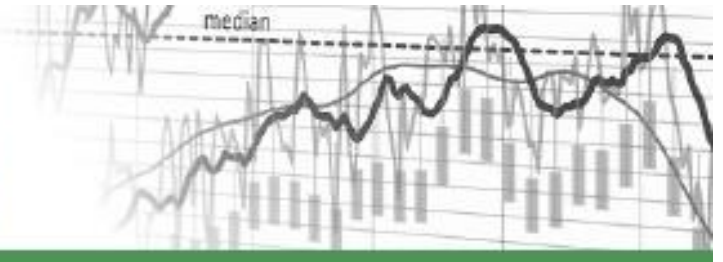




Summit County Market ANALYSIS



Brooke Roberts
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Market Analysis by Area

January 2023

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	\$7,131,000	10%	5	8%	\$1,426,200	\$896,000	\$1,426,200	\$896,000	\$523
Breckenridge	\$12,232,119	17%	9	14%	\$1,359,124	\$1,540,000	\$1,359,124	\$1,540,000	\$1,026
Breckenridge Golf Course	\$9,196,000	13%	3	5%	\$3,065,333	\$3,001,000	\$3,065,333	\$3,001,000	\$838
Copper Mountain	\$3,572,650	5%	5	8%	\$714,530	\$635,000	\$714,530	\$635,000	\$942
Corinthian Hills & Summerwood	\$0	0%	0	0%	\$0	n/a	n/a	n/a	\$0
Dillon Town & Lake	\$3,085,000	4%	3	5%	\$1,028,333	\$1,000,000	\$1,028,333	\$1,000,000	\$733
Dillon Valley	\$1,167,000	2%	2	3%	\$583,500	n/a	\$583,500	n/a	\$658
Farmers Corner	\$0	0%	0	0%	\$0	n/a	n/a	n/a	\$0
Frisco	\$2,478,350	4%	4	6%	\$619,588	\$652,500	\$872,500	n/a	\$692
Heeney	\$233,400	0%	2	3%	\$116,700	n/a	n/a	n/a	\$0
Keystone	\$7,327,425	10%	7	11%	\$1,046,775	\$850,000	\$1,046,775	\$850,000	\$817
Montezuma	\$0	0%	0	0%	\$0	n/a	n/a	n/a	\$0
North Summit County (rural)	\$3,519,529	5%	2	3%	\$1,759,765	n/a	\$1,759,765	n/a	\$591
Peak 7	\$0	0%	0	0%	\$0	n/a	n/a	n/a	\$0
Silverthorne	\$8,929,100	13%	7	11%	\$1,275,586	\$1,050,000	\$1,463,820	\$1,225,000	\$570
Summit Cove	\$3,739,200	5%	3	5%	\$1,246,400	\$1,110,000	\$1,246,400	\$1,110,000	\$553
Wilderness	\$1,821,150	3%	4	6%	\$455,288	\$465,000	\$455,288	\$465,000	\$446
Woodmoor	\$2,350,000	3%	1	2%	\$2,350,000	n/a	\$2,350,000	n/a	\$604
(Deed Restricted Units)	\$3,071,971	4%	6	9%	\$511,995	\$497,700	\$511,995	\$497,700	\$387
Quit Claim Deeds	\$247,300	0%	1	2%	\$247,300	n/a	n/a	n/a	n/a
TOTAL	\$70,101,194	100%	64	100%	\$1,171,613	\$896,000	\$1,258,925	\$930,000	\$741

(New Improved Residential Sales)	\$11,668,629	17%	7	11%	\$1,666,947	\$1,607,404	\$1,666,947	\$1,607,404	\$605
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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

Breckenridge
Land Title

200 North Ridge Street
Breckenridge, CO 80424

970.453.2255



Year-to-Date Market Analysis by Area

YTD: January 2023

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	\$7,131,000	10%	5	8%	\$1,426,200	\$896,000	\$1,426,200	\$896,000	\$523
Breckenridge	\$12,232,119	17%	9	14%	\$1,359,124	\$1,540,000	\$1,359,124	\$1,540,000	\$1,026
Breckenridge Golf Course	\$9,196,000	13%	3	5%	\$3,065,333	\$3,001,000	\$3,065,333	\$3,001,000	\$838
Copper Mountain	\$3,572,650	5%	5	8%	\$714,530	\$635,000	\$714,530	\$635,000	\$942
Corinthian Hills & Summerwood	\$0	0%	0	0%	\$0	n/a	n/a	n/a	\$0
Dillon Town & Lake	\$3,085,000	4%	3	5%	\$1,028,333	\$1,000,000	\$1,028,333	\$1,000,000	\$733
Dillon Valley	\$1,167,000	2%	2	3%	\$583,500	n/a	\$583,500	n/a	\$658
Farmers Corner	\$0	0%	0	0%	\$0	n/a	n/a	n/a	\$0
Frisco	\$2,478,350	4%	4	6%	\$619,588	\$652,500	\$872,500	n/a	\$692
Heeney	\$233,400	0%	2	3%	\$116,700	n/a	n/a	n/a	\$0
Keystone	\$7,327,425	10%	7	11%	\$1,046,775	\$850,000	\$1,046,775	\$850,000	\$817
Montezuma	\$0	0%	0	0%	\$0	n/a	n/a	n/a	\$0
North Summit County (rural)	\$3,519,529	5%	2	3%	\$1,759,765	n/a	\$1,759,765	n/a	\$591
Peak 7	\$0	0%	0	0%	\$0	n/a	n/a	n/a	\$0
Silverthorne	\$8,929,100	13%	7	11%	\$1,275,586	\$1,050,000	\$1,463,820	\$1,225,000	\$570
Summit Cove	\$3,739,200	5%	3	5%	\$1,246,400	\$1,110,000	\$1,246,400	\$1,110,000	\$553
Wilderness	\$1,821,150	3%	4	6%	\$455,288	\$465,000	\$455,288	\$465,000	\$446
Woodmoor	\$2,350,000	3%	1	2%	\$2,350,000	n/a	\$2,350,000	n/a	\$604
Deed Restricted Units	\$3,071,971	4%	6	9%	\$511,995	\$497,700	\$511,995	\$497,700	\$387
Quit Claim Deeds	\$247,300	0%	1	2%	\$247,300	n/a	n/a	n/a	n/a
TOTAL	\$70,101,194	100%	64	100%	\$1,171,613	\$896,000	\$1,258,925	\$930,000	\$741
(NEW UNIT SALES)	\$11,668,629	17%	7	11%	\$1,666,947	\$1,607,404	\$1,666,947	\$1,607,404	\$605

