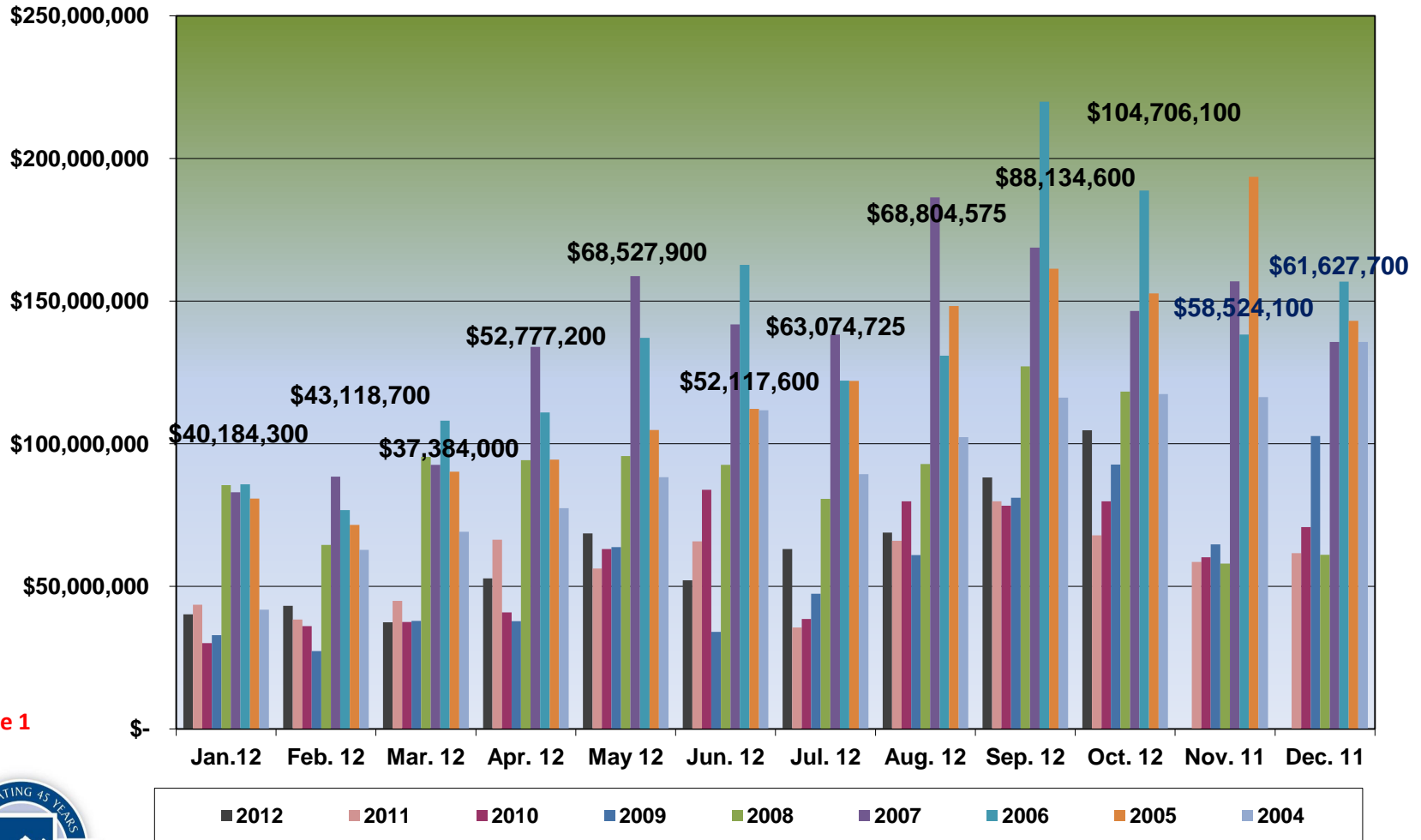


Summit County Gross Real Estate Volume: 2004 through 2012

October Edition: Year-to-Date 2012



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October Market Analysis by Area

Summit County, Colorado

OCTOBER 2012

There were 7 Bank Sales in October 2012, totalling \$1,848,100 in Gross Volume, or \$264,014 per Unit .
This accounts for 1.77% of the Overall Gross Volume. This accounts for 3.04% of the Overall Transactions.

