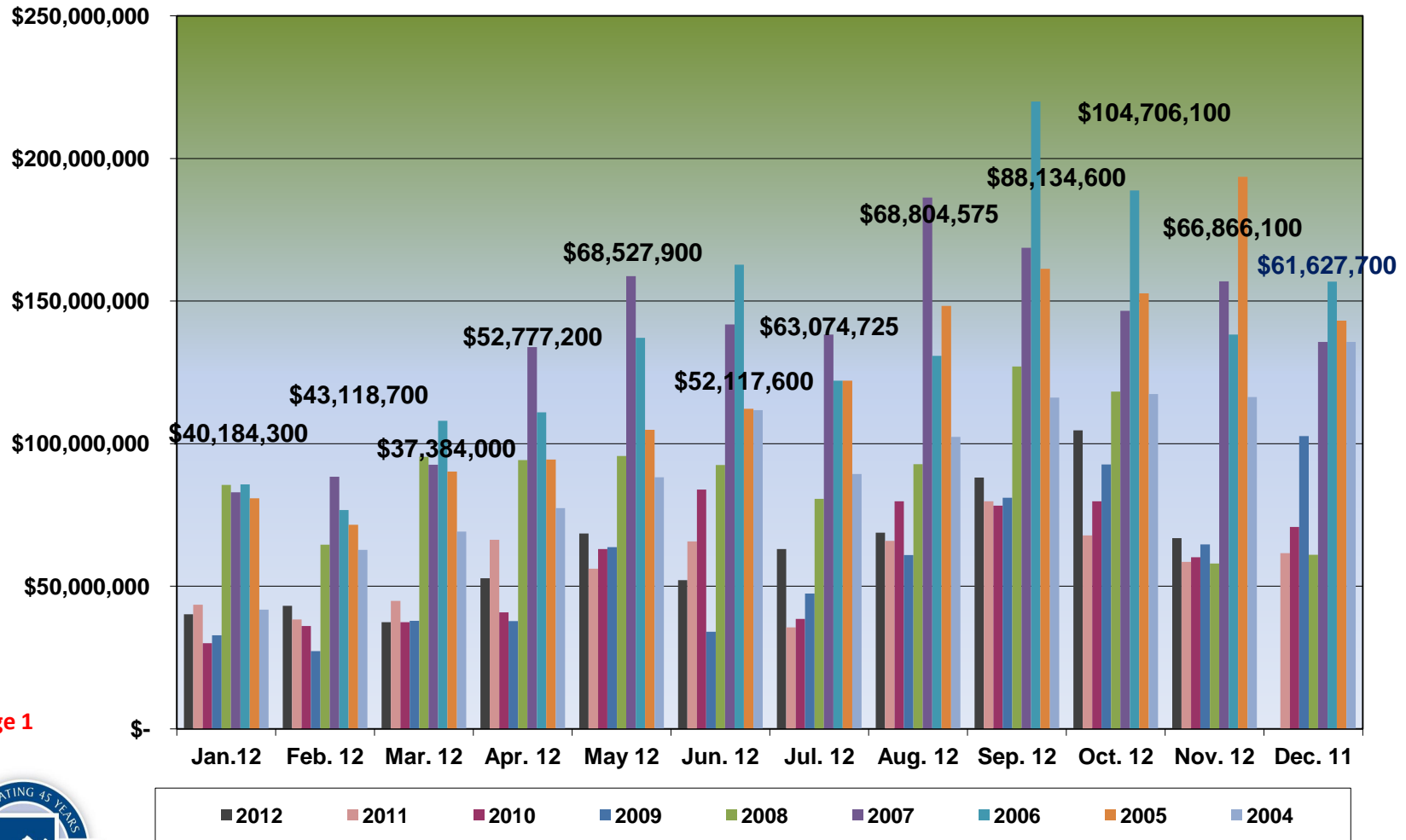


Summit County Gross Real Estate Volume: 2004 through 2012

November Edition: Year-to-Date 2012



This report is provided to you Compliments of Land Title Guarantee Company,
 proudly serving our Community for 45 Years.
 Copyright © 2011. All Rights Reserved.