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Land Title

256 Dillon Ridge
Dillon, CO 80435

970.262.1883

Breckenridge
Land Title

200 North Ridge Street
Breckenridge, CO 80424

970.453.2255



Market Snapshot by Area

2022 versus 2023

Area	Average Price Single Family: 2022	Average Price Single Family YTD: 2023	% Change vs. Prior Year	Average Price Multi-Family: 2022	Average Price Multi-Family YTD: 2023	% Change vs. Prior Year	Average Price Vacant Land: 2022	Average Price Vacant Land YTD: 2023	% Change vs. Prior Year
Blue River	\$1,662,659	\$1,426,200	-14%	\$653,500	\$0	n/a	\$434,900	\$0	n/a
Breckenridge	\$2,542,730	\$1,961,450	-23%	\$1,099,831	\$1,187,031	8%	\$1,098,167	\$0	n/a
Breckenridge Golf Course	\$2,894,418	\$3,065,333	6%	\$916,153	\$0	n/a	\$1,404,800	\$0	n/a
Copper Mountain	\$3,807,515	\$0	n/a	\$894,938	\$714,530	-20%	\$1,161,667	\$0	n/a
Corinthian Hills/Summerwood	\$1,773,429	\$0	n/a	\$1,304,963	\$0	n/a	\$811,667	\$0	n/a
Dillon Town & Lake	\$1,321,268	\$0	n/a	\$882,361	\$1,028,333	17%	\$445,000	\$0	n/a
Dillon Valley	\$1,031,667	\$760,000	-26%	\$448,497	\$407,000	-9%	\$0	\$0	0%
Farmers Corner	\$984,167	\$0	n/a	\$0	\$0	n/a	\$0	\$0	0%
Frisco	\$1,750,102	\$0	n/a	\$1,056,312	\$872,500	-17%	\$630,000	\$610,000	-3%
Heeney	\$468,125	\$0	n/a	\$0	\$0	0%	\$175,000	\$0	n/a
Keystone	\$2,494,618	\$2,950,000	18%	\$885,796	\$729,571	-18%	\$906,000	\$0	n/a
Montezuma	\$750,000	\$0	n/a	\$0	\$0	0%	\$142,400	\$0	n/a
North Summit County (Rural)	\$2,132,248	\$1,759,765	-17%	\$0	\$0	0%	\$817,267	\$0	n/a
Peak 7	\$1,617,368	\$0	n/a	\$0	\$0	0%	\$613,700	\$0	n/a
Silverthorne	\$1,982,257	\$1,611,250	-19%	\$880,812	\$874,100	-1%	\$616,250	\$560,000	-9%
Summit Cove	\$1,297,293	\$1,430,000	10%	\$591,692	\$879,200	49%	\$426,667	\$0	n/a
Wildernest	\$1,311,306	\$0	n/a	\$684,018	\$455,288	-33%	\$530,333	\$0	n/a
Woodmoor	\$3,965,000	\$2,350,000	-41%	\$687,286	\$0	n/a	\$874,575	\$0	n/a
Gross Average:	\$2,060,049	\$1,863,544	-10%	\$899,464	\$835,691	-7%	\$666,095	\$585,000	-12%

Area	Median Price Single Family: 2022	Median Price Single Family YTD: 2023	% Change vs. Prior Year	Median Price Multi-Family: 2022	Median Price Multi-Family YTD: 2023	% Change vs. Prior Year	Median Price Vacant Land: 2022	Median Price Vacant Land YTD: 2023	% Change vs. Prior Year
Blue River	\$1,459,000	\$896,000	-39%	\$547,000	n/a	n/a	\$259,500	n/a	n/a
Breckenridge	\$2,225,000	n/a	n/a	\$906,000	\$968,500	7%	\$905,000	n/a	n/a
Breckenridge Golf Course	\$2,810,000	\$3,001,000	7%	\$782,500	n/a	n/a	\$1,450,000	n/a	n/a
Copper Mountain	\$3,300,000	n/a	n/a	\$855,000	\$635,000	-26%	\$920,000	n/a	n/a
Corinthian Hills/Summerwood	\$1,600,000	n/a	n/a	\$1,004,750	n/a	n/a	\$795,000	n/a	n/a
Dillon Town & Lake	\$1,300,000	n/a	n/a	\$780,000	\$1,000,000	28%	n/a	n/a	n/a
Dillon Valley	\$1,015,000	n/a	n/a	\$422,000	n/a	n/a	\$0	\$0	0%
Farmers Corner	\$920,000	n/a	n/a	\$0	\$0	0%	\$0	\$0	0%
Frisco	\$1,650,000	n/a	n/a	\$975,000	n/a	n/a	n/a	n/a	n/a
Heeney	\$530,000	n/a	n/a	\$0	\$0	0%	n/a	n/a	n/a
Keystone	\$2,507,500	n/a	n/a	\$781,000	\$730,000	-7%	n/a	n/a	n/a
Montezuma	n/a	n/a	n/a	\$0	\$0	0%	n/a	n/a	n/a
North Summit County (Rural)	\$2,039,800	n/a	n/a	\$0	\$0	0%	\$44,853	n/a	n/a
Peak 7	\$1,446,000	n/a	n/a	\$0	\$0	0%	\$460,000	n/a	n/a
Silverthorne	\$1,762,500	\$1,332,500	-24%	\$832,000	n/a	n/a	\$632,500	n/a	n/a
Summit Cove	\$1,242,500	n/a	n/a	\$528,750	n/a	n/a	\$450,000	n/a	n/a
Wildernest	\$1,262,500	n/a	n/a	\$665,000	\$465,000	-30%	\$526,000	n/a	n/a
Woodmoor	\$2,800,000	n/a	n/a	\$673,000	n/a	n/a	\$640,000	n/a	n/a
Gross Median:	\$1,730,000	\$1,750,000	1%	\$772,500	\$753,075	-3%	\$545,000	\$585,000	7%

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Historic Market Analysis Percentage Market Change: 2013 - 2023