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	\$7,655,500	7%	10	4%	\$765,550	\$547,500	\$935,688	\$645,000	\$ 246
Breckenridge	\$26,394,600	25%	52	23%	\$507,588	\$363,750	\$529,876	\$429,450	\$ 366
Breckenridge Golf Course	\$8,053,500	8%	13	6%	\$619,500	\$405,000	\$958,929	\$962,500	\$ 319
Central Summit County (non-town)	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Copper Mountain	\$4,547,900	4%	13	6%	\$349,838	\$235,500	\$403,445	\$302,000	\$ 337
Corinthian Hills & Summerwood	\$985,000	1%	2	1%	\$492,500	dna	\$492,500	dna	\$ 215
Dillon Town & Lake	\$2,675,000	3%	7	3%	\$382,143	\$365,000	\$382,143	\$365,000	\$ 263
Dillon Valley	\$1,398,900	1%	10	4%	\$139,890	\$97,750	\$139,890	\$97,750	\$ 157
Farmers Corner	\$825,000	1%	2	1%	\$412,500	dna	\$412,500	dna	\$ 218
Frisco	\$15,101,200	14%	38	17%	\$397,400	\$366,250	\$421,735	\$420,000	\$ 308
Heeney	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Keystone	\$14,272,500	14%	33	14%	\$432,500	\$340,000	\$442,742	\$350,000	\$ 282
Montezuma	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
North Summit County (rural)	\$175,000	0%	1	0%	\$175,000	dna	\$0	dna	\$ -
Peak 7	\$1,190,000	1%	2	1%	\$595,000	dna	\$595,000	dna	\$ 216
Silverthorne	\$14,127,200	13%	23	10%	\$614,226	\$380,000	\$711,075	\$570,000	\$ 237
Summit Cove	\$1,508,100	1%	6	3%	\$251,350	\$242,250	\$251,350	\$242,250	\$ 206
Wilderness	\$3,869,800	4%	11	5%	\$351,800	\$280,000	\$351,800	\$280,000	\$ 218
Woodmoor	\$1,687,000	2%	4	2%	\$421,750	\$342,500	\$454,000	\$360,000	\$ 177
Quit Claim Deeds	\$239,900	0%	3	1%	\$79,967	\$40,000	\$0	\$0	\$ -
TOTAL	\$104,706,100	100%	230	100%	\$460,204	\$338,500	\$491,431	\$370,000	\$ 287

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.

ity records that are believed to be reasonably accurate but are not guaranteed.

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BUY LOCAL



October Market Analysis by Area

Summit County, Colorado

Year-to-Date: October 2012

There have been 58 Bank Sales Year-to-Date 2012, totalling \$19,677,675 in Gross Volume, or \$339,270 per Unit .
This accounts for 3.18% of the Overall Gross Volume. This accounts for 4.51% of the Transactions.

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	\$39,130,500	6%	74	6%	\$528,791	\$390,000	\$642,760	\$495,000	\$ 231
Breckenridge	\$165,429,000	27%	294	23%	\$562,684	\$425,000	\$592,248	\$450,000	\$ 374
Breckenridge Golf Course	\$68,502,500	11%	119	9%	\$575,651	\$320,000	\$944,025	\$910,600	\$ 304
Central Summit County (non-town)	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Copper Mountain	\$15,947,900	3%	45	4%	\$354,398	\$265,000	\$385,361	\$345,000	\$ 336
Corinthian Hills & Summerwood	\$10,619,500	2%	15	1%	\$707,967	\$610,000	\$707,967	\$610,000	\$ 252
Dillon Town & Lake	\$17,618,000	3%	40	3%	\$440,450	\$323,500	\$321,333	\$323,500	\$ 262
Dillon Valley	\$5,883,100	1%	35	3%	\$168,089	\$125,800	\$170,985	\$125,800	\$ 158
Farmers Corner	\$4,988,400	1%	12	1%	\$415,700	\$406,500	\$462,822	\$417,500	\$ 238
Frisco	\$67,099,000	11%	153	12%	\$438,556	\$409,000	\$455,835	\$420,000	\$ 288
Heeney	\$541,000	0%	3	0%	\$180,333	\$227,000	\$263,000	dna	\$ 156
Keystone	\$75,073,100	12%	170	13%	\$441,606	\$335,000	\$461,508	\$348,800	\$ 296
Montezuma	\$186,000	0%	1	0%	\$186,000	dna	\$186,000	dna	\$ 209
North Summit County (rural)	\$5,425,000	1%	9	1%	\$602,778	\$450,000	\$902,000	\$610,000	\$ 198
Peak 7	\$8,459,500	1%	17	1%	\$497,618	\$500,000	\$497,618	\$500,000	\$ 235
Silverthorne	\$79,989,925	13%	135	11%	\$592,518	\$460,000	\$592,451	\$520,613	\$ 222
Summit Cove	\$16,115,600	3%	45	4%	\$358,124	\$256,900	\$388,720	\$380,200	\$ 217
Wilderness	\$24,290,375	4%	84	7%	\$289,171	\$244,000	\$299,998	\$255,950	\$ 213
Woodmoor	\$8,046,000	1%	14	1%	\$574,714	\$342,500	\$753,944	\$660,000	\$ 274
Quit Claim Deeds	\$5,485,300	1%	20	2%	\$274,265	\$95,400	\$0	\$0	\$ -
TOTAL	\$618,829,700	100%	1285	100%	\$484,857	\$365,000	\$519,826	\$408,000	\$ 285