November Market Analysis by Area

Summit County, Colorado

NOVEMBER 2012

There were 3 Bank Sales in November 2012, totalling \$703,200 in Gross Volume, or \$234,400 per Unit .
This accounts for 1.05% of the Overall Gross Volume. This accounts for 1.948% 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	\$4,892,200	7%	12	8%	\$407,683	\$378,750	\$461,525	\$550,000	\$ 247
Breckenridge	\$21,772,300	33%	38	25%	\$572,955	\$482,500	\$601,858	\$510,000	\$ 385
Breckenridge Golf Course	\$6,074,400	9%	9	6%	\$674,933	\$530,000	\$872,780	\$530,000	\$ 274
Central Summit County (non-town)	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Copper Mountain	\$2,451,000	4%	7	5%	\$350,143	\$355,000	\$350,143	\$355,000	\$ 352
Corinthian Hills & Summerwood	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Dillon Town & Lake	\$1,098,300	2%	3	2%	\$366,100	\$343,300	\$366,100	\$343,300	\$ 248
Dillon Valley	\$880,900	1%	6	4%	\$146,817	\$121,000	\$150,980	\$118,000	\$ 167
Farmers Corner	\$500,000	1%	2	1%	\$250,000	dna	\$415,000	dna	\$ 243
Frisco	\$10,096,400	15%	24	16%	\$420,683	\$393,000	\$427,109	\$393,000	\$ 309
Heeney	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Keystone	\$6,854,500	10%	21	14%	\$326,405	\$271,500	\$341,816	\$271,500	\$ 294
Montezuma	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
North Summit County (rural)	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Peak 7	\$565,000	1%	2	1%	\$282,500	dna	\$282,500	dna	\$ 272
Silverthorne	\$6,271,000	9%	10	6%	\$627,100	\$525,000	\$692,889	\$650,000	\$ 214
Summit Cove	\$1,457,500	2%	5	3%	\$291,500	\$235,000	\$291,500	\$235,000	\$ 193
Wilderness	\$2,247,600	3%	11	7%	\$204,327	\$174,900	\$204,327	\$174,900	\$ 227
Woodmoor	\$1,590,000	2%	2	1%	\$795,000	dna	\$795,000	dna	\$ 280
Quit Claim Deeds	\$115,000	0%	2	1%	\$57,500	dna	\$0	\$0	\$ -
TOTAL	\$66,866,100	100%	154	100%	\$439,152	\$357,000	\$459,270	\$378,000	\$ 297

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.

Land Title Guarantee
Breckenridge.Frisco.Dillon
Brooke Roberts - broberts@ltgc.com
970.453.2255

**Dillon
Land Title**

256 Dillon Ridge
Dillon, CO 80435

970.262.1883

**Frisco
Land Title**

60 Main Street
Frisco, CO 80443

970.668.2205

**Breckenridge
Land Title**

200 North Ridge Street
Breckenridge, CO 80424

970.453.2255



This report is provided to you Compliments of Land Title Guarantee Company,
proudly serving our Community for 45 Years.

Copyright ©2011. All Rights Reserved.



November Market Analysis by Area

Summit County, Colorado

Year-to-Date: November 2012

There have been 61 Bank Sales Year-to-Date 2012, totalling \$20,380,875 in Gross Volume, or \$334,113 per Unit .
This accounts for 2.97% of the Overall Gross Volume. This accounts for 4.24% 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	\$44,022,700	6%	86	6%	\$511,892	\$390,000	\$623,766	\$495,000	\$ 232
Breckenridge	\$187,201,300	27%	332	23%	\$563,859	\$427,500	\$593,401	\$451,000	\$ 375
Breckenridge Golf Course	\$74,576,900	11%	128	9%	\$582,632	\$342,300	\$938,627	\$880,300	\$ 301
Central Summit County (non-town)	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Copper Mountain	\$18,398,900	3%	52	4%	\$353,825	\$323,750	\$379,198	\$349,000	\$ 339
Corinthian Hills & Summerwood	\$10,619,500	2%	15	1%	\$707,967	\$610,000	\$707,967	\$610,000	\$ 252
Dillon Town & Lake	\$18,716,300	3%	43	3%	\$435,263	\$325,000	\$324,777	\$325,000	\$ 261
Dillon Valley	\$6,764,000	1%	41	3%	\$164,976	\$124,000	\$168,353	\$122,250	\$ 159
Farmers Corner	\$5,488,400	1%	14	1%	\$392,029	\$406,500	\$458,040	\$416,250	\$ 239
Frisco	\$77,195,400	11%	177	12%	\$436,132	\$400,000	\$451,594	\$412,000	\$ 291
Heeney	\$541,000	0%	3	0%	\$180,333	\$227,000	\$263,000	dna	\$ 156
Keystone	\$81,927,600	12%	191	13%	\$428,940	\$325,000	\$448,587	\$337,500	\$ 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	\$9,024,500	1%	19	1%	\$474,974	\$499,000	\$474,974	\$499,000	\$ 239
Silverthorne	\$86,260,925	13%	145	10%	\$594,903	\$460,000	\$600,312	\$526,225	\$ 221
Summit Cove	\$17,573,100	3%	50	3%	\$351,462	\$312,050	\$377,918	\$375,400	\$ 214
Wilderness	\$26,537,975	4%	95	7%	\$279,347	\$237,900	\$288,434	\$250,000	\$ 215
Woodmoor	\$9,636,000	1%	16	1%	\$602,250	\$413,000	\$761,409	\$720,000	\$ 276
Quit Claim Deeds	\$5,600,300	1%	22	2%	\$254,559	\$87,900	\$0	\$0	\$ -
TOTAL	\$685,695,800	100%	1439	100%	\$479,954	\$363,500	\$513,222	\$405,000	\$ 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.