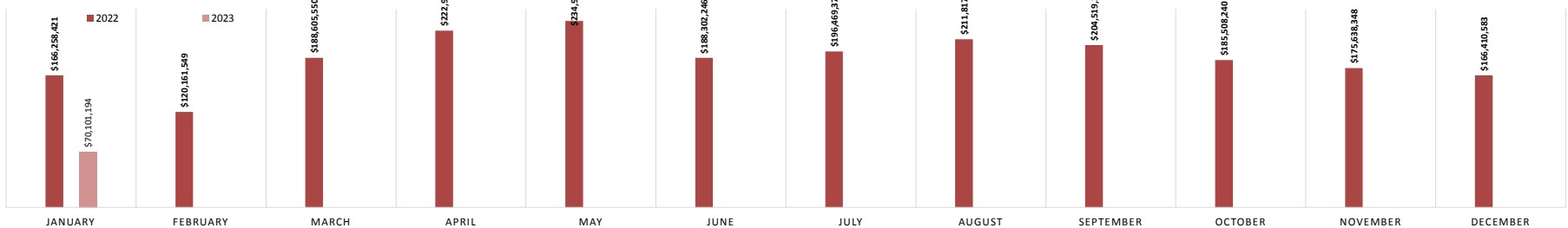
Month to Month Comparison: Gross Volume

Month	2013	% Change 13 to 14	2014	% Change 14 to 15	2015	% Change 15 to 16	2016	% Change 16 to 17	2017	% Change 17 to 18	2018	% Change 18 to 19	2019	% Change 19 to 20	2020	% Change 20 to 21	2021	% Change 21 to 22	2022	% Change 22 to 23	2023
January	\$62,235,670	-2%	\$53,073,051	25%	\$66,536,300	-5%	\$63,231,650	45%	\$91,901,074	-5%	\$87,565,946	30%	\$113,690,300	-13%	\$98,820,800	31.51%	\$129,958,844	28%	\$166,258,421	-58%	\$70,101,194
February	\$45,837,653	-1%	\$44,671,060	13%	\$50,326,500	33%	\$66,997,100	6%	\$71,152,600	26%	\$89,403,682	17%	\$104,726,584	3%	\$108,221,070	22.82%	\$132,814,988	-10%	\$120,161,549	-100%	
March	\$55,149,780	30%	\$67,244,100	24%	\$83,058,500	4%	\$86,347,800	43%	\$123,142,000	-30%	\$86,558,600	18%	\$101,948,344	-2%	\$99,852,065	126.64%	\$226,309,300	-17%	\$188,605,550	-100%	
April	\$64,956,000	-7%	\$62,544,700	48%	\$92,373,585	-4%	\$89,007,327	28%	\$114,226,938	30%	\$148,159,921	3%	\$153,170,489	-59%	\$63,531,993	242.32%	\$217,485,200	2%	\$222,966,754	-100%	
May	\$94,375,050	13%	\$96,773,950	20%	\$116,330,500	-1%	\$114,889,906	10%	\$126,580,300	8%	\$136,423,916	17%	\$158,950,200	-58%	\$66,469,300	303.93%	\$268,489,073	-12%	\$234,963,489	-100%	
June	\$70,371,650	1%	\$69,830,150	86%	\$129,754,349	-13%	\$113,032,009	20%	\$136,189,679	27%	\$172,302,600	-27%	\$125,183,437	-14%	\$107,532,390	176.15%	\$296,954,321	-37%	\$189,302,246	-100%	
July	\$80,849,879	32%	\$95,597,625	23%	\$117,921,469	-11%	\$104,621,918	41%	\$147,927,102	2%	\$151,066,431	12%	\$168,936,483	10%	\$185,123,589	31.79%	\$243,969,600	-19%	\$196,469,376	-100%	
August	\$108,430,700	-16%	\$95,422,383	49%	\$142,534,040	-2%	\$139,223,249	22%	\$170,248,375	38%	\$235,727,859	1%	\$239,126,600	23%	\$293,252,195	3.73%	\$304,177,859	-30%	\$211,817,519	-100%	
September	\$111,130,100	19%	\$147,078,700	13%	\$165,716,318	5%	\$174,179,706	-8%	\$159,591,700	1%	\$161,902,700	14%	\$183,940,073	87%	\$344,080,274	-10.20%	\$308,991,831	-34%	\$204,519,395	-100%	
October	\$114,722,935	6%	\$130,161,800	21%	\$156,891,050	-5%	\$149,691,558	43%	\$213,311,500	-14%	\$182,673,300	9%	\$199,109,927	81%	\$360,036,310	20.13%	\$432,497,649	-57%	\$185,508,240	-100%	
November	\$89,196,800	16%	\$104,587,700	5%	\$109,915,500	68%	\$184,563,658	-18%	\$151,871,354	1%	\$153,815,804	10%	\$168,612,665	111%	\$355,464,800	-24.56%	\$268,148,104	-34%	\$175,638,348	-100%	
December	\$75,615,706	14%	\$90,305,800	57%	\$141,435,873	-13%	\$122,880,919	25%	\$153,007,686	-6%	\$143,100,278	27%	\$181,553,368	30%	\$236,644,433	-13.26%	\$205,268,620	-19%	\$166,410,583	-100%	
YTD Comparison	\$62,235,670	-15%	\$53,073,051	25%	\$66,536,300	-5%	\$63,231,650	45%	\$91,901,074	5%	\$87,565,946	30%	\$113,690,300	-13%	\$98,820,800	31.51%	\$129,958,844	28%	\$166,258,421	-58%	\$70,101,194
Full Year Cumulative Total	\$972,871,923	9%	\$1,057,301,019	30%	\$1,372,793,984	3%	\$1,408,666,800	18%	\$1,659,150,308	5%	\$1,748,701,037	9%	\$1,898,948,470	22%	\$2,319,029,219	30.88%	\$3,035,165,389	-25%	\$2,261,561,470	-97%	\$70,101,194

Month to Month Comparison: Number of Transactions

Month	2013	% Change 13 to 14	2014	% Change 14 to 15	2015	% Change 15 to 16	2016	% Change 16 to 17	2017	% Change 17 to 18	2018	% Change 18 to 19	2019	% Change 19 to 20	2020	% Change 20 to 21	2021	% Change 21 to 22	2022	% Change 22 to 23	2023
January	116	-6%	107	19%	127	-2%	124	11%	138	6%	146	-5%	138	-3%	134	19%	160	-23%	124	-48%	64
February	97	-10%	91	16%	106	19%	126	-8%	116	20%	139	-5%	132	-5%	126	20%	151	-29%	107	-100%	
March	128	1%	125	19%	149	-9%	136	31%	178	-21%	140	-4%	135	-1%	133	95%	260	-37%	165	-100%	
April	136	-13%	124	23%	153	1%	155	22%	189	10%	207	-20%	166	-45%	92	151%	231	-32%	156	-100%	
May	165	10%	181	13%	205	-4%	197	0%	197	-1%	196	13%	222	-59%	92	173%	251	-38%	156	-100%	
June	151	6%	155	69%	262	-16%	220	6%	234	6%	249	-28%	179	-32%	121	136%	285	-44%	161	-100%	
July	163	26%	201	0%	202	6%	215	18%	253	-17%	211	3%	218	6%	231	6%	246	-46%	132	-100%	
August	221	-6%	214	25%	267	6%	282	-4%	272	17%	319	-18%	261	41%	368	-29%	262	-26%	194	-100%	
September	254	11%	286	5%	301	-1%	297	-16%	248	4%	259	-5%	245	57%	384	-28%	276	-35%	179	-100%	
October	251	5%	265	7%	284	-7%	263	22%	322	-27%	236	21%	285	55%	442	-26%	325	-49%	165	-100%	
November	197	19%	216	-5%	205	31%	268	-14%	230	-1%	227	2%	231	71%	394	-40%	238	-44%	134	-100%	
December	138	32%	186	48%	276	-26%	203	13%	230	-23%	178	29%	230	23%	283	-35%	183	-34%	121	-100%	
YTD Comparison	116	-8%	107	19%	127	-2%	124	11%	138	-4%	146	-5%	138	-3%	134	19%	160	-23%	124	-48%	64
Full Year Cumulative Total	2,017	7%	2,151	18%	2,537	-2%	2,486	5%	2,607	-4%	2,507	-3%	2,442	15%	2,800	2%	2,868	-37%	1,794	-96%	64

CURRENT MONTH TO MONTH



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Residential Cost Analysis

Residential Improved Units - Price Point Summary

January 2023

Average Price:			\$1,258,925
	# Transactions	Gross Volume	Percentage Gross
<=200,000	1	\$120,000	0%
200,001 to 300,000	0	\$0	0%
300,001 to 400,000	1	\$398,000	1%
400,001 to 500,000	3	\$1,309,000	2%
500,001 to 600,000	6	\$3,267,650	5%
600,001 to 700,000	3	\$1,940,000	3%
700,001 to 800,000	4	\$3,011,150	5%
800,001 to 900,000	6	\$5,199,300	8%
900,001 to 1,000,000	5	\$4,767,925	7%
1,000,001 to 1,500,000	7	\$8,390,000	13%
1,500,001 to 2,000,000	7	\$12,332,429	19%
2,000,001 to 2,500,000	2	\$4,650,000	7%
2,500,001 to 3,000,000	3	\$8,423,719	13%
over \$ 3 Million	3	\$10,396,000	16%
Total:	51	\$64,205,173	100%

January 2023

New Construction		Number Trans.	Total Volume	Average Price
Single Family		5	\$9,944,529	\$1,988,906
Multi Family		2	\$1,724,100	\$862,050
Vacant Land		0	\$0	\$0
Resales		Number Trans.	Total Volume	Average Price
Single Family		16	\$29,189,900	\$1,824,369
Multi Family		28	\$23,346,644	\$833,809
Vacant Land		2	\$1,170,000	\$585,000
Gross Residential Price Index		Number Trans.	Total Volume	Average Price
Single Family		21	\$39,134,429	\$1,863,544
Multi Family		30	\$25,070,744	\$835,691
Vacant Land		2	\$1,170,000	\$585,000
YTD: January 2023		Number Trans.	Total Volume	Average Price
Single Family		21	\$39,134,429	\$1,863,544
Multi Family		30	\$25,070,744	\$835,691
Vacant Land		2	\$1,170,000	\$585,000
2022		Number Trans.	Total Volume	Average Price
Single Family		515	\$1,060,925,385	\$2,060,049
Multi Family		886	\$796,924,827	\$899,464
Vacant Land		86	\$57,284,197	\$666,095
2021		Number Trans.	Total Volume	Average Price
Single Family		895	\$1,536,739,844	\$1,717,028
Multi Family		1459	\$1,094,282,519	\$750,022
Vacant Land		180	\$90,806,450	\$504,480
2020		Number Trans.	Total Volume	Average Price
Single Family		872	\$1,209,049,692	\$1,386,525
Multi Family		1419	\$860,605,564	\$606,487
Vacant Land		223	\$82,255,625	\$368,859
2019		Number Trans.	Total Volume	Average Price
Single Family		718	\$906,783,243	\$1,262,929
Multi Family		1215	\$680,127,463	\$559,776
Vacant Land		132	\$45,532,800	\$344,945
2018		Number Trans.	Total Volume	Average Price
Single Family		736	\$841,177,997	\$1,142,904.89
Multi Family		1258	\$658,587,481	\$523,519
Vacant Land		192	\$70,428,209	\$366,814

