



# Colorado Mountain Resorts Market Analysis

2014 1st Quarter

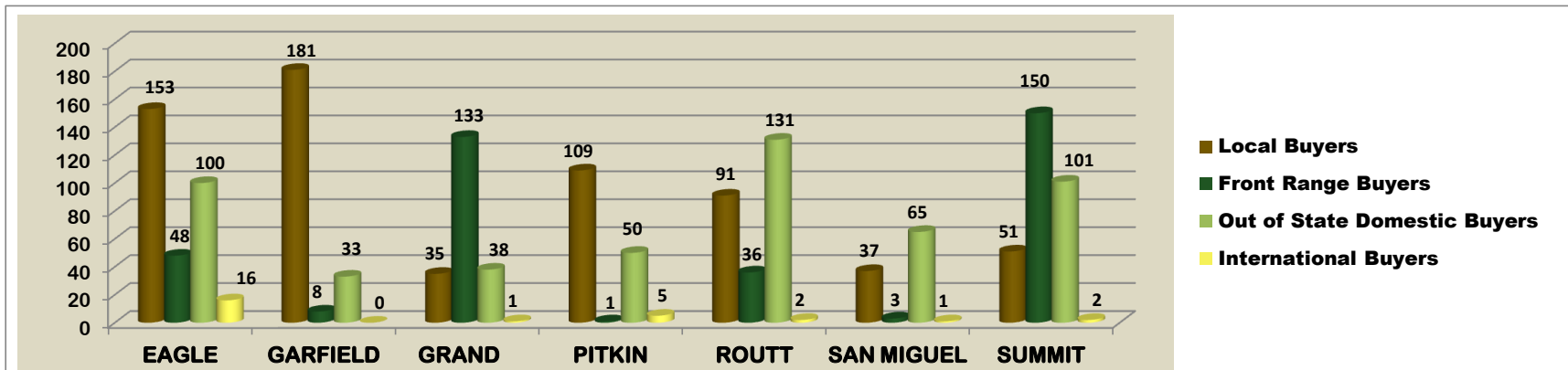


## Summary of Market Momentum: 2014 vs. 2013

County	Gross Sales Volume	Number of Transactions	Single Family Average Price	Multi Family Average Price	Residential Median Price	Bank Sales Transactions % of Gross	New Construction % of Gross
EAGLE	33.36%	317	15.64%	29.21%	23.96%	8.78%	5.20%
GARFIELD	37.99%	222	-0.99%	-3.34%	-7.14%	17.80%	0.38%
GRAND	0.90%	207	37.76%	12.91%	19.46%	10.13%	4.25%
PITKIN	28.05%	165	-1.25%	2.82%	13.69%	11.84%	37.00%
ROUTT	-18.03%	260	21.14%	14.83%	4.43%	9.08%	6.63%
SAN MIGUEL	47.66%	106	22.43%	5.06%	-4.90%	7.41%	0.00%
SUMMIT	8.91%	304	12.45%	7.39%	5.26%	1.83%	0.00%
<b>Method of Comparison:</b>	<b>YR/YR</b>	<b>Q1/Q1</b>	<b>YR/YR</b>	<b>YR/YR</b>	<b>YR/YR</b>	<b>YR/YR</b>	<b>YR/YR</b>

actual values/and or percentages are shown - box color indicates a rise or decline overall.

## Buyer Profile: YTD: 2014



Compliments of Land Title Guarantee Company mountain offices located in Aspen, Avon, Breckenridge, Dillon, Eagle, Frisco, Glenwood Springs, Steamboat Springs, Telluride, Vail & Winter Park.