Calculations are an unofficial tabulation of Summit County records that are believed to be reasonably accurate but are not guaranteed.

Land Title Guarantee

Breckenridge.Frisco.Dillon
Brooke Roberts - broberts@ltgc.com
970.453.2255



Dillon Land Title

256 Dillon Ridge
Dillon, CO 80435

970.262.1883

Frisco Land Title

60 Main Street
Frisco, CO 80443

970.668.2205

Breckenridge Land Title

200 North Ridge Street
Breckenridge, CO 80424

970.453.2255

BUY LOCAL



This report is provided to you Compliments of Land Title Guarantee Company,
proudly serving our Community for 45 Years.

Copyright © 2011. All Rights Reserved.

NOVEMBER 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	\$673,047	20%	\$145,567	\$201,357	38%	\$119,292	\$112,024	-6%
Breckenridge	\$843,487	\$998,271	18%	\$474,778	\$415,342	-13%	\$460,464	\$627,432	36%
Breckenridge Golf Course	\$1,207,772	\$1,146,148	-5%	\$420,496	\$461,330	10%	\$267,512	\$335,400	25%
Central Summit County (Rural)	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Copper Mountain	\$1,582,714	\$1,700,000	7%	\$350,729	\$345,331	-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	\$418,422	-12%	\$260,265	\$296,683	14%	\$170,000	\$0	0%
Dillon Valley	\$313,040	\$321,150	3%	\$118,721	\$113,782	-4%	\$0	\$120,300	n/a
Farmers Corner	\$775,500	\$458,040	-41%	\$225,000	\$0	n/a	\$252,500	\$140,000	-45%
Frisco	\$621,116	\$697,066	12%	\$388,155	\$384,456	-1%	\$251,125	\$290,000	15%
Heeny	\$287,500	\$263,000	-9%	\$0	\$0	0%	\$0	\$15,000	n/a
Keystone	\$1,045,153	\$946,363	-9%	\$337,011	\$358,386	6%	\$361,667	\$257,700	-29%
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	\$474,974	-19%	\$0	\$0	0%	\$0	\$0	n/a
Silverthorne	\$561,448	\$686,995	22%	\$364,100	\$402,178	10%	\$201,420	\$251,429	25%
Summit Cove	\$535,911	\$480,897	-10%	\$230,400	\$191,269	-17%	\$151,800	\$129,050	-15%
Wildernest	\$453,182	\$456,075	1%	\$257,137	\$228,383	-11%	\$207,500	\$0	0%
Woodmoor	\$894,488	\$761,409	-15%	\$252,486	\$0	n/a	\$385,000	\$242,625	-37%
Gross Live Average:	\$734,262	\$758,972	3%	\$367,280	\$352,875	-4%	\$246,478	\$316,556	28%

