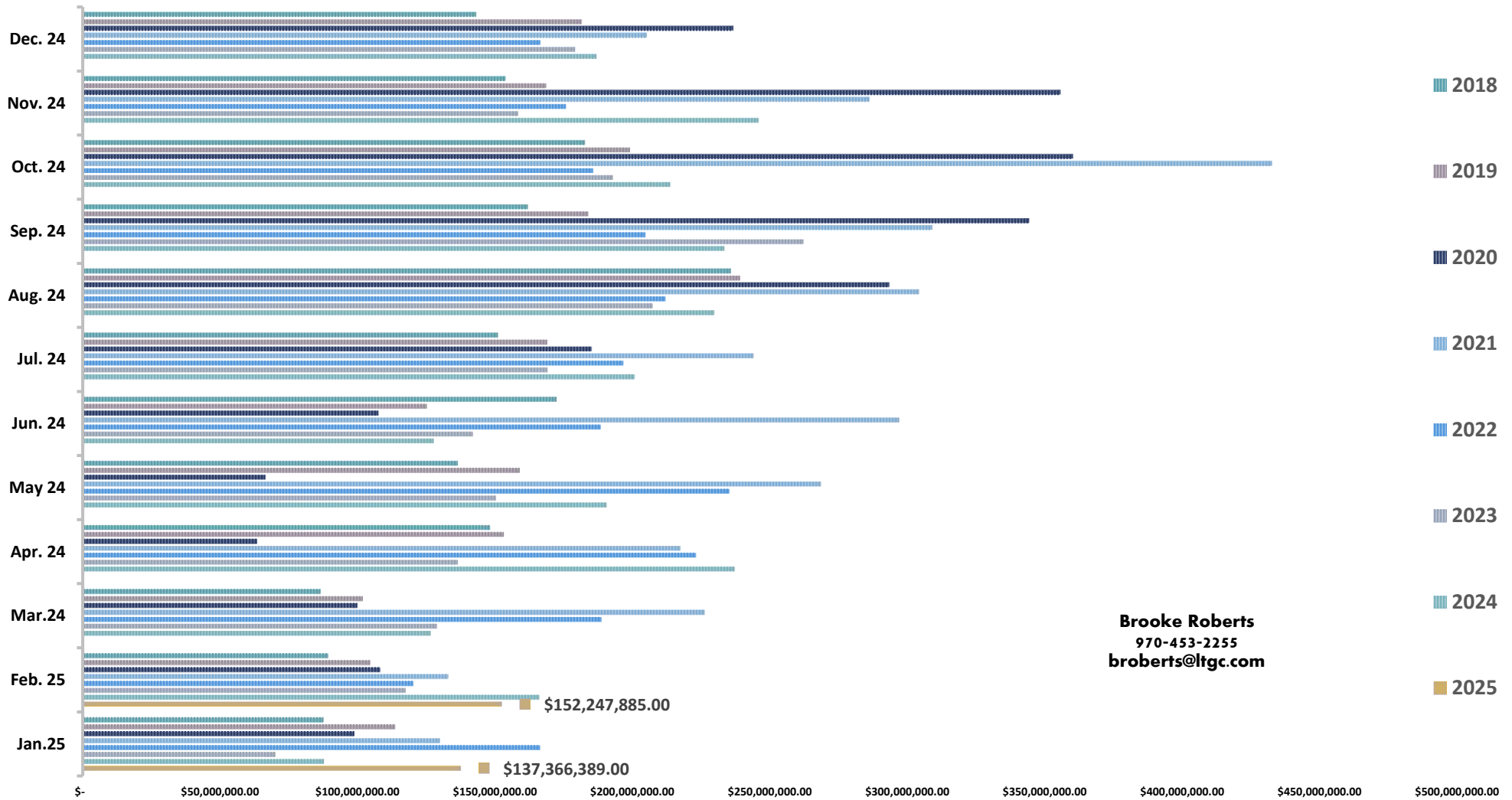




Summit County MARKET ANALYSIS



Brooke Roberts
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Market Analysis by Area