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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OCTOBER MARKET SNAPSHOT

Market Snapshot by Area & Property Type Comparison

Summit County, Colorado
Full Year 2011 vs. Year-to-Date 2012

Area	Average Price Single Family 2011	Average Price Single Family 2012	% Change vs. Prior Year	Average Price Multi-Family 2011	Average Price Multi-Family 2012	% Change vs. Prior Year	Average Price Residential Land 2011	Average Price Residential Land 2012	% Change vs. Prior Year
Blue River	\$558,787	\$691,454	24%	\$145,567	\$220,750	52%	\$119,292	\$108,886	-9%
Breckenridge	\$843,487	\$999,446	18%	\$474,778	\$405,819	-15%	\$460,464	\$648,024	41%
Breckenridge Golf Course	\$1,207,772	\$1,179,485	-2%	\$420,496	\$461,330	10%	\$267,512	\$268,615	0%
Central Summit County (Rural)	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Copper Mountain	\$1,582,714	\$1,700,000	7%	\$350,729	\$344,278	-2%	\$0	\$650,000	n/a
Corinthian Hills/Summerwood	\$609,167	\$909,167	49%	\$372,275	\$406,167	9%	\$134,000	\$0	0%
Dillon Town & Lake	\$475,050	\$442,786	-7%	\$260,265	\$292,017	12%	\$170,000	\$0	0%
Dillon Valley	\$313,040	\$325,167	4%	\$118,721	\$113,167	-5%	\$0	\$120,300	n/a
Farmers Corner	\$775,500	\$462,822	-40%	\$225,000	\$0	n/a	\$252,500	\$195,000	-23%
Frisco	\$621,116	\$701,870	13%	\$388,155	\$379,742	-2%	\$251,125	\$292,500	16%
Heeny	\$287,500	\$263,000	-9%	\$0	\$0	0%	\$0	\$15,000	n/a
Keystone	\$1,045,153	\$950,069	-9%	\$337,011	\$364,542	8%	\$361,667	\$239,625	-34%
Montezuma	\$0	\$186,000	n/a	\$0	\$0	0%	\$142,250	\$0	0%
North Summit County (Rural)	\$1,040,267	\$902,000	-13%	\$0	\$0	0%	\$446,250	\$228,750	-49%
Peak 7	\$588,327	\$497,618	-15%	\$0	\$0	0%	\$0	\$0	n/a
Silverthorne	\$561,448	\$676,830	21%	\$364,100	\$405,795	11%	\$201,420	\$251,429	25%
Summit Cove	\$535,911	\$491,192	-8%	\$230,400	\$198,414	-14%	\$151,800	\$129,050	-15%
Wildernest	\$453,182	\$456,075	1%	\$257,137	\$233,108	-9%	\$207,500	\$0	0%
Woodmoor	\$894,488	\$753,944	-16%	\$252,486	\$0	n/a	\$385,000	\$242,925	-37%
Gross Live Average:	\$734,262	\$765,769	4%	\$367,280	\$352,392	-4%	\$246,478	\$317,000	29%

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 2011	Median Price Single Family 2012	% Change vs. Prior Year	Median Price Multi-Family 2011	Median Price Multi-Family 2012	% Change vs. Prior Year	Median Price Residential Land 2011	Median Price Residential Land 2012	% Change vs. Prior Year
Blue River	\$475,000	\$515,000	8%	\$136,500	\$140,250	3%	\$113,000	\$72,500	-36%
Breckenridge	\$675,000	\$695,000	3%	\$410,750	\$365,000	-11%	\$244,000	\$575,000	136%
Breckenridge Golf Course	\$1,173,750	\$1,185,000	1%	\$360,000	\$355,250	-1%	\$250,000	\$229,000	-8%
Central Summit County (Rural)	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Copper Mountain	\$1,100,000	dna	0%	\$310,500	\$336,250	8%	\$0	dna	0%
Corinthian Hills/Summerwood	\$562,500	\$932,500	66%	\$289,650	\$337,500	17%	dna	\$0	n/a
Dillon Town & Lake	\$440,000	\$352,500	-20%	\$245,000	\$305,000	24%	dna	\$0	n/a
Dillon Valley	\$316,700	\$330,000	4%	\$111,500	\$105,500	-5%	\$0	dna	n/a
Farmers Corner	dna	\$417,500	n/a	dna	\$0	0%	dna	dna	n/a
Frisco	\$537,300	\$606,000	13%	\$345,500	\$375,000	9%	\$253,750	\$267,500	5%
Heeny	dna	dna	n/a	\$0	\$0	0%	\$0	dna	n/a
Keystone	\$950,000	\$851,500	-10%	\$277,000	\$300,000	8%	\$335,000	\$261,250	-22%
Montezuma	\$0	dna	0%	\$0	\$0	0%	dna	\$0	n/a
North Summit County (Rural)	\$782,500	\$610,000	-22%	\$0	\$0	0%	\$152,500	\$190,000	25%
Peak 7	\$562,500	\$500,000	-11%	\$0	\$0	0%	\$0	\$0	0%
Silverthorne	\$425,000	\$580,000	36%	\$382,200	\$405,000	6%	\$182,000	\$238,600	31%
Summit Cove	\$539,000	\$425,000	-21%	\$225,000	\$180,750	-20%	\$160,000	\$127,450	-20%
Wildernest	\$425,000	\$430,000	1%	\$179,500	\$210,500	17%	dna	\$0	n/a
Woodmoor	\$735,000	\$660,000	1%	\$220,000	\$0	n/a	dna	\$235,250	n/a
Gross Live Median:	\$583,750	\$619,000	6%	\$305,000	\$317,550	4%	\$175,000	\$230,250	32%