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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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Historic Residential Cost Analysis

Historical Residential Improved Units - Price Point Summary

2017: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	756	\$822,447,297	\$1,087,893
Multi Family	1429	\$677,148,472	\$473,862
Vacant Land	187	\$60,530,400	\$323,692
2016: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	677	\$632,428,549	\$934,163
Multi Family	1410	\$577,639,084	\$409,673
Vacant Land	145	\$51,257,475	\$353,500
2015: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	678	\$580,317,085	\$855,925
Multi Family	1422	\$567,707,483	\$399,232
Vacant Land	156	\$58,155,900	\$372,794
2014: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	561	\$440,261,075	\$784,779
Multi Family	1170	\$418,406,606	\$357,612
Vacant Land	126	\$40,097,000	\$318,230
2013: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	569	\$427,455,600	\$751,240
Multi Family	994	\$342,510,355	\$344,578
Vacant Land	118	\$38,248,200	\$324,137
2012: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	509	\$389,107,600	\$764,455
Multi Family	805	\$284,438,000	\$353,339
Vacant Land	114	\$35,284,400	\$309,512
2011: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	454	\$333,355,100	\$734,262
Multi Family	722	\$265,175,800	\$367,280
Vacant Land	91	\$22,429,500	\$246,478
2010: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	415	\$319,880,900	\$770,797
Multi Family	691	\$293,730,300	\$425,080
Vacant Land	77	\$25,920,100	\$336,625
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
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
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

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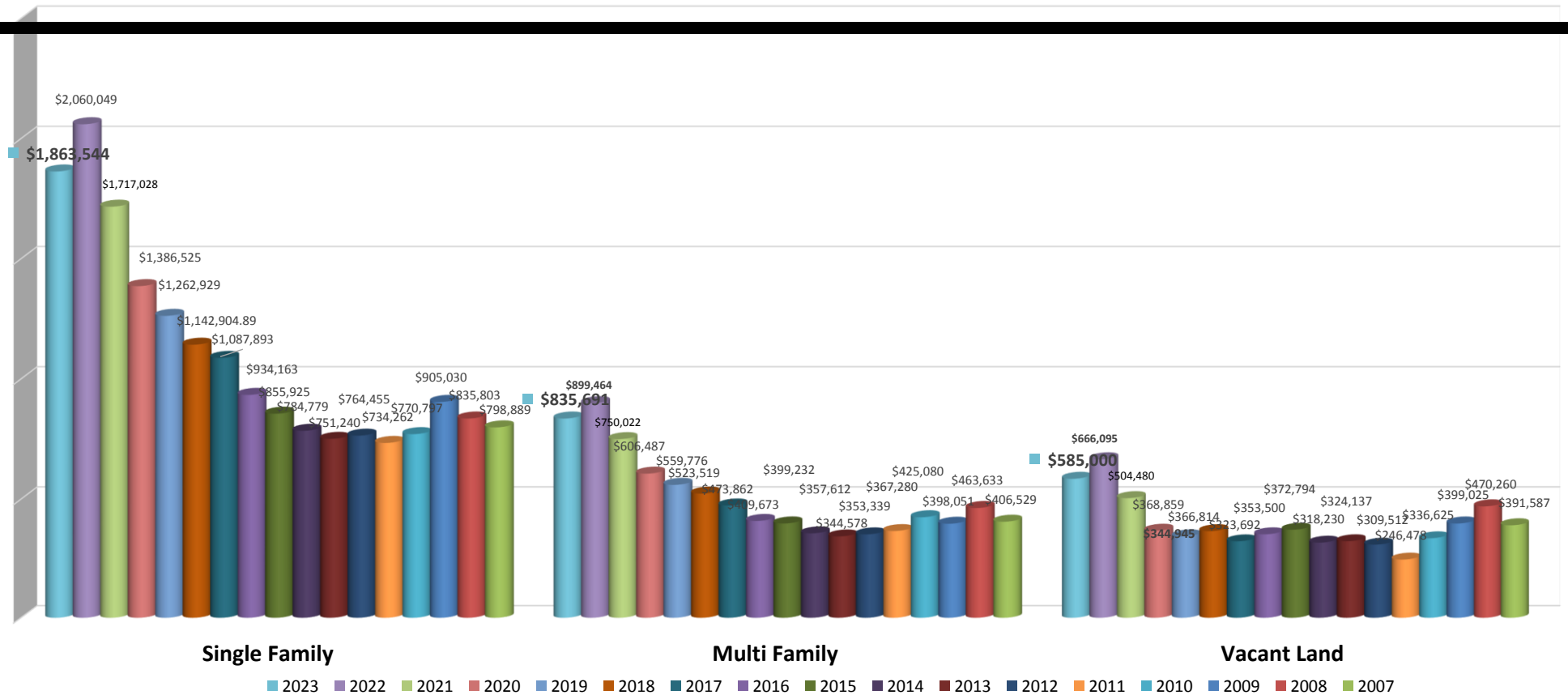
Frisco
Land Title
60 Main Street
Frisco, CO 80443
970.668.2205

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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Average Price History by Type: 2007 - 2023



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Comparative Historic Cost Analysis

YTD. 2023 Price Point Summary for Residential Volume - Average Price: \$1,258,925

	# Transactions	Gross Volume	Percentage Gross
<=200,000	1	\$120,000	0%
200,001 to 300,000	0	\$0	0%
300,001 to 400,000	1	\$398,000	1%
400,001 to 500,000	3	\$1,309,000	2%
500,001 to 600,000	6	\$3,267,650	5%
600,001 to 700,000	3	\$1,940,000	3%
700,001 to 800,000	4	\$3,011,150	5%
800,001 to 900,000	6	\$5,199,300	8%
900,001 to 1,000,000	5	\$4,767,925	7%
1,000,001 to 1,500,000	7	\$8,390,000	13%
1,500,001 to 2,000,000	7	\$12,332,429	19%
2,000,001 to 2,500,000	2	\$4,650,000	7%
2,500,001 to 3,000,000	3	\$8,423,719	13%
over \$ 3 Million	3	\$10,396,000	16%
Total:	51	\$64,205,173	100%

YTD. 2022 Price Point Summary for Residential Volume - Average Price: \$1,439,322

	# Transactions	Gross Volume	Percentage Gross
<=200,000	0	\$0	0%
200,001 to 300,000	1	\$255,016	0%
300,001 to 400,000	4	\$1,513,000	1%
400,001 to 500,000	7	\$3,258,100	2%
500,001 to 600,000	11	\$6,028,700	4%
600,001 to 700,000	6	\$4,031,100	3%
700,001 to 800,000	9	\$6,799,200	5%
800,001 to 900,000	10	\$8,344,000	6%
900,001 to 1,000,000	3	\$2,875,000	2%
1,000,001 to 1,500,000	20	\$24,854,859	17%
1,500,001 to 2,000,000	13	\$22,233,024	15%
2,000,001 to 2,500,000	6	\$13,242,000	9%
2,500,001 to 3,000,000	5	\$13,992,500	10%
over \$ 3 Million	6	\$37,945,000	26%
Total:	101	\$145,371,499	100%

YTD. 2021 Price Point Summary for Residential Volume - Average Price: \$1,126,826