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	\$525,000	11%	\$136,500	\$85,000	-38%	\$113,000	\$95,000	-16%
Breckenridge	\$675,000	\$695,000	3%	\$410,750	\$385,000	-6%	\$244,000	\$492,000	102%
Breckenridge Golf Course	\$1,173,750	\$1,166,250	-1%	\$360,000	\$355,250	-1%	\$250,000	\$280,000	12%
Central Summit County (Rural)	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Copper Mountain	\$1,100,000	dna	0%	\$310,500	\$348,000	12%	\$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	\$343,300	-22%	\$245,000	\$315,000	29%	dna	\$0	n/a
Dillon Valley	\$316,700	\$312,500	-1%	\$111,500	\$112,500	1%	\$0	dna	n/a
Farmers Corner	dna	\$416,250	n/a	dna	\$0	0%	dna	dna	n/a
Frisco	\$537,300	\$618,500	15%	\$345,500	\$375,000	9%	\$253,750	\$280,000	10%
Heeny	dna	dna	n/a	\$0	\$0	0%	\$0	dna	n/a
Keystone	\$950,000	\$850,000	-11%	\$277,000	\$295,000	6%	\$335,000	\$272,500	-19%
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	\$499,000	-11%	\$0	\$0	0%	\$0	\$0	0%
Silverthorne	\$425,000	\$627,000	48%	\$382,200	\$400,000	5%	\$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	\$209,500	17%	dna	\$0	n/a
Woodmoor	\$735,000	\$720,000	1%	\$220,000	\$0	n/a	dna	\$235,250	n/a
Gross Live Median:	\$583,750	\$615,000	5%	\$305,000	\$315,600	3%	\$175,000	\$229,000	31%

Land Title Guarantee
Breckenridge, Frisco, Dillon
Brooke Roberts
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

Breckenridge
Land Title

200 North Ridge Street
Breckenridge, CO 80424

970.453.2255



This report is provided to you Compliments of Land Title Guarantee Company,
proudly serving our Community for 45 Years.

Copyright © 2011. All Rights Reserved.



November 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	14%	\$66,866,100
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 Nov. 30th	\$992,551,200	34%	\$1,332,543,199	11%	\$1,481,079,700	1%	\$1,495,046,900	-33%	\$1,004,674,400	-42%	\$580,323,400	8%	\$627,684,715	-1%	\$622,604,100	10%	\$685,695,800
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	0%	\$685,695,800

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	8%	154
December	326	-9%	298	-9%	271	-19%	220	-55%	98	82%	178	-13%	154	-9%	140	-100%	
Year-to-Date through Nov. 30th	2,920	16%	3,401	-2%	3,338	-11%	2,980	-42%	1736	-39%	1067	9%	1165	12%	1308	10%	1439
Annual Total	3,246	14%	3,699	-2%	3,609	-11%	3,200	-43%	1834	-32%	1245	6%	1319	10%	1448	-1%	1439

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.

Land Title Guarantee

Breckenridge, Frisco, Dillon
 Brooke Roberts - broberts@ltgc.com
 970.453.2255



This report is provided to you Compliments of Land Title Guarantee Company,
 proudly serving our Community for 45 Years.
 Copyright © 2011. All Rights Reserved.