February 2025

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 | \$6,302,500 | 4% | 4 | 4% | \$1,575,625 | \$1,366,250 | \$1,575,625 | \$1,366,250 | \$557 |
| Breckenridge | \$66,491,585 | 44% | 26 | 27% | \$2,557,369 | \$1,177,500 | \$2,349,375 | \$1,300,000 | \$1,087 |
| Breckenridge Golf Course | \$3,450,000 | 2% | 1 | 1% | \$3,450,000 | n/a | \$3,450,000 | n/a | \$749 |
| Copper Mountain | \$4,250,000 | 3% | 5 | 5% | \$850,000 | \$320,000 | \$1,855,000 | n/a | \$1,294 |
| Corinthian Hills & Summerwood | \$0 | 0% | 0 | 0% | \$0 | n/a | n/a | n/a | \$0 |
| Dillon Town & Lake | \$1,750,000 | 1% | 2 | 2% | \$875,000 | n/a | \$875,000 | n/a | \$783 |
| Dillon Valley | \$2,756,000 | 2% | 4 | 4% | \$689,000 | \$671,000 | \$890,667 | \$820,000 | \$416 |
| Farmers Corner | \$0 | 0% | 0 | 0% | \$0 | n/a | n/a | n/a | \$0 |
| Frisco | \$12,717,500 | 8% | 7 | 7% | \$1,816,786 | \$1,527,500 | \$2,037,917 | \$1,738,750 | \$875 |
| Heeney | \$250,000 | 0% | 1 | 1% | \$250,000 | n/a | n/a | n/a | \$0 |
| Keystone | \$15,843,500 | 10% | 12 | 12% | \$1,320,292 | \$827,500 | \$1,380,318 | \$855,000 | \$912 |
| Montezuma | \$0 | 0% | 0 | 0% | \$0 | n/a | n/a | n/a | \$0 |
| North Summit County (rural) | \$6,100,000 | 4% | 3 | 3% | \$2,033,333 | \$2,400,000 | \$2,033,333 | \$2,400,000 | \$689 |
| Peak 7 | \$1,140,000 | 1% | 1 | 1% | \$1,140,000 | n/a | \$1,140,000 | n/a | \$686 |
| Silverthorne | \$17,389,000 | 11% | 11 | 11% | \$1,580,818 | \$1,200,000 | \$1,618,900 | \$1,272,500 | \$701 |
| Summit Cove | \$3,641,000 | 2% | 2 | 2% | \$1,820,500 | n/a | \$1,820,500 | n/a | \$486 |
| Wilderness | \$4,047,100 | 3% | 6 | 6% | \$674,517 | \$607,500 | \$833,525 | \$819,550 | \$566 |
| Woodmoor | \$0 | 0% | 0 | 0% | \$0 | n/a | n/a | n/a | \$0 |
| (Deed Restricted Units) | \$6,029,700 | 4% | 11 | 11% | \$548,155 | \$485,000 | \$548,155 | \$485,000 | \$423 |
| Quit Claim Deeds | \$90,000 | 0% | 1 | 1% | \$90,000 | \$2,400,000 | n/a | n/a | n/a |
| TOTAL | \$152,247,885 | 100% | 97 | 100% | \$1,719,155 | \$1,155,000 | \$1,742,917 | \$1,325,000 | \$832 |

| | | | | | | | | | |
|----------------------------------|--------------|-----|---|----|-------------|-------------|-------------|-------------|-------|
| (New Improved Residential Sales) | \$26,718,000 | 18% | 9 | 9% | \$2,968,667 | \$2,550,000 | \$2,968,667 | \$2,550,000 | \$970 |
|----------------------------------|--------------|-----|---|----|-------------|-------------|-------------|-------------|-------|

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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