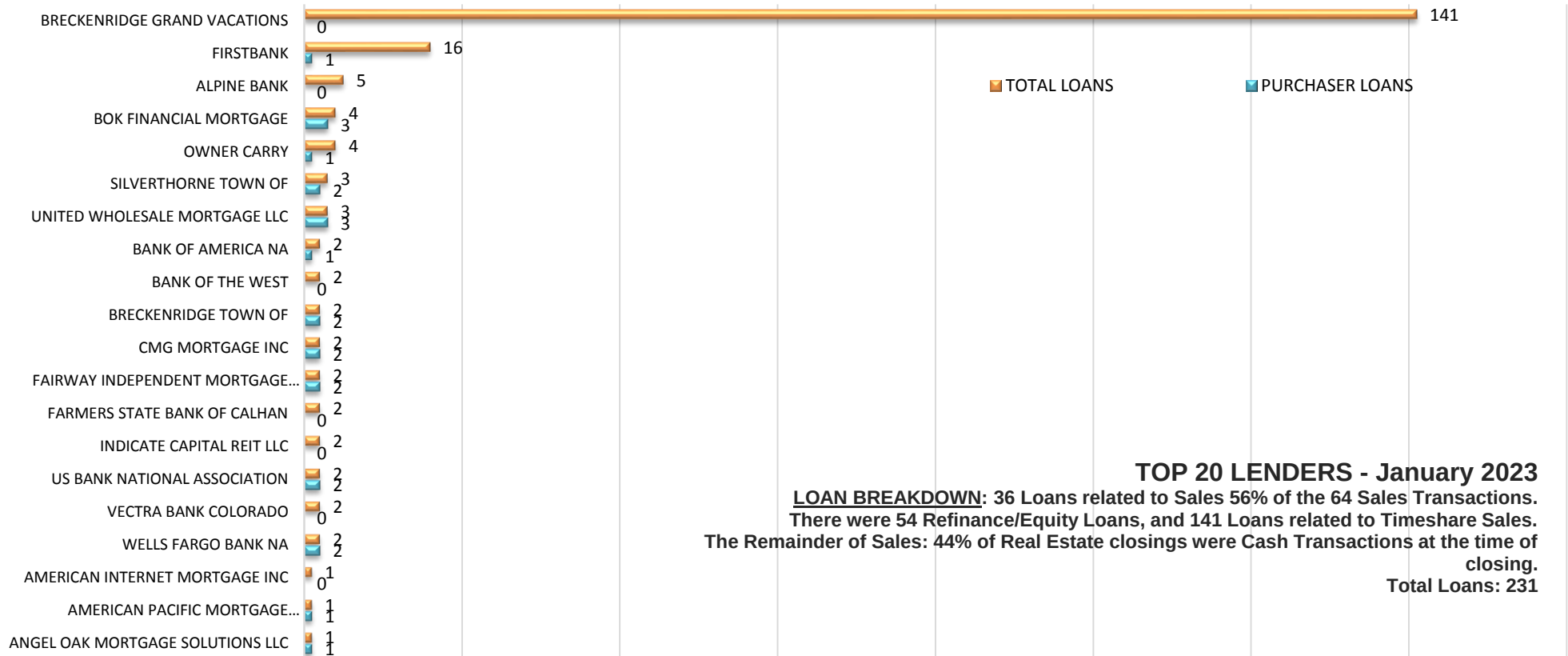
	# Transactions	Gross Volume	Percentage Gross
<=200,000	0	\$0	0%
200,001 to 300,000	6	\$29,001,155	20%
300,001 to 400,000	5	\$1,715,000	1%
400,001 to 500,000	19	\$8,553,800	6%
500,001 to 600,000	9	\$4,903,900	3%
600,001 to 700,000	13	\$8,338,000	6%
700,001 to 800,000	16	\$11,673,400	8%
800,001 to 900,000	15	\$12,779,000	9%
900,001 to 1,000,000	10	\$9,572,900	7%
1,000,001 to 1,500,000	20	\$23,839,000	17%
1,500,001 to 2,000,000	8	\$13,572,200	9%
2,000,001 to 2,500,000	2	\$4,568,500	3%
2,500,001 to 3,000,000	1	\$2,950,000	2%
over \$ 3 Million	3	\$11,640,000	8%
Total:	127	\$143,106,855	100%

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Lender Analysis



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Market Highlights

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January 2023

Top Priced Improved Residential Sale:

ACCOUNT	6505151
BEDROOM	5
BATH	7.00
YOC	2003
HEATED SQFT	6716
LANDSIZE	1.2300
RECEPTION	1303510
PRICE	\$ 3,895,000.00
AREA	BRECKGC
LEGAL	FAIRWAYS AT BRECKENRIDGE SUBD Lot 1
PPSF	\$ 579.96
DATE	1/4/2023



Top Priced PSF Improved Residential Sale:

6514375
2
2.00
2008
1082
1303492
\$ 1,600,000.00
BRECKEN
WATER HOUSE ON MAIN STREET CONDO Unit 5307
\$ 1,478.74
1/4/2023



Foreclosure Document Breakdown

January 2023	Total	Timeshare	Fee Simple	Unknown: No legal shown
#1 Notice Election & Demand: (NED)	0	0	1	0
#2 Certificate of Purchase: (CTP)	0	0	0	0
#3 Public Trustee's Deeds: (PTD)	0	0	0	0
Total Foreclosure Docs Filed:	0	0	1	0

Land Title Historical Foreclosure Summary

2009 Summary:		2010 Summary:	
NED:	300	NED:	367
Withdrawn NED'S	117	Withdrawn NED'S	162
Active NED's for 2009:	183	Active NED's for 2010:	205
Public Trustee's Deeds Issued:	86	Public Trustee's Deeds Issued:	148
2011 Summary:		2012 Summary:	
NED:	326	NED:	251
Withdrawn NED'S	148	Withdrawn NED'S	132
Active NED's for 2011:	178	Active NED's for 2012:	119
Public Trustee's Deeds Issued:	227	Public Trustee's Deeds Issued:	165
2013 Summary:		2014 Summary:	
NED:	138	NED:	86
Withdrawn NED'S	86	Withdrawn NED'S	27
Active NED's for 2013:	52	Active NED's for 2014:	59
Public Trustee's Deeds Issued:	92	Public Trustee's Deeds Issued:	65
2015 Summary:		2016 Summary:	
NED:	32	NED:	35
Withdrawn NED'S	14	Withdrawn NED'S	26
Active NED's for 2015:	18	Active NED's for 2016:	9
Public Trustee's Deeds Issued:	26	Public Trustee's Deeds Issued:	9
2017 Summary:		2018 Summary:	
NED:	37	NED:	35
Withdrawn NED'S	21	Withdrawn NED'S	28
Active NED's for 2017:	16	Active NED's for 2018:	7
Public Trustee's Deeds Issued:	8	Public Trustee's Deeds Issued:	18
2019 Summary:		2020 Summary:	
NED:	28	NED:	31
Withdrawn NED'S	13	Withdrawn NED'S	11
Active NED's for 2019:	15	Active NED's for 2020:	20
Public Trustee's Deeds Issued:	14	Public Trustee's Deeds Issued:	9
2021 Summary:		2022 Summary:	
NED:	20	NED:	1
Withdrawn NED'S	4	Withdrawn NED'S	13
Active NED's for 2021:	16	Active NED's for 2021:	22
Public Trustee's Deeds Issued:	32	Public Trustee's Deeds Issued:	0
Summary Foreclosure Actions:			
Total Active NED's for Period: 1/1/2009 thru 12/31/2022		919	
Total PTD's Issued: 1/1/2009 thru 12/31/2022		913	
Unissued Public Trustee's Deeds Remaining:		6	

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Summary of Foreclosure Actions

YTD: January 2023

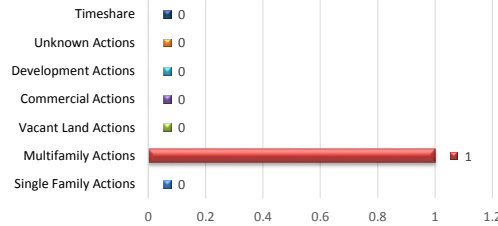
Property Foreclosure Summary:

Fee Simple Actions	1
Timeshare Actions	0
Unknown Actions	0

Property Type Breakdown:

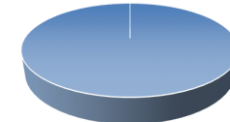
Single Family Actions	0
Multifamily Actions	1
Vacant Land Actions	0
Commercial Actions	0
Development Actions	0
Unknown Actions	0
Timeshare	0