Dillon
 Land Title

256 Dillon Ridge
 Dillon, CO 80435
 970.262.1883

Frisco
 Land Title

60 Main Street
 Frisco, CO 80443
 970.668.2205

Breckenridge
 Land Title

200 North Ridge Street
 Breckenridge, CO 80424
 970.453.2255





NOVEMBER 2012 RESIDENTIAL MARKET SALES BY PRICE POINT

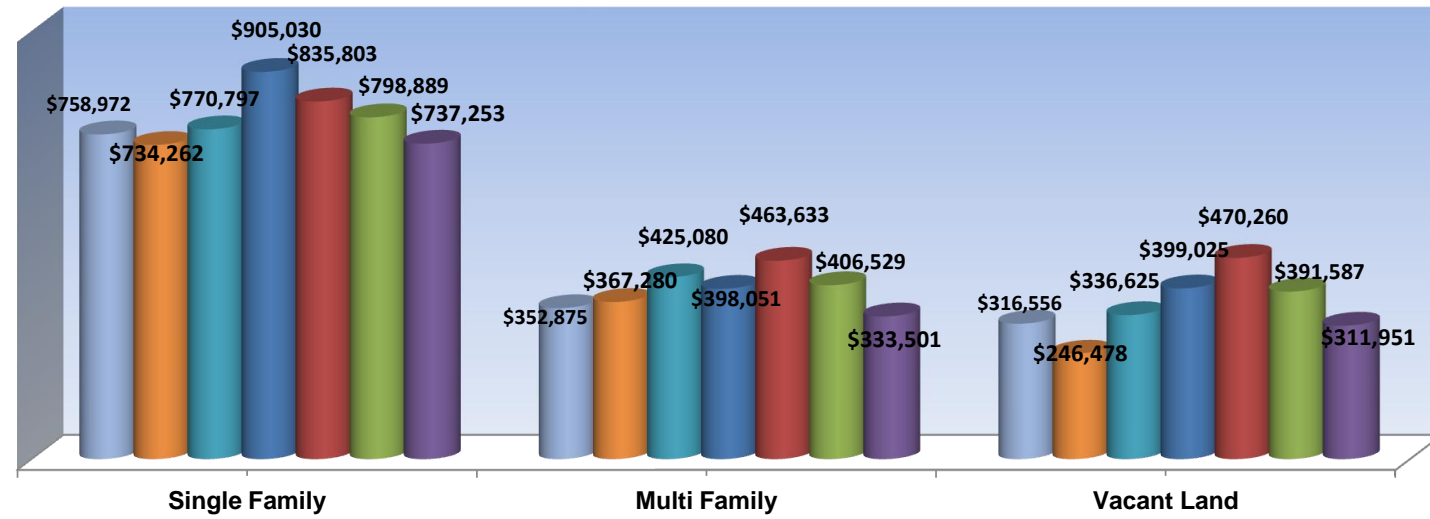
November 2012 Residential Improved Units - Price Point Summary			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	18	\$2,687,500	4%
200,001 to 300,000	30	\$7,818,200	13%
300,001 to 400,000	26	\$9,281,700	15%
400,001 to 500,000	17	\$7,479,400	12%
500,001 to 600,000	14	\$7,876,000	13%
600,001 to 700,000	5	\$3,197,300	5%
700,001 to 800,000	9	\$6,753,500	11%
800,001 to 900,000	5	\$4,280,000	7%
900,001 to 1,000,000	3	\$2,830,000	5%
1,000,001 to 1,500,000	4	\$4,825,000	8%
1,500,001 to 2,000,000	1	\$1,900,000	3%
2,000,001 to 2,500,000	0	\$0	0%
2,500,001 to 3,000,000	1	\$2,515,000	4%
over \$ 3 Million	0	\$0	0%
Total:	133	\$61,443,600	100%
New Construction			
	Number Trans.	Total Volume	Average Price
Single Family	2	\$1,326,900	\$663,450
Multi Family	4	\$2,338,900	\$584,725
Vacant Land	0	\$0	\$0
Resales			
	Number Trans.	Total Volume	Average Price
Single Family	40	\$27,708,400	\$692,710
Multi Family	87	\$30,069,400	\$345,625
Vacant Land	9	\$2,809,000	\$312,111
November 2012 Gross Residential Price Index			
	Number Trans.	Total Volume	Average Price
Single Family	42	\$29,035,300	\$691,317
Multi Family	91	\$32,408,300	\$356,135
Vacant Land	9	\$2,809,000	\$312,111
Year-to-Date 2012: Gross Residential Price Index			
	Number Trans.	Total Volume	Average Price
Single Family	460	\$349,126,900	\$758,972
Multi Family	705	\$248,776,900	\$352,875
Vacant Land	99	\$31,339,000	\$316,556
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

This report is provided to you Compliments of Land Title Guarantee Company,
 proudly serving our Community for 45 Years.
 Copyright © 2011. All Rights Reserved.



Year-to-Date 2012 Average Price History for Real Estate Transactions in Summit County, Colorado: 2006 through 2012

Land Title Guarantee
 Breckenridge.Frisco.Dillon
 Brooke Roberts
 970.453.2255
 broberts@ltgc.com



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

This report is provided to you Compliments of Land Title Guarantee Company,
 proudly serving our Community for 45 Years.
 Copyright © 2011. All Rights Reserved.



Land Title Guarantee
 Breckenridge, Frisco, Dillon
 Brooke Roberts - broberts@ltgc.com
 970.453.2255