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October 2012 Market Analysis % Change

% Change: 2004 through 2012

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	% Change 10 to 11	2011	% Change 11 to 12	2012
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	45%	\$43,547,400	-8%	\$40,184,300
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	6%	\$38,351,800	12%	\$43,118,700
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	20%	\$44,858,700	-17%	\$37,384,000
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	63%	\$66,323,300	-20%	\$52,777,200
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	-11%	\$56,177,600	22%	\$68,527,900
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	-22%	\$65,751,300	-21%	\$52,117,600
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	-8%	\$35,555,500	77%	\$63,074,725
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	-17%	\$65,898,700	4%	\$68,804,575
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	2%	\$79,799,400	10%	\$88,134,600
October	\$117,417,900	30%	\$152,693,400	24%	\$188,770,200	-22%	\$146,546,900	-19%	\$118,230,800	-22%	\$92,709,100	-14%	\$79,749,200	-15%	\$67,816,300	54%	\$104,706,100
November	\$116,352,500	66%	\$193,562,600	-29%	\$138,233,900	14%	\$156,934,000	-63%	\$58,002,400	12%	\$64,690,000	-7%	\$60,172,900	-3%	\$58,524,100	-100%	
December	\$135,624,700	6%	\$143,084,300	10%	\$156,795,100	-13%	\$135,691,900	-55%	\$61,054,700	68%	\$102,685,700	-31%	\$70,755,100	-13%	\$61,627,700	-100%	
Year-to-Date through Oct. 31st	\$876,198,700	30%	\$1,138,980,599	18%	\$1,342,845,800	0%	\$1,338,112,900	-29%	\$946,672,000	-46%	\$515,633,400	10%	\$567,511,815	-1%	\$564,080,000	10%	\$618,829,700
Annual 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	2%	\$698,439,815	-2%	\$684,231,800	-10%	\$618,829,700

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	% Change 10 to 11	2011	% Change 11 to 12	2012
January	118	82%	215	-11%	192	-4%	185	-11%	165	-67%	54	0%	54	61%	87	10%	96
February	221	-23%	171	6%	181	-8%	166	-23%	128	-57%	55	20%	66	35%	89	-11%	79
March	212	24%	262	2%	266	-23%	206	-21%	162	-56%	71	21%	86	19%	102	-21%	81
April	240	3%	247	12%	276	-5%	261	-38%	163	-58%	68	34%	91	16%	106	7%	113
May	247	6%	263	18%	310	5%	324	-50%	162	-46%	88	7%	94	14%	107	25%	134
June	278	10%	305	11%	340	-17%	283	-45%	155	-48%	80	73%	138	-25%	104	5%	109
July	229	41%	323	-3%	312	-4%	301	-55%	136	-30%	95	-21%	75	31%	98	29%	126
August	293	37%	400	-27%	291	24%	361	-49%	183	-38%	114	3%	117	28%	150	6%	159
September	368	21%	445	0%	444	-32%	301	-33%	201	-27%	147	1%	149	9%	162	-2%	158
October	371	5%	389	3%	400	-22%	311	-43%	176	-9%	160	-4%	154	5%	161	43%	230
November	343	11%	381	-14%	326	-14%	281	-63%	105	29%	135	4%	141	1%	142	-100%	
December	326	-9%	298	-9%	271	-19%	220	-55%	98	82%	178	-13%	154	-9%	140	-100%	
Year-to-Date through Oct. 31st	2,577	17%	3,020	0%	3,012	-10%	2,699	-40%	1631	-43%	932	10%	1024	14%	1166	10%	1285
Annual Total	3,246	14%	3,699	-2%	3,609	-11%	3,200	-43%	1834	-32%	1245	6%	1319	10%	1448	-11%	1285

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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OCTOBER 2012 RESIDENTIAL MARKET SALES BY PRICE POINT