Foreclosure Document Summary: Property Type YTD: 2023



Foreclosure Document Summary by Category: YTD: 2023

- Timeshare Actions, 0, 0%
- Unknown Actions, 0, 0%



- Fee Simple Actions, 1, 100%

Location Summary: ALL TYPES

Blue River	0
Breckenridge	0
Breckenridge Golf Course	0
Central Summit County	0
Copper Mountain	0
Corinthian Hill & Summerwoc	0
Dillon, Town & Lake	0
Dillon Valley	0
Farmers Corner	0
Frisco	0
Heeney	0
Keystone	1
Montezuma	0
North Summit County Rural	0
Peak 7	0
Silverthorne	0
Summit Cove	0
Wilderness	0
Woodmoor	0

Location Summary: Fee Simple Only

Blue River	0
Breckenridge	0
Breckenridge Golf Course	0
Central Summit County	0
Copper Mountain	0
Corinthian Hill & Summerwoc	0
Dillon, Town & Lake	0
Dillon Valley	0
Farmers Corner	0
Frisco	0
Heeney	0
Keystone	1
Montezuma	0
North Summit County Rural	0
Peak 7	0
Silverthorne	0
Summit Cove	0
Wilderness	0
Woodmoor	0

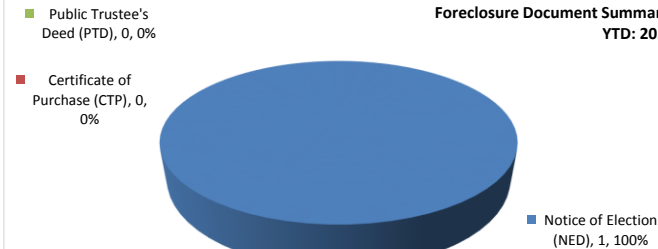
* Location Summaries do not include recordings with Unknown Legal Descriptions

Document Summary:

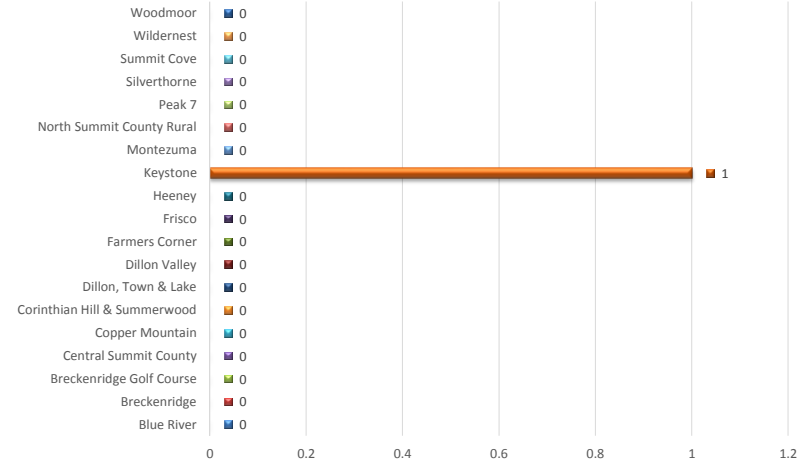
Notice of Election (NED)	1
Certificate of Purchase (CTP)	0
Public Trustee's Deed (PTD)	0

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Foreclosure Document Summary: YTD: 2023



Foreclosure Document Summary: Fee Simple Only - Location by Market Area YTD: 2023



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Top Lender Listing

LENDER	NUMBER LOANS	(PURCHASE LOANS)	PERCENTAGE TOTAL
BRECKENRIDGE GRAND VACATIONS	141		61.04%
FIRSTBANK	16	1	6.93%
ALPINE BANK	5		2.16%
BOK FINANCIAL MORTGAGE	4	3	1.73%
OWNER CARRY	4	1	1.73%
SILVERTHORNE TOWN OF	3	2	1.30%
UNITED WHOLESALE MORTGAGE LLC	3	3	1.30%
BANK OF AMERICA NA	2	1	0.87%
BANK OF THE WEST	2		0.87%
BRECKENRIDGE TOWN OF	2	2	0.87%
CMG MORTGAGE INC	2	2	0.87%
FAIRWAY INDEPENDENT MORTGAGE CORPORATION	2	2	0.87%
FARMERS STATE BANK OF CALHAN	2		0.87%
INDICATE CAPITAL REIT LLC	2		0.87%
US BANK NATIONAL ASSOCIATION	2	2	0.87%
VECTRA BANK COLORADO	2		0.87%
WELLS FARGO BANK NA	2	2	0.87%
AMERICAN INTERNET MORTGAGE INC	1		0.43%
AMERICAN PACIFIC MORTGAGE CORPORATION	1	1	0.43%
ANGEL OAK MORTGAGE SOLUTIONS LLC	1	1	0.43%
BANK OF ENGLAND	1	1	0.43%
BLUE FEDERAL CREDIT UNION	1	1	0.43%
BUILDER FINANCE INC	1		0.43%
CENTRAL TRUST BANK	1		0.43%
CITIZENS BANK NA	1		0.43%
CMG FINANCIAL	1	1	0.43%
CREDIT UNION OF THE ROCKIES	1		0.43%
CROSSCOUNTRY MORTGAGE LLC	1		0.43%
DUNDEE BANK	1		0.43%
ELEVATIONS CREDIT UNION	1		0.43%
ENT CREDIT UNION	1		0.43%
FARMERS BANK & TRUST	1		0.43%
FIRST NATIONAL BANK	1	1	0.43%
GUNNISON BANK AND TRUST COMPANY	1		0.43%
KEYBANK NATIONAL ASSOCIATION	1	1	0.43%
MORGAN STANLEY PRIVATE BANK NATIONAL ASSOCIATION	1	1	0.43%
MORGAN STANLEY PRIVATE BANK NATIONAL ASSOCIATION	1	1	0.43%
MORGAN STANLEY PRIVATE BANK NATIONAL ASSOCIATION	1		0.43%
MORTGAGE RESEARCH CENTER LLC	1	1	0.43%
NATIONS LENDING CORPORATION	1	1	0.43%
NATIONWIDE MORTGAGE BANKERS INC	1		0.43%
NOVA FINANCIAL & INVESTMENT CORPORATION	1	1	0.43%
PARAMOUNT BANK	1	1	0.43%
PLAINS COMMERCE BANK	1	1	0.43%
PLANET HOME LENDING LLC	1	1	0.43%
PNC BANK NATIONAL ASSOCIATION	1		0.43%
QUONTIC BANK	1		0.43%
ROCKET MORTGAGE LLC	1		0.43%
SOOPER CREDIT UNION	1		0.43%
UMB BANK NA	1		0.43%
UNION BANK AND TRUST COMPANY	1		0.43%
WEINBERG SERVICING LLC	1		0.43%
TOTAL LOANS FOR JANUARY 2023:	231	36	100.00%

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Upper End Transaction Detail