**Frisco
 Land Title**
 60 Main Street
 Frisco, CO 80443
 970.668.2205

**Breckenridge
 Land Title**
 200 North Ridge
 Street
 Breckenridge, CO
 80424
 970.453.2255

**Dillon
 Land Title**
 256 Dillon Ridge
 Dillon, CO 80435
 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	151	\$22,103,575	4%
200,001 to 300,000	229	\$57,551,300	10%
300,001 to 400,000	200	\$70,685,600	12%
400,001 to 500,000	157	\$69,901,500	12%
500,001 to 600,000	118	\$64,623,525	11%
600,001 to 700,000	88	\$56,910,100	10%
700,001 to 800,000	55	\$41,508,600	7%
800,001 to 900,000	42	\$35,685,000	6%
900,001 to 1,000,000	30	\$28,429,700	5%
1,000,001 to 1,500,000	62	\$76,199,800	13%
1,500,001 to 2,000,000	16	\$27,532,500	5%
2,000,001 to 2,500,000	7	\$15,335,000	3%
2,500,001 to 3,000,000	6	\$15,800,000	3%
over \$ 3 Million	4	\$15,637,600	3%
Total:	1165	\$597,903,800	100%
Year-to-Date: 2011 Price Point Summary for Residential Volume			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	150	\$22,708,000	4%
200,001 to 300,000	212	\$52,724,000	10%
300,001 to 400,000	204	\$71,614,600	13%
400,001 to 500,000	113	\$50,843,600	9%
500,001 to 600,000	109	\$60,231,300	11%
600,001 to 700,000	63	\$40,963,400	8%
700,001 to 800,000	57	\$42,949,100	8%
800,001 to 900,000	38	\$32,459,700	6%
900,001 to 1,000,000	22	\$21,199,800	4%
1,000,001 to 1,500,000	47	\$56,265,100	10%
1,500,001 to 2,000,000	30	\$51,570,600	9%
2,000,001 to 2,500,000	11	\$24,890,000	5%
2,500,001 to 3,000,000	3	\$8,184,000	2%
over \$ 3 Million	2	\$6,975,000	1%
Total:	1061	\$543,578,200	100%
Year-to-Date: 2010 Price Point Summary for Residential Volume			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	107	\$16,782,800	3%
200,001 to 300,000	181	\$46,314,500	8%
300,001 to 400,000	174	\$61,608,800	11%
400,001 to 500,000	126	\$57,087,400	10%
500,001 to 600,000	96	\$52,626,700	10%
600,001 to 700,000	56	\$36,122,500	7%
700,001 to 800,000	51	\$38,858,800	7%
800,001 to 900,000	54	\$46,420,400	8%
900,001 to 1,000,000	24	\$22,837,000	4%
1,000,001 to 1,500,000	60	\$76,536,700	14%
1,500,001 to 2,000,000	29	\$48,678,000	9%
2,000,001 to 2,500,000	12	\$26,157,500	5%
2,500,001 to 3,000,000	6	\$16,096,000	3%
over \$ 3 Million	1	\$3,950,000	1%
Total:	977	\$550,077,100	100%

Page 8

This report is provided to you Compliments of Land Title Guarantee Company,
 proudly serving our Community for 45 Years.

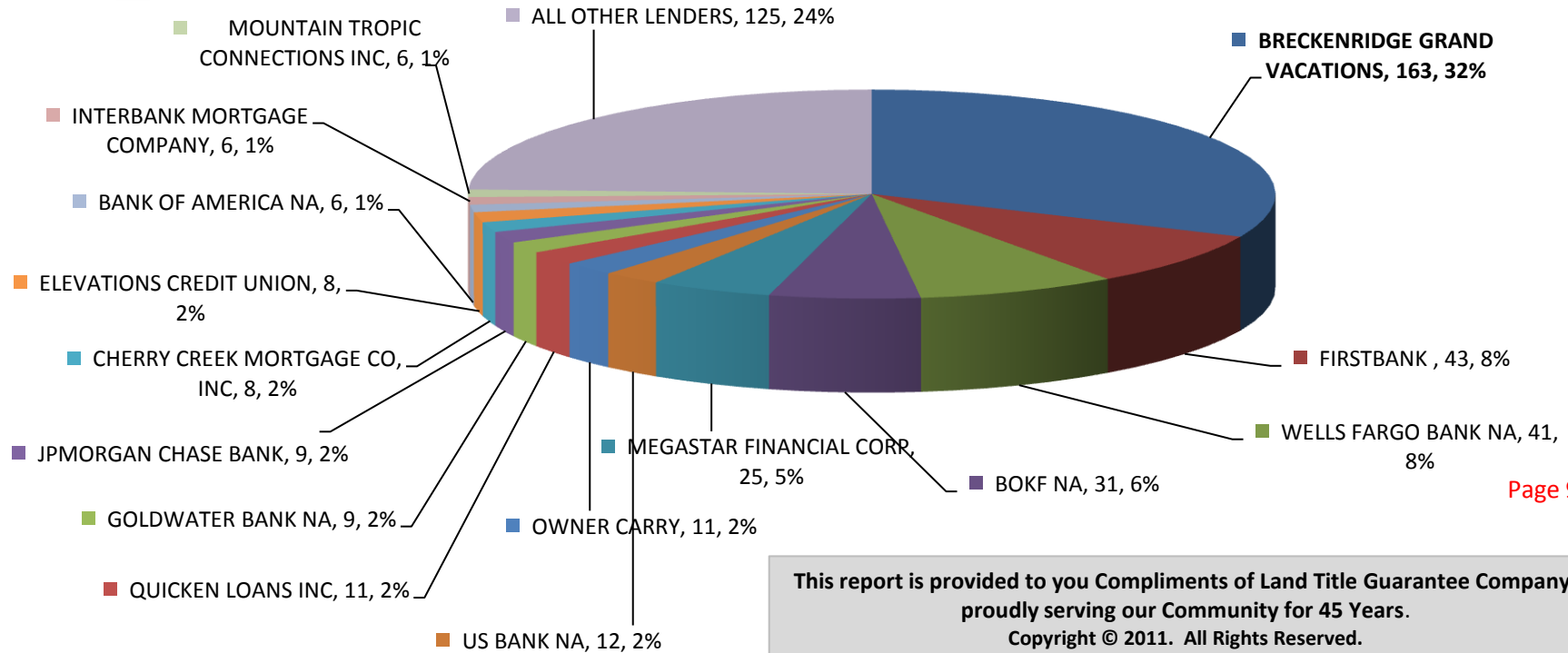
Copyright © 2011. All Rights Reserved.