Year-to-Date Market Analysis by Area

YTD: Feb. 2025

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 | \$10,900,000 | 4% | 7 | 4% | \$1,557,143 | \$1,350,000 | \$1,557,143 | \$1,350,000 | \$593 |
| Breckenridge | \$112,290,375 | 39% | 48 | 24% | \$2,339,383 | \$1,300,000 | \$2,022,670 | \$1,605,000 | \$1,016 |
| Breckenridge Golf Course | \$12,149,000 | 4% | 5 | 3% | \$2,429,800 | \$2,475,000 | \$2,429,800 | \$2,475,000 | \$601 |
| Copper Mountain | \$10,652,000 | 4% | 10 | 5% | \$1,065,200 | \$795,000 | \$1,750,400 | \$1,270,000 | \$1,116 |
| Corinthian Hills & Summerwood | \$1,425,000 | 0% | 1 | 1% | \$1,425,000 | n/a | \$1,425,000 | n/a | \$485 |
| Dillon Town & Lake | \$6,750,000 | 2% | 6 | 3% | \$1,125,000 | \$925,000 | \$1,165,000 | \$925,000 | \$792 |
| Dillon Valley | \$2,756,000 | 1% | 4 | 2% | \$689,000 | \$671,000 | \$890,667 | \$820,000 | \$416 |
| Farmers Corner | \$1,100,000 | 0% | 1 | 1% | \$1,100,000 | n/a | \$1,100,000 | n/a | \$644 |
| Frisco | \$25,207,500 | 9% | 17 | 9% | \$1,482,794 | \$1,415,000 | \$1,623,500 | \$1,450,000 | \$843 |
| Heeney | \$625,000 | 0% | 2 | 1% | \$312,500 | n/a | n/a | n/a | \$0 |
| Keystone | \$39,009,500 | 13% | 26 | 13% | \$1,500,365 | \$812,500 | \$1,533,980 | \$825,000 | \$851 |
| Montezuma | \$0 | 0% | 0 | 0% | \$0 | n/a | n/a | n/a | \$0 |
| North Summit County (rural) | \$6,100,000 | 2% | 3 | 2% | \$2,033,333 | \$2,400,000 | \$2,033,333 | \$2,400,000 | \$689 |
| Peak 7 | \$3,410,000 | 1% | 3 | 2% | \$1,136,667 | \$900,000 | \$980,000 | \$1,140,000 | \$650 |
| Silverthorne | \$27,020,300 | 9% | 21 | 11% | \$1,286,681 | \$1,000,000 | \$1,336,595 | \$1,000,000 | \$718 |
| Summit Cove | \$6,116,000 | 2% | 4 | 2% | \$1,529,000 | \$1,642,500 | \$1,529,000 | \$1,642,500 | \$527 |
| Wilderness | \$8,341,100 | 3% | 14 | 7% | \$595,793 | \$629,500 | \$753,810 | \$720,000 | \$582 |
| Woodmoor | \$4,722,500 | 2% | 3 | 2% | \$1,574,167 | \$1,800,000 | \$1,574,167 | \$1,800,000 | \$590 |
| Deed Restricted Units | \$10,508,499 | 4% | 20 | 10% | \$525,425 | \$471,000 | \$525,425 | \$471,000 | \$438 |
| Quit Claim Deeds | \$531,500 | 0% | 4 | 2% | \$132,875 | \$140,000 | n/a | n/a | n/a |
| TOTAL | \$289,614,274 | 100% | 199 | 100% | \$1,591,853 | \$1,120,000 | \$1,606,798 | \$1,267,500 | \$809 |
| (NEW UNIT SALES) | \$41,537,000 | 14% | 15 | 8% | \$2,769,133 | \$2,525,000 | \$2,769,133 | \$2,525,000 | \$930 |

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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