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## Market Comparison: First Quarter 2013 - First Quarter 2014

County	Median Residential Price		
	Q1. 2013	Q1. 2014	% Change
EAGLE	\$497,200	\$595,000	19.67%
GARFIELD	\$219,800	\$221,000	0.55%
GRAND	\$223,000	\$274,750	23.21%
PITKIN	\$740,000	\$1,225,000	65.54%
ROUTT	\$369,750	\$356,250	-3.65%
SAN MIGUEL	\$810,000	\$655,000	-19.14%
SUMMIT	\$380,000	\$400,000	5.26%

Average Residential Price		
Q1. 2013	Q1. 2014	% Change
\$968,348	\$1,072,692	10.78%
\$242,726	\$294,031	21.14%
\$290,393	\$385,536	32.76%
\$1,527,414	\$2,062,590	35.04%
\$784,596	\$586,795	-25.21%
\$1,212,156	\$1,078,026	-11.07%
\$485,953	\$508,349	4.61%

Average Residential Price PSF		
Q1. 2013	Q1. 2014	% Change
\$417.36	\$460.59	10.36%
\$128.68	\$144.07	11.96%
\$170.53	\$190.68	11.82%
\$737.52	\$905.99	22.84%
\$238.41	\$282.21	18.37%
\$475.96	\$508.54	6.85%
\$274.78	\$318.99	16.09%

County	Number of Transactions		
	Q1. 2013	Q1. 2014	% Change
EAGLE	300	317	5.67%
GARFIELD	248	222	-10.48%
GRAND	263	207	-21.29%
PITKIN	168	165	-1.79%
ROUTT	266	260	-2.26%
SAN MIGUEL	87	106	21.84%
SUMMIT	318	304	-4.40%

Number of Bank Sales		
Q1. 2013	Q1. 2014	% Change
50	11	-78.00%
65	32	-50.77%
36	14	-61.11%
31	14	-54.84%
47	12	-74.47%
8	5	-37.50%
12	4	-66.67%

Number of New Unit Sales		
Q1. 2013	Q1. 2014	% Change
17	15	-11.76%
14	1	-92.86%
23	7	-69.57%
22	3	-86.36%
94	7	-92.55%
8	0	-100.00%
17	0	-100.00%

New Unit sales include DR Units & Interval Units in Routt

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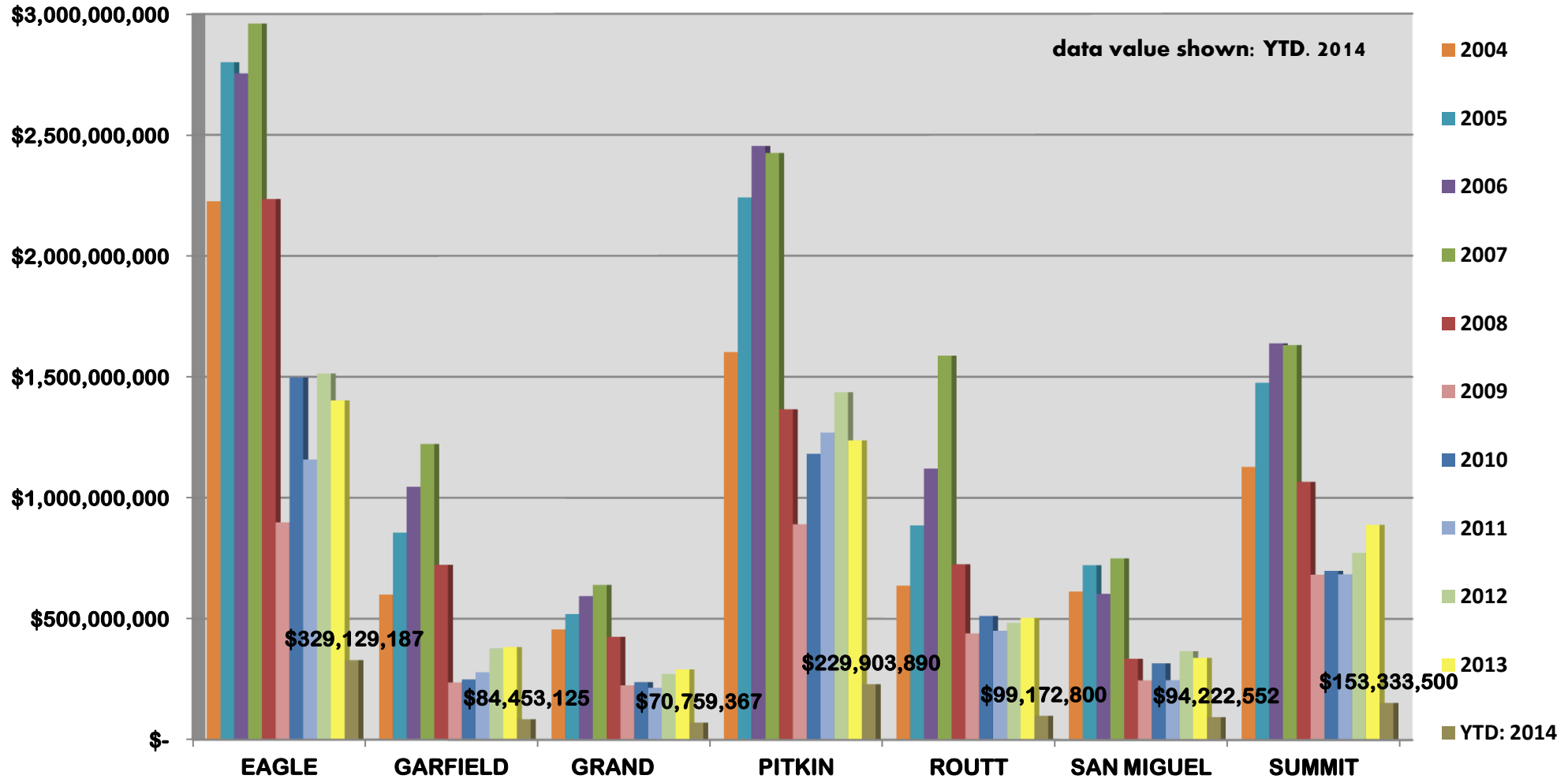