Land Title Guarantee
 Breckenridge.Frisco.Dillon
Brooke Roberts
 970.453.2255
 broberts@ltgc.com

Top 76% Lenders for November 2012: Summit County

Total Loans Recorded in November 2012: 514 Loans

LOAN BREAKDOWN: 86 Loans related to Sales: 56% of the 154 Sales Transactions.
 There were 264 Refinance/Equity Loans, and 164 Loans related to Timeshare Sales.
 The Remainder of Sales: 44% of Real Estate closings were Cash Transactions at the time of closing.



This report is provided to you Compliments of Land Title Guarantee Company, proudly serving our Community for 45 Years.
 Copyright © 2011. All Rights Reserved.

SUMMIT COUNTY BANK SALES: November 2012

Page 10

<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>
2	2.00	1972	762	\$ 118,000	Dillon Valley East Condo Unit 102, Building G	P:Benjamin Lindquist Hanson	\$ 154.86	11/26/2012	1173 Straight Creek Drive	Bank: Nationstar Mortgage, LLC
3	3.00	1995	1747	\$ 261,200	Sherwood Forest Subd Lot 56	P:James H. Anders	\$ 149.51	11/7/2012	0111 Red Mountain Trail	Bank: Mellon Bank of New York
3	2.00	1994	1763	\$ 324,000	M&B: Govm't Tract Lot 13 6-5-77	P:Kevin Smits	\$ 183.78	11/19/2012	0341 Z Road	Bank: Mellon Bank of New York

Land Title Guarantee

Breckenridge.Frisco.Dillon

Brooke Roberts

970.453.2255

broberts@ltgc.com



November 2012 Foreclosure Process Document Breakdown: Summit County

NOVEMBER 2012:	Total	Timeshare	Fee Simple	Unknown: No legal shown
#1 Notice of Election & Demand for Sale: (NED)	17	2	15	0
#2 Certificate of Purchase: (CTP)	0	0	0	0
#3 Public Trustee's Deeds: (PTD)	14	9	4	1
Total Foreclosure Documents Filed:	31	11	19	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.



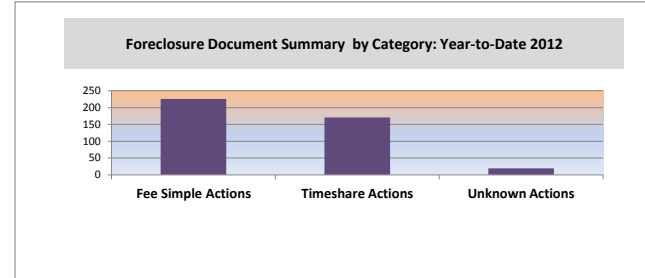
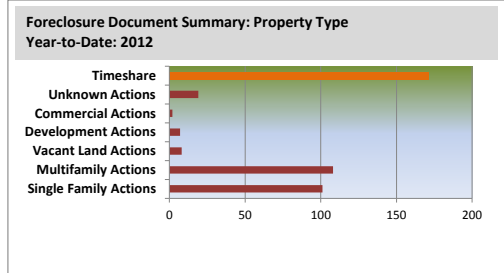
Land Title Guarantee
 Breckenridge.Frisco.Dillon
 Brooke Roberts
 970.453.2255
 broberts@ltgc.com

This report is provided to you Compliments of Land Title Guarantee Company, proudly serving our Community for 45 Years. Copyright © 2011. All Rights Reserved.