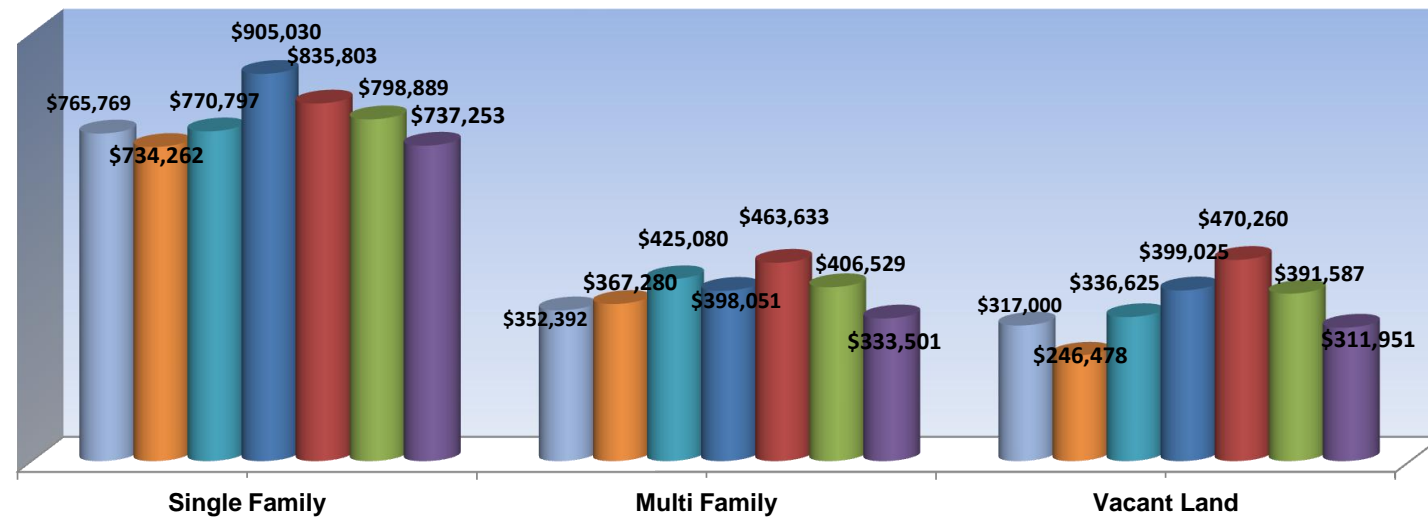
October 2012 Residential Improved Units - Price Point Summary			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	32	\$4,391,800	5%
200,001 to 300,000	41	\$10,249,200	11%
300,001 to 400,000	31	\$11,016,100	12%
400,001 to 500,000	23	\$10,232,600	11%
500,001 to 600,000	15	\$8,328,600	9%
600,001 to 700,000	14	\$9,251,600	10%
700,001 to 800,000	11	\$8,331,600	9%
800,001 to 900,000	5	\$4,226,000	5%
900,001 to 1,000,000	4	\$3,722,500	4%
1,000,001 to 1,500,000	6	\$6,873,000	7%
1,500,001 to 2,000,000	4	\$6,812,500	7%
2,000,001 to 2,500,000	3	\$6,635,000	7%
2,500,001 to 3,000,000	0	\$0	0%
over \$ 3 Million	1	\$3,100,000	3%
Total:	190	\$93,170,500	100%
New Construction			
	Number Trans.	Total Volume	Average Price
Single Family	1	\$670,600	\$670,600
Multi Family	8	\$3,503,700	\$437,963
Vacant Land	0	\$0	\$0
Resales			
	Number Trans.	Total Volume	Average Price
Single Family	66	\$53,243,800	\$806,724
Multi Family	115	\$35,752,400	\$310,890
Vacant Land	17	\$5,594,500	\$329,088
October 2012 Gross Residential Price Index			
	Number Trans.	Total Volume	Average Price
Single Family	67	\$53,914,400	\$804,693
Multi Family	123	\$39,256,100	\$319,155
Vacant Land	17	\$5,594,500	\$329,088
Year-to-Date 2012: Gross Residential Price Index			
	Number Trans.	Total Volume	Average Price
Single Family	418	\$320,091,600	\$765,769
Multi Family	614	\$216,368,600	\$352,392
Vacant Land	90	\$28,530,000	\$317,000
Full Year 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
Full Year 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
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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Year-to-Date 2012 Average Price History for Real Estate Transactions in Summit County, Colorado: 2006 through 2012

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- 2012
- 2011
- 2010
- 2009
- 2008
- 2007
- 2006



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**Dillon
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 970.262.1883