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## Gross Sales Transaction Summary: All Transactions Recorded from 2004 - 2014



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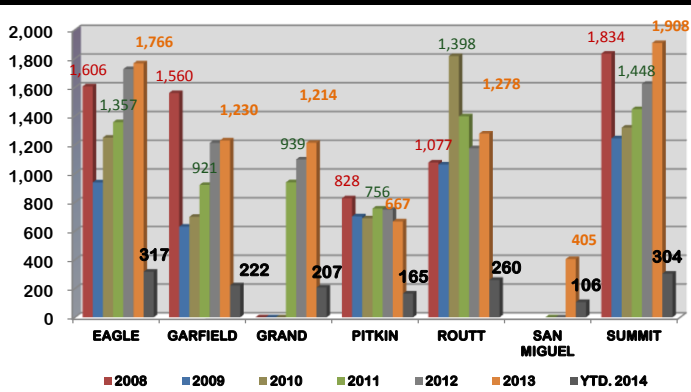


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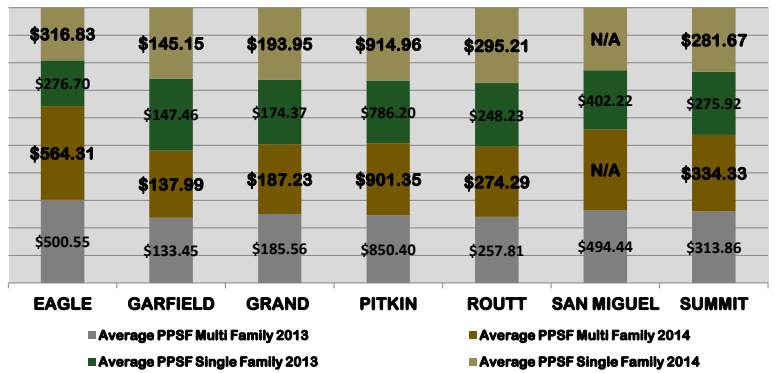
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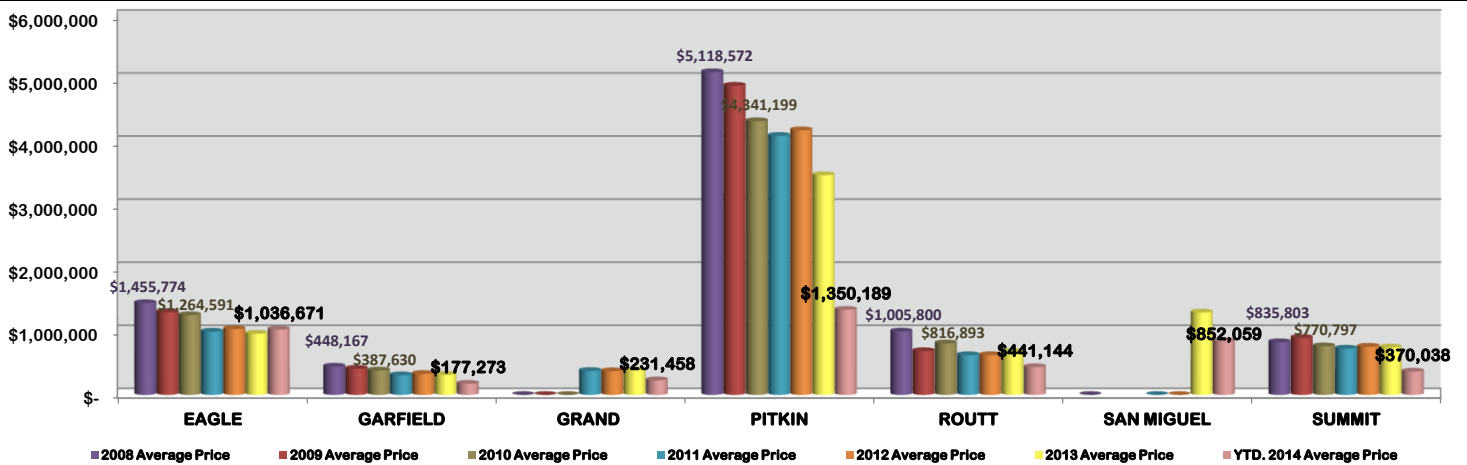