Market Snapshot by Area

2024 versus 2025

| Area | Average Price Single Family 2024 | Average Price Single Family YTD: 2025 | % Change | Average Price Multi-Family 2024 | Average Price Multi-Family YTD: 2025 | % Change | Average Price Vacant Land 2024 | Average Price Vacant Land YTD: 2025 | % Change |
|-----------------------------|----------------------------------|---------------------------------------|------------|---------------------------------|--------------------------------------|------------|--------------------------------|-------------------------------------|------------|
| Blue River | \$1,800,800 | \$1,733,750 | -4% | \$782,500 | \$497,500 | -36% | \$361,862 | -- | -- |
| Breckenridge | \$3,317,057 | \$3,620,000 | 9% | \$1,215,172 | \$1,346,877 | 11% | \$951,900 | \$1,962,500 | 106% |
| Breckenridge Golf Course | \$3,299,050 | \$2,429,800 | -26% | \$1,107,363 | -- | -- | \$1,344,444 | -- | -- |
| Copper Mountain | \$4,904,000 | \$2,932,000 | -40% | \$962,628 | \$1,455,000 | 51% | \$2,000,000 | -- | -- |
| Corinthian Hills/Summerwood | \$1,752,500 | \$1,425,000 | -19% | \$1,152,500 | -- | -- | -- | -- | -- |
| Dillon Town & Lake | \$1,404,988 | -- | -- | \$901,724 | \$1,165,000 | 29% | \$585,000 | -- | -- |
| Dillon Valley | \$1,069,900 | \$1,075,000 | 0% | \$428,125 | \$522,000 | 22% | -- | -- | -- |
| Farmers Corner | \$3,140,505 | \$1,100,000 | -65% | -- | -- | -- | \$930,000 | -- | -- |
| Frisco | \$2,286,643 | \$1,949,688 | -15% | \$1,191,392 | \$1,250,714 | 5% | \$1,250,000 | -- | -- |
| Heenev | \$410,000 | -- | -- | -- | -- | -- | \$142,000 | \$312,500 | 120% |
| Keystone | \$2,369,124 | \$4,625,000 | 95% | \$1,169,910 | \$1,265,196 | 8% | \$1,225,000 | \$660,000 | -46% |
| Montezuma | \$654,000 | -- | -- | -- | -- | -- | -- | -- | -- |
| North Summit County (Rural) | \$3,076,625 | \$2,033,333 | -34% | -- | -- | -- | \$336,433 | -- | -- |
| Peak 7 | \$1,978,558 | \$1,375,000 | -31% | -- | -- | -- | \$619,000 | \$660,000 | 7% |
| Silverthorne | \$2,041,905 | \$1,598,636 | -22% | \$1,082,788 | \$976,288 | -10% | \$657,667 | \$425,000 | -35% |
| Summit Cove | \$1,559,060 | \$1,705,333 | 9% | \$625,933 | \$1,000,000 | 60% | \$712,500 | -- | -- |
| Wilderness | \$1,202,246 | \$937,500 | -22% | \$631,168 | \$707,888 | 12% | -- | -- | -- |
| Woodmoor | \$2,265,083 | \$1,961,750 | -13% | \$676,667 | \$799,000 | 18% | \$975,000 | -- | -- |
| Gross Average: | \$2,388,692 | \$2,202,925 | -8% | \$1,041,536 | \$1,186,002 | 14% | \$713,414 | \$899,286 | 26% |