YEAR-TO-DATE 2012 SUMMIT COUNTY COMPARATIVE HISTORICAL COST BREAKDOWN

Sales of Improved Residential Units are included in Analysis

Year-to-Date: 2012 Price Point Summary for Residential Volume			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	133	\$19,416,075	4%
200,001 to 300,000	199	\$49,733,100	9%
300,001 to 400,000	174	\$61,403,900	11%
400,001 to 500,000	140	\$62,422,100	12%
500,001 to 600,000	104	\$56,747,525	11%
600,001 to 700,000	83	\$53,712,800	10%
700,001 to 800,000	46	\$34,755,100	6%
800,001 to 900,000	37	\$31,405,000	6%
900,001 to 1,000,000	27	\$25,599,700	5%
1,000,001 to 1,500,000	58	\$71,374,800	13%
1,500,001 to 2,000,000	15	\$25,632,500	5%
2,000,001 to 2,500,000	7	\$15,335,000	3%
2,500,001 to 3,000,000	5	\$13,285,000	2%
over \$ 3 Million	4	\$15,637,600	3%
Total:	1032	\$536,460,200	100%
Year-to-Date: 2011 Price Point Summary for Residential Volume			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	130	\$19,281,100	4%
200,001 to 300,000	180	\$44,915,300	9%
300,001 to 400,000	184	\$64,469,200	13%
400,001 to 500,000	102	\$45,833,000	9%
500,001 to 600,000	100	\$55,360,200	11%
600,001 to 700,000	60	\$39,015,900	8%
700,001 to 800,000	51	\$38,399,100	8%
800,001 to 900,000	36	\$30,704,700	6%
900,001 to 1,000,000	20	\$19,269,800	4%
1,000,001 to 1,500,000	42	\$49,575,500	10%
1,500,001 to 2,000,000	27	\$46,370,600	9%
2,000,001 to 2,500,000	10	\$22,415,000	5%
2,500,001 to 3,000,000	3	\$8,184,000	2%
over \$ 3 Million	2	\$6,975,000	1%
Total:	947	\$490,768,400	100%
Year-to-Date: 2010 Price Point Summary for Residential Volume			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	90	\$14,218,000	3%
200,001 to 300,000	159	\$40,544,800	8%
300,001 to 400,000	146	\$51,721,800	10%
400,001 to 500,000	110	\$49,964,300	10%
500,001 to 600,000	85	\$46,771,700	9%
600,001 to 700,000	51	\$32,885,000	7%
700,001 to 800,000	46	\$35,022,200	7%
800,001 to 900,000	49	\$42,226,400	9%
900,001 to 1,000,000	19	\$18,072,000	4%
1,000,001 to 1,500,000	56	\$71,451,700	14%
1,500,001 to 2,000,000	29	\$48,678,000	10%
2,000,001 to 2,500,000	12	\$26,157,500	5%
2,500,001 to 3,000,000	5	\$13,096,000	3%
over \$ 3 Million	1	\$3,950,000	1%
Total:	858	\$494,759,400	100%

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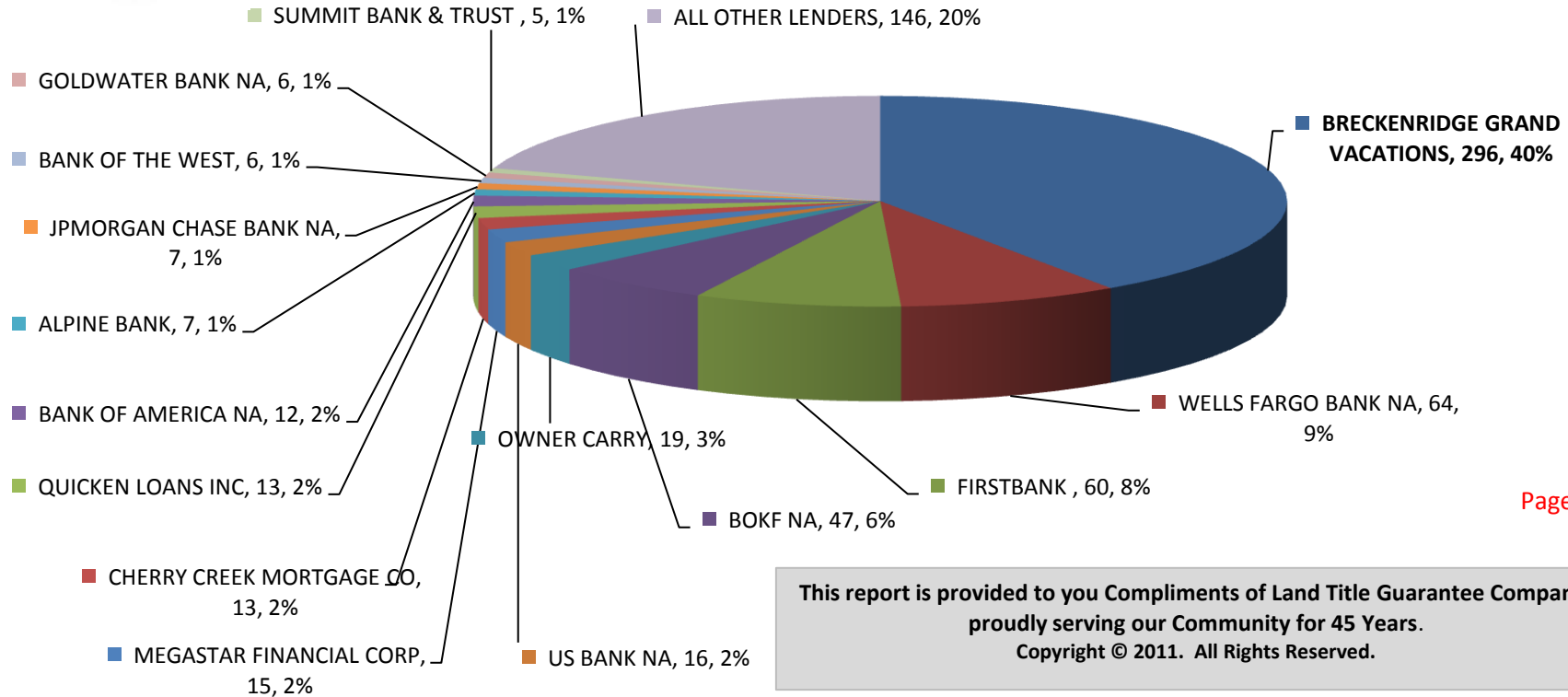
Top 80% Lenders for October 2012: Summit County