**Number of Recorded Sales Transactions by County:**



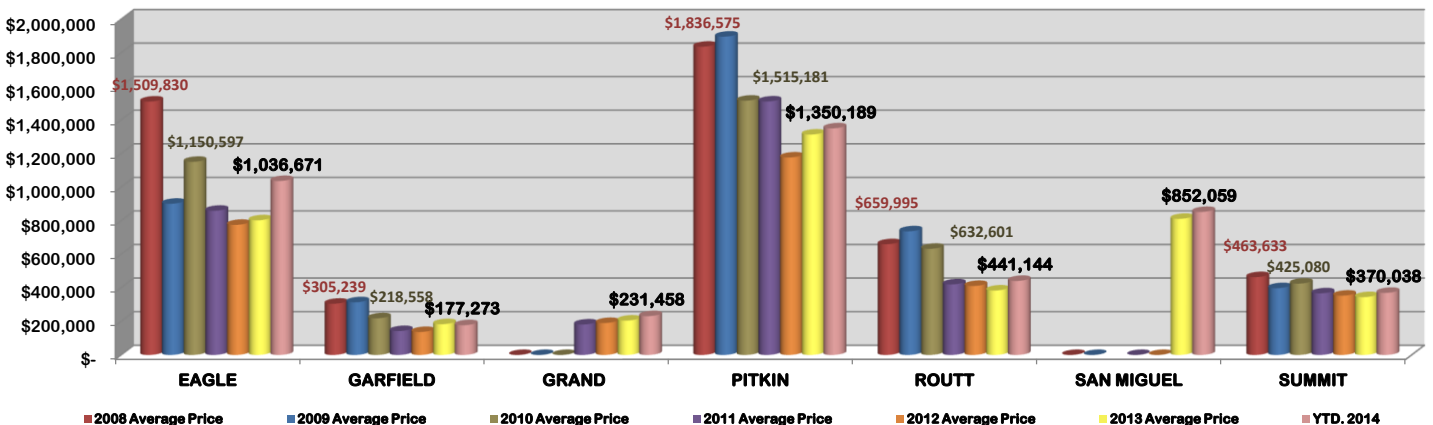
**2014 vs. 2013 Average Price Per Square Foot Sales Summary: Single Family and Multi-Family Property Types**



**Average Sales Price for Single Family Residences by County: 2008 - 2014**



**Average Sales Price for Multi-Family Residences by County: 2008 - 2014**



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