| Area | Median Price Single Family 2024 | Median Price Single Family YTD: 2025 | % Change | Median Price Multi-Family 2024 | Median Price Multi-Family YTD: 2025 | % Change | Median Price Vacant Land 2024 | Median Price Vacant Land YTD: 2025 | % Change |
|-----------------------------|---------------------------------|--------------------------------------|-------------|--------------------------------|-------------------------------------|-----------|-------------------------------|------------------------------------|------------|
| Blue River | \$1,425,000 | \$1,375,000 | -4% | \$650,000 | n/a | -- | \$281,750 | n/a | -- |
| Breckenridge | \$2,700,000 | \$1,950,000 | -28% | \$1,020,000 | \$1,270,000 | 25% | \$573,200 | n/a | -- |
| Breckenridge Golf Course | \$2,950,000 | \$2,475,000 | -16% | \$985,000 | n/a | -- | \$1,300,000 | n/a | -- |
| Copper Mountain | \$5,638,000 | n/a | -- | \$840,000 | \$1,235,000 | 47% | n/a | n/a | -- |
| Corinthian Hills/Summerwood | \$1,617,500 | n/a | -- | \$1,077,500 | n/a | -- | n/a | n/a | -- |
| Dillon Town & Lake | \$1,480,450 | n/a | -- | \$855,000 | \$925,000 | 8% | n/a | n/a | -- |
| Dillon Valley | \$1,030,000 | n/a | -- | \$396,250 | n/a | -- | n/a | n/a | -- |
| Farmers Corner | \$2,940,000 | n/a | -- | n/a | n/a | -- | n/a | n/a | -- |
| Frisco | \$2,125,000 | \$1,597,500 | -25% | \$1,038,500 | \$1,140,000 | 10% | n/a | n/a | -- |
| Heenev | \$505,000 | n/a | -- | n/a | n/a | -- | n/a | n/a | -- |
| Keystone | \$1,950,000 | n/a | -- | \$919,400 | \$800,000 | -13% | n/a | n/a | -- |
| Montezuma | n/a | n/a | -- | n/a | n/a | -- | n/a | n/a | -- |
| North Summit County (Rural) | \$2,112,500 | \$2,400,000 | 14% | n/a | n/a | -- | \$45,595 | n/a | -- |
| Peak 7 | \$1,527,000 | \$1,375,000 | -10% | n/a | n/a | -- | \$675,000 | n/a | -- |
| Silverthorne | \$1,949,700 | \$1,230,000 | -37% | \$1,001,100 | \$907,500 | -9% | \$670,000 | n/a | -- |
| Summit Cove | \$1,495,000 | \$1,810,000 | 21% | \$608,750 | n/a | -- | n/a | n/a | -- |
| Wilderness | \$1,255,500 | n/a | -- | \$579,000 | \$664,500 | 15% | n/a | n/a | -- |
| Woodmoor | \$2,250,000 | n/a | -- | \$711,000 | n/a | -- | \$775,000 | n/a | -- |
| Gross Median: | \$1,986,750 | \$1,735,000 | -13% | \$875,000 | \$900,000 | 3% | \$592,500 | \$550,000 | -7% |

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Historic Market Analysis Percentage Market Change: 2015 - 2025