Total Loans Recorded in October 2012: 732 Loans

LOAN BREAKDOWN: 150 Loans related to Sales: 65% of the 230 Sales Transactions.

There were 284 Refinance/Equity Loans, and 298 Loans related to Timeshare Sales.

The Remainder of Sales: 35% of Real Estate closings were Cash Transactions at the time of closing.



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SUMMIT COUNTY BANK SALES: October 2012

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<i>Brm</i>	<i>Bath</i>	<i>Year Built</i>	<i>Size</i>	<i>Price</i>	<i>Legal</i>	<i>Purchaser</i>	<i>PPSF</i>	<i>Date</i>	<i>Street Address</i>	<i>Bank Reference</i>
3	2.00	1972	1007	\$ 126,000	Dillon Valley East Condo Unit 204, Buidling F	P:Anne Huschka	\$ 125.12	10/29/2012	1153 Straight Creek Drive	Bank: Nationstar Mortgage, LLC
1	1.00	1966	583	\$ 115,000	Tyrollean Terrace Condo Unit 5-A/6-A, Building B	P:Galine Tyryshkina	\$ 197.26	10/24/2012	1941 Boreas Pass Road	Bank: FNMA
2	2.00	1995	1166	\$ 237,900	Spyglass @ Wildernest TH Unit 6, Building A	P:Jacob Deneault	\$ 204.03	10/18/2012	0016 Spyglass Lane	Bank: FHLMC
3	2.00	1986	1647	\$ 290,000	Arctic Placer Subd Lot 4, Block 2	P:Kevin C. Shafer	\$ 176.08	10/29/2012	0533 Polar Court	Bank: FNMA
3	2.00	1982	1452	\$ 239,200	Willowbrook Meadows Subd #4 Lot 8T-B, Bolck N	P:Lauren Fredrickson	\$ 164.74	10/17/2012	0495 Bighorn Circle	Bank: FNMA
3	3.00	1998	2045	\$ 415,000	Lookout Ridge TH Unit 1137, Building 11	P:Sharon L. Heck	\$ 202.93	10/30/2012	0061 Lookout Ridge Drive	Bank: Arapahoe Land & Inv Co, LLC
3	2.00	1996	2208	\$ 425,000	Lake View Meadows Subd Lot 45	P:Stephen Hill	\$ 192.48	10/18/2012	0588 Lake View Circle West	Bank: Bank of America, NA

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October 2012 Foreclosure Process Document Breakdown: Summit County

OCTOBER 2012:	Total	Timeshare	Fee Simple	Unknown: No legal shown
#1 Notice of Election & Demand for Sale: (NED)	14	1	13	0
#2 Certificate of Purchase: (CTP)	0	0	0	0
#3 Public Trustee's Deeds: (PTD)	12	6	5	1
Total Foreclosure Documents Filed:	26	7	18	1

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 lien 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.*



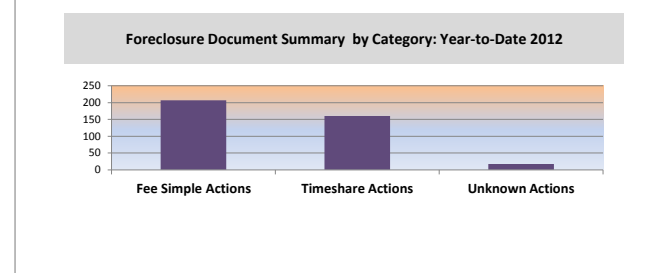
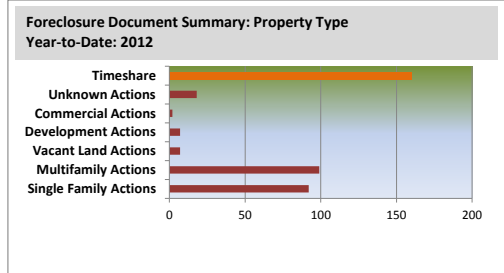
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October Issue: 2012 SUMMARY OF FORECLOSURE ACTIONS