January 2023

Upper End Purchaser Details

Brm	Bath	Year Built	Size	Price	Legal	PPSF	Date	Street Address	Origin of Buyer: City	Origin of Buyer: State
5	7.00	2003	6716	\$ 3,895,000.00	FAIRWAYS AT BRECKENRIDGE SUBD Lot 1	\$ 579.96	1/4/2023	2529 HIGHLANDS DRIVE	SPRING	TX
4	5.00	1990	4899	\$ 3,500,000.00	SPRUCE VALLEY RANCH Filing 1 Lot 22	\$ 714.43	1/30/2023	659 SPRUCE VALLEY RANCH	BRECKENRIDGE	CO
4	4.00	2018	3042	\$ 3,001,000.00	TEN MILE VISTA SUB Filing 1 Lot 17	\$ 986.52	1/13/2023	54 SWAN DRIVE	CHICAGO	IL
4	6.00	1995	4284	\$ 2,950,000.00	LAST CHANCE SUBD Block 2 Lot 4	\$ 688.61	1/20/2023	61 LENAWEE LAKE	BOULDER	CO
4	5.00	2022	3379	\$ 2,850,000.00	ANGLER MOUNTAIN VISTAS SUBD Lot 12	\$ 843.44	1/27/2023	344 ANGLER MOUNTAIN RANCH ROAD S	WESTMINSTER	CO
3	4.00	2005	2112	\$ 2,623,719.00	BLUESKY BRECKENRIDGE CONDO Unit 603	\$ 1,242.29	1/6/2023	42 SNOWFLAKE DRIVE	TAMPA	FL
4	4.00	2021	3892	\$ 2,350,000.00	WOODMOOR AT BRECKENRIDGE SUBD Block 1 Lot 33A	\$ 603.80	1/11/2023	306 N FULLER PLACER RD	DALLAS	TX
4	5.00	2000	2425	\$ 2,300,000.00	STONEHAVEN AT BRECK GOLF CLUB Lot 13	\$ 948.45	1/24/2023	23 NORTH ROAD	EAST BURKE	VT
3	4.00	2006	3273	\$ 2,000,000.00	HURON HEIGHTS SUB Lot 1	\$ 611.06	1/27/2023	113 SCR 452	NASHVILLE	TN
5	4.00	1974	2802	\$ 1,922,900.00	BEKKEDAL SUBD Block 6 Lot 5	\$ 686.26	1/20/2023	174 BLUE FLAG CIR	FAIR HAVEN	NJ
4	4.00	2021	2905	\$ 1,912,125.00	SOUTH MARYLAND CREEK RANCH Filing 15 Lot 154	\$ 658.22	1/24/2023	140 VENDETTE ROAD	FRISCO	CO
3	5.00	2004	3088	\$ 1,750,000.00	WHISPERING PINES RANCH SUBD Filing 1 Block 11 Lot 14	\$ 566.71	1/10/2023	21 BRUSHWOOD COURT	DILLON	CO
4	5.00	2022	3065	\$ 1,607,404.00	SOUTH MARYLAND CREEK RANCH Filing 15 Lot 145	\$ 524.44	1/12/2023	62 VENDETTE RD	DILLON	CO
2	2.00	2008	1082	\$ 1,600,000.00	WATER HOUSE ON MAIN STREET CONDO Unit 5307	\$ 1,478.74	1/4/2023	600 COLUMBINE ROAD	BRECKENRIDGE	CO
2	2.00	2005	1063	\$ 1,540,000.00	MOUNTAIN THUNDER LODGE CONDO Phase 2 Unit 202	\$ 1,448.73	1/6/2023	61 MOUNTAIN THUNDER DRIVE	DENVER	CO
4	4.00	1994	3694	\$ 1,440,000.00	EAGLES NEST SUBD Filing 5 Phase 1 Lot 15	\$ 389.82	1/23/2023	306 GOLDEN EAGLE ROAD	SILVERTHORNE	CO
2	3.00	1001	1645	\$ 1,350,000.00	MARINA PARK CONDO Unit 5	\$ 820.67	1/18/2023	120 N 7TH AVENUE	AUSTIN	TX
3	4.00	2022	2035	\$ 1,225,000.00	SUMMIT BLUE SUBD Lot B1	\$ 601.97	1/20/2023	66 E 6TH ST	SILVERTHORNE	CO
3	2.00	1968	2606	\$ 1,140,000.00	TORDAL ESTATES SUBD Lot 29	\$ 437.45	1/26/2023	247 TORDAL WAY	GOLDEN	CO
3	2.00	1978	1925	\$ 1,110,000.00	SUMMIT COVE SUBD Filing 2 Block 7 Lot 3	\$ 576.62	1/27/2023	474 SUMMIT DRIVE	BRECKENRIDGE	CO
2	3.00	1999	1373	\$ 1,075,000.00	TIMBERS ON RIVER RUN CONDO Unit 3075	\$ 782.96	1/24/2023	0224 TRAILHEAD DRIVE	RICHMOND	TX
3	3.00	1998	1621	\$ 1,050,000.00	BAY CLUB AT FRISCO TH Bldg 2 Unit 203	\$ 647.75	1/25/2023	110 BEAVER LODGE RD	ADA	OK
			8.206 AC	\$ 1,050,000.00	M&B: Sec. 26 Twnshp 45 Range 78W GOVMT Lot 23	N/A	1/5/2023	26800 STATE HWY 9	BENNINGTON	NE
2	2.00	1981	1187	\$ 1,000,000.00	ANCHORAGE ON THE LAKE CONDO Unit 161	\$ 842.46	1/23/2023	576 TENDERFOOT STREET	DENVER	CO

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Purchaser Titlement Abstract

January 2023

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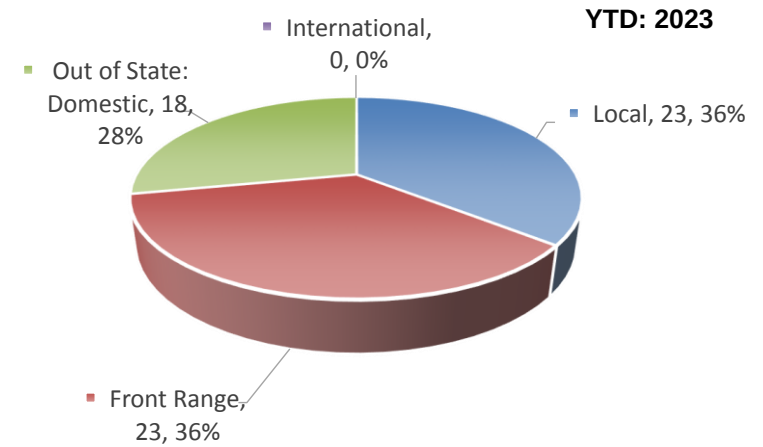
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Origin of Buyer	# of Trans.	% Overall
Local	23	36%
Front Range	23	36%
Out of State: Domestic	18	28%
International	0	0%
Total Sales	64	100%

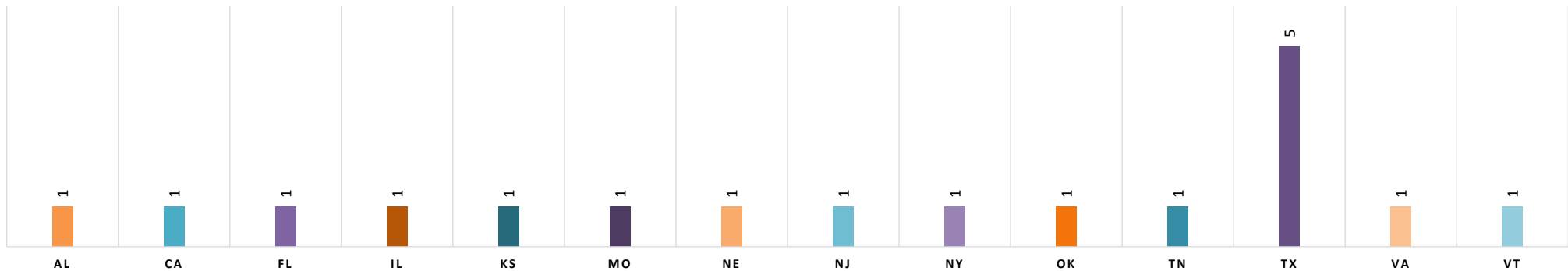
YTD: 2023

Origin of Buyer	# of Trans.	% Overall
Local	23	36%
Front Range	23	36%
Out of State: Domestic	18	28%
International	0	0%
Total Sales	64	100%