November Issue: 2012 SUMMARY OF FORECLOSURE ACTIONS

Property Foreclosure Summary:	
Fee Simple Actions	226
Timeshare Actions	171
Unknown Actions	19
Property Type Breakdown:	
Single Family Actions	101
Multifamily Actions	108
Vacant Land Actions	8
Development Actions	7
Commercial Actions	2
Unknown Actions	19
Timeshare	171

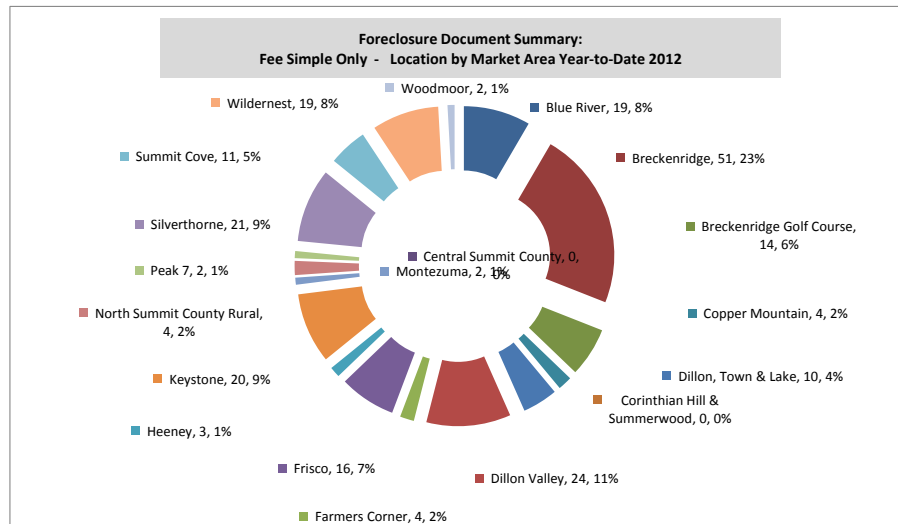
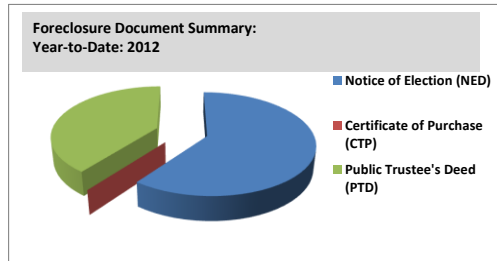


Location Summary: ALL TYPES	
Blue River	19
Breckenridge	222
Breckenridge Golf Course	14
Central Summit County	0
Copper Mountain	4
Corinthian Hill & Summerwood	0
Dillon, Town & Lake	10
Dillon Valley	24
Farmers Corner	4
Frisco	16
Heeney	3
Keystone	20
Montezuma	2
North Summit County Rural	4
Peak 7	2
Silverthorne	21
Summit Cove	11
Wilderness	19
Woodmoor	2

Location Summary: Fee Simple Only	
Blue River	19
Breckenridge	51
Breckenridge Golf Course	14
Central Summit County	0
Copper Mountain	4
Corinthian Hill & Summerwood	0
Dillon, Town & Lake	10
Dillon Valley	24
Farmers Corner	4
Frisco	16
Heeney	3
Keystone	20
Montezuma	2
North Summit County Rural	4
Peak 7	2
Silverthorne	21
Summit Cove	11
Wilderness	19
Woodmoor	2

* Location Summaries do not include recordings with Unknown Legal Descriptions

Document Summary:	
Notice of Election (NED)	251
Certificate of Purchase (CTP)	0
Public Trustee's Deed (PTD)	165



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

Land Title Guarantee
 Breckenridge.Frisco.Dillon
 Brooke Roberts
 970.453.2255
 broberts@ltgc.com



This report is provided to you Compliments of Land Title Guarantee Company, proudly serving our Community for 45 Years.
 Copyright © 2011. All Rights Reserved.



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

Land Title Guarantee
 Breckenridge.Frisco.Dillon
 Brooke Roberts
 970.453.2255
 broberts@ltgc.com

**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)	251
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)	165

This report is provided to you Compliments of Land Title Guarantee Company,
 proudly serving our Community for 45 Years.