Property Foreclosure Summary:	
Fee Simple Actions	207
Timeshare Actions	160
Unknown Actions	18
Property Type Breakdown:	
Single Family Actions	92
Multifamily Actions	99
Vacant Land Actions	7
Development Actions	7
Commercial Actions	2
Unknown Actions	18
Timeshare	160

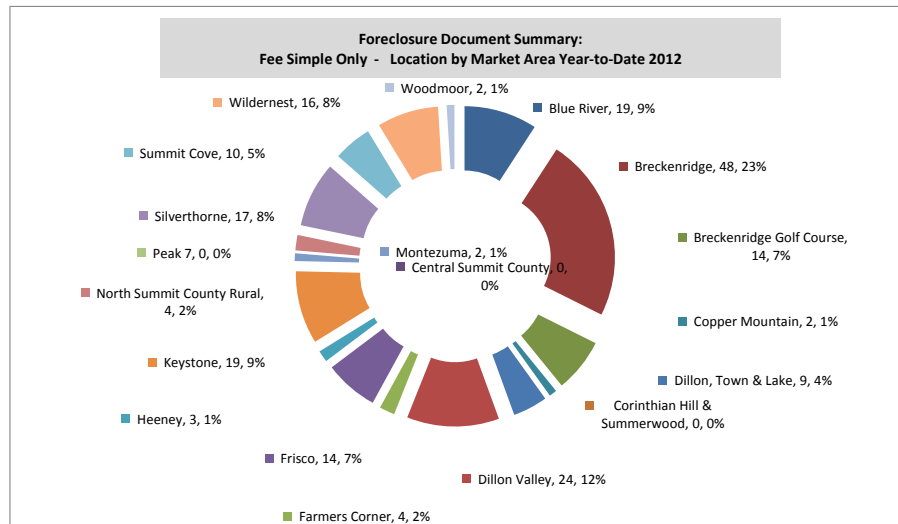
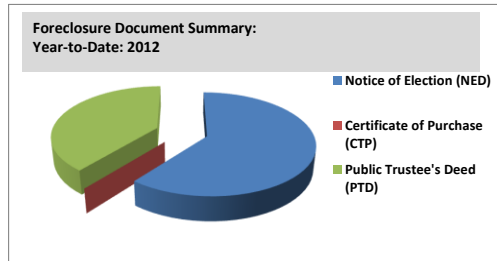


Location Summary: ALL TYPES	
Blue River	19
Breckenridge	208
Breckenridge Golf Course	14
Central Summit County	0
Copper Mountain	2
Corinthian Hill & Summerwood	0
Dillon, Town & Lake	9
Dillon Valley	24
Farmers Corner	4
Frisco	14
Heeney	3
Keystone	19
Montezuma	2
North Summit County Rural	4
Peak 7	0
Silverthorne	17
Summit Cove	10
Wilderness	16
Woodmoor	2

Location Summary: Fee Simple Only	
Blue River	19
Breckenridge	48
Breckenridge Golf Course	14
Central Summit County	0
Copper Mountain	2
Corinthian Hill & Summerwood	0
Dillon, Town & Lake	9
Dillon Valley	24
Farmers Corner	4
Frisco	14
Heeney	3
Keystone	19
Montezuma	2
North Summit County Rural	4
Peak 7	0
Silverthorne	17
Summit Cove	10
Wilderness	16
Woodmoor	2

* Location Summaries do not include recordings with Unknown Legal Descriptions

Document Summary:	
Notice of Election (NED)	234
Certificate of Purchase (CTP)	0
Public Trustee's Deed (PTD)	151



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2009 Summit County Foreclosure Summary:

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

2010 Summit County Foreclosure Summary:

Notice of Election & Demand for Sale: (NED)	367
Withdrawn NED'S	162
Active NED's for 2010:	205
Public Trustee's Deeds Issued: (PTD)	148

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

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2011 Summit County Foreclosure Summary:

Notice of Election & Demand for Sale: (NED)	326
Withdrawn NED'S	148
Active NED's for 2011:	178
Public Trustee's Deeds Issued: (PTD)	227

Running Total of NED & PTD: YTD 2012

Notice of Election & Demand for Sale: (NED)	234
Withdrawn NED'S	n/a
Active NED's for 2011:	n/a
Note: Withdrawn NED's are pulled in January 2013	
Public Trustee's Deeds Issued: (PTD)	151

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