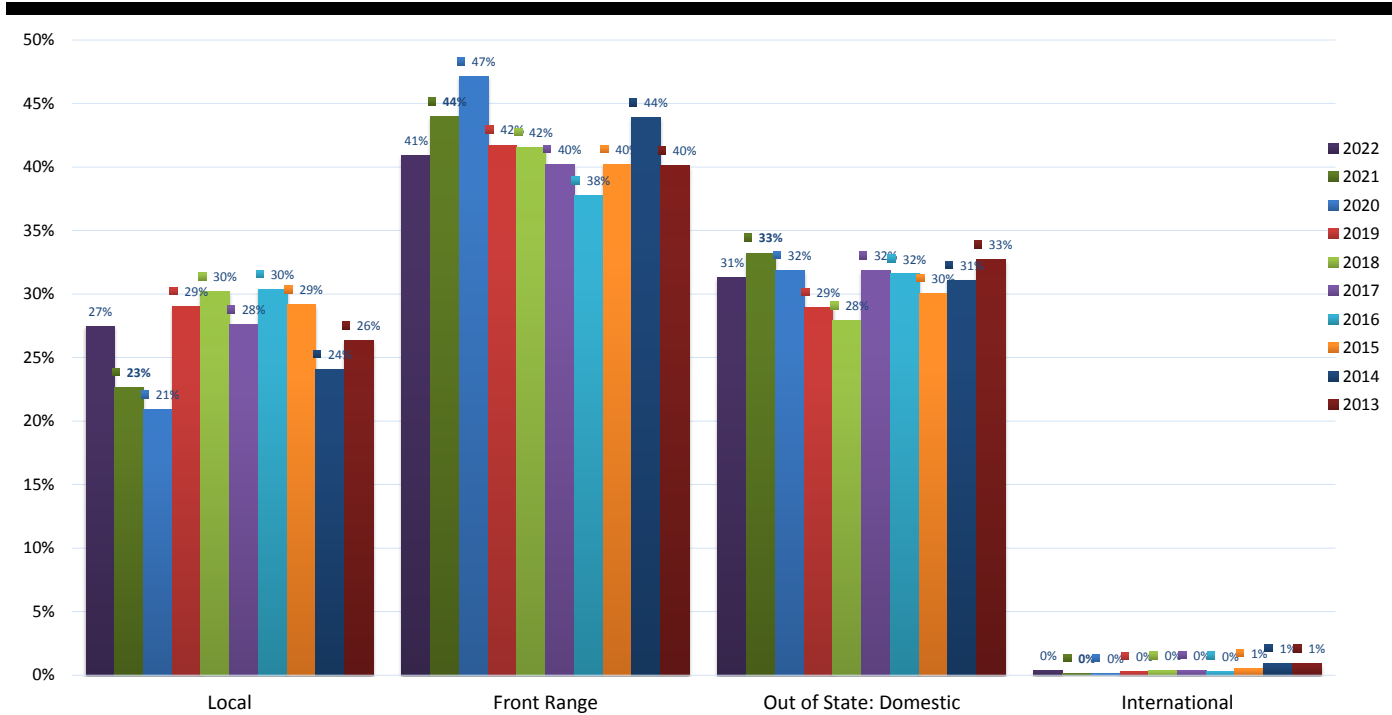


Colorado Purchasers: 46

NON-COLORADO YTD: 2023



Purchaser Titlement Abstract History



2022

Origin of Buyer	# of Trans.	% Overall
Local	493	27%
Front Range	734	41%
Out of State: Domestic	561	31%
International	6	0%
Total Sales	1794	100%

2016

Origin of Buyer	# of Trans.	% Overall
Local	755	30%
Front Range	938	38%
Out of State: Domestic	785	32%
International	8	0%
Total Sales	2486	100%

2015

Origin of Buyer	# of Trans.	% Overall
Local	740	29%
Front Range	1020	40%
Out of State: Domestic	763	30%
International	14	1%
Total Sales	2537	100%

2014

Origin of Buyer	# of Trans.	% Overall
Local	492	24%
Front Range	896	44%
Out of State: Domestic	635	31%
International	19	1%
Total Sales	2042	100%

2013

Origin of Buyer	# of Trans.	% Overall
Local	502	26%
Front Range	765	40%
Out of State: Domestic	624	33%
International	17	1%
Total Sales	1908	100%

2021

Origin of Buyer	# of Trans.	% Overall
Local	650	23%
Front Range	1261	44%
Out of State: Domestic	953	33%
International	4	0%
Total Sales	2868	100%

2020

Origin of Buyer	# of Trans.	% Overall
Local	585	21%
Front Range	1319	47%
Out of State: Domestic	892	32%
International	4	0%
Total Sales	2800	100%

2019

Origin of Buyer	# of Trans.	% Overall
Local	709	29%
Front Range	1019	42%
Out of State: Domestic	707	29%
International	7	0%
Total Sales	2442	100%

2018

Origin of Buyer	# of Trans.	% Overall
Local	757	30%
Front Range	1042	42%
Out of State: Domestic	699	28%
International	9	0%
Total Sales	2507	100%

2017

Origin of Buyer	# of Trans.	% Overall
Local	719	28%
Front Range	1048	40%
Out of State: Domestic	830	32%
International	10	0%
Total Sales	2607	100%



New Development Summary

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January 2023

Improved Residential New Unit Sales:

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
4	4.00	2021	3892	\$ 2,350,000.00	WOODMOOR AT BRECKENRIDGE SUBD Block 1 Lot 33A	SINGLEFAM	\$ 603.80	306 N FULLER PLACER RD
3	4.00	2022	1656	\$ 874,100.00	ELEVATE TH AT FOURTH STREET CROSSING Unit 310A	MULTIFAM	\$ 527.84	310 ADAMS AVENUE
4	5.00	2022	3379	\$ 2,850,000.00	ANGLER MOUNTAIN VISTAS SUBD Lot 12	SINGLEFAM	\$ 843.44	344 ANGLER MOUNTAIN RANCH ROAD S
2	2.00	2021	1787	\$ 850,000.00	SANCTUARY AT KEYSTONE CONDO Bldg 16B Unit 28	MULTIFAM	\$ 475.66	10 SANCTUARY LANE
4	4.00	2021	2905	\$ 1,912,125.00	SOUTH MARYLAND CREEK RANCH Filing 15 Lot 154	SINGLEFAM	\$ 658.22	140 VENDETTE ROAD
4	5.00	2022	3065	\$ 1,607,404.00	SOUTH MARYLAND CREEK RANCH Filing 15 Lot 145	SINGLEFAM	\$ 524.44	62 VENDETTE RD
3	4.00	2022	2035	\$ 1,225,000.00	SUMMIT BLUE SUBD Lot B1	SINGLEFAM	\$ 601.97	66 E 6TH ST

Summary of Improved Residential New Unit Sales:

Average Price: \$ 1,666,947
Average PPSF: \$ 605.05
Median Price: \$ 1,607,404
Transactions: 7
Gross Volume: \$ 11,668,629





Deed Restricted Unit Sales Summary

January 2023

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Deed Restricted Unit Sales:

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	PRIMARY TOWN	PRIMARY STATE
3	1.00	1985	1590	\$ 777,000.00	ARCTIC PLACER SUBD Block 3 Lot 4	SINGLEFAM	\$ 488.68	DILLON	CO
3	2.00	1973	960	\$ 560,000.00	VALDORA VILLAGE SUBD Filing 1 Lot 58	SINGLEFAM	\$ 583.33	BRECKENRIDGE	CO
3	3.00	2022	1311	\$ 497,700.00	SMITH RANCH SUBD Filing 7 Lot 11A	SINGLEFAM	\$ 379.63	DILLON	CO
3	3.00	2022	1339	\$ 497,700.00	SMITH RANCH SUBD Filing 7 Lot 11B	SINGLEFAM	\$ 371.70	SILVERTHORNE	CO
3	2.00	2022	1549	\$ 399,123.00	ADAMS AVENUE TH AT SMITH RANCH Lot 1D	MULTIFAM	\$ 257.66	DILLON	CO
3	3.00	2010	1420	\$ 340,448.00	VALLEY BROOK TH Filing 1 Lot 7	MULTIFAM	\$ 239.75	SILVERTHORNE	CO

Summary of Deed Restricted Unit Sales:

Average Price:	\$ 511,995
Average PPSF:	\$ 386.79
Median Price:	\$ 497,700
# Transactions:	6
Gross Volume:	\$ 3,071,971
Avg. PPSF Deed Restricted/Residential:	52.23%