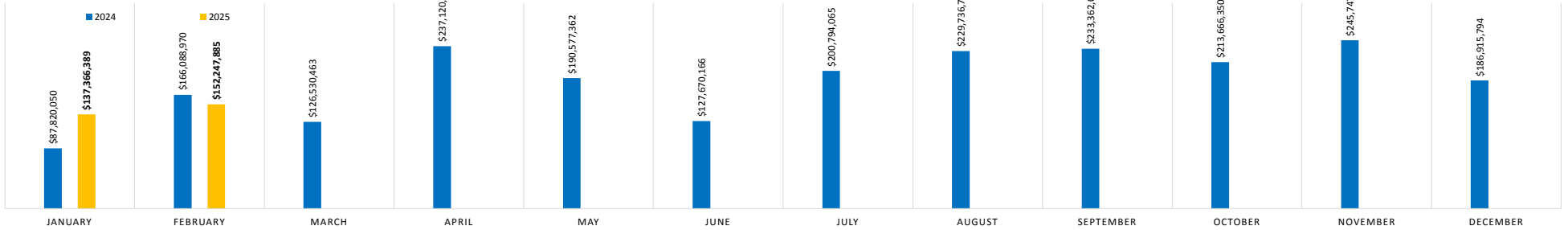
Month to Month Comparison: Gross Volume

| Month | 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 | % Change 23 to 24 | 2024 | % Change 24 to 25 | 2025 |
|----------------------------|-----------------|-------------------|-----------------|-------------------|-----------------|-------------------|-----------------|-------------------|-----------------|-------------------|-----------------|-------------------|-----------------|-------------------|-----------------|-------------------|-----------------|-------------------|-----------------|-------------------|---------------|
| January | \$66,536,300 | -5% | \$63,231,650 | 45% | \$91,901,074 | -5% | \$87,565,946 | 30% | \$113,690,300 | -13% | \$98,820,800 | 32% | \$129,958,844 | 27.93% | \$166,258,421 | -58% | \$70,101,194 | 25% | \$87,820,050 | 56% | \$137,366,389 |
| February | \$50,326,500 | 33% | \$66,997,100 | 6% | \$71,152,600 | 26% | \$89,403,682 | 17% | \$104,726,584 | 3% | \$108,221,070 | 23% | \$132,914,988 | -9.60% | \$120,161,549 | -2% | \$117,407,701 | 41% | \$166,088,970 | -8% | \$152,247,885 |
| March | \$83,058,500 | 4% | \$86,347,800 | 43% | \$123,142,000 | -30% | \$86,558,600 | 18% | \$101,948,344 | -2% | \$99,852,065 | 227% | \$226,309,300 | -16.66% | \$188,605,550 | -32% | \$128,762,372 | -2% | \$126,530,463 | -100% | |
| April | \$92,373,585 | -4% | \$89,007,327 | 28% | \$114,226,938 | 30% | \$148,159,921 | 3% | \$153,170,489 | -59% | \$65,531,993 | 242% | \$217,485,200 | 2.49% | \$222,906,754 | -32% | \$136,469,755 | 74% | \$237,120,298 | -100% | |
| May | \$116,330,500 | -1% | \$114,889,906 | 10% | \$126,580,300 | 8% | \$136,423,916 | 17% | \$158,950,200 | -59% | \$66,469,300 | 304% | \$268,489,073 | -12.49% | \$234,963,489 | -36% | \$150,213,217 | 27% | \$190,577,362 | -100% | |
| June | \$129,754,349 | -13% | \$113,032,009 | 20% | \$136,189,679 | 27% | \$172,302,600 | -27% | \$125,183,437 | -14% | \$107,532,390 | 176% | \$296,954,321 | -36.59% | \$188,302,246 | -25% | \$141,899,800 | -10% | \$127,670,166 | -100% | |
| July | \$117,921,469 | -11% | \$104,621,918 | 41% | \$147,927,102 | 2% | \$151,066,431 | 12% | \$168,936,483 | 10% | \$185,123,589 | 32% | \$243,969,600 | -19.47% | \$196,469,376 | -14% | \$168,955,945 | 19% | \$200,794,065 | -100% | |
| August | \$142,534,040 | -2% | \$139,223,249 | 22% | \$170,248,375 | 38% | \$235,727,859 | 1% | \$239,126,600 | 23% | \$293,252,195 | 4% | \$304,177,859 | -30.36% | \$211,817,519 | -2% | \$207,167,239 | 11% | \$229,736,794 | -100% | |
| September | \$165,716,318 | 5% | \$174,179,706 | -8% | \$159,591,700 | 1% | \$161,902,700 | 14% | \$183,940,073 | 87% | \$344,080,274 | -10% | \$308,991,831 | -33.81% | \$204,519,395 | 28% | \$261,979,466 | -11% | \$233,362,066 | -100% | |
| October | \$156,891,050 | -5% | \$149,691,558 | 43% | \$213,311,500 | -14% | \$182,673,300 | 9% | \$199,109,927 | 81% | \$360,036,310 | 20% | \$432,497,649 | -57.11% | \$185,508,240 | 4% | \$192,797,403 | 11% | \$213,666,350 | -100% | |
| November | \$109,915,500 | 68% | \$184,563,658 | -18% | \$151,871,354 | 1% | \$153,815,804 | 10% | \$168,612,665 | 111% | \$355,464,800 | -25% | \$268,148,104 | -34.50% | \$175,638,348 | -10% | \$158,322,380 | 55% | \$245,747,915 | -100% | |
| December | \$141,435,873 | -13% | \$122,880,919 | 25% | \$153,007,686 | -6% | \$143,100,278 | 27% | \$181,553,368 | 30% | \$236,644,433 | -13% | \$205,268,620 | -18.93% | \$166,410,583 | 8% | \$179,068,160 | 4% | \$186,915,794 | -100% | |
| YTD Comparison | \$116,862,800 | 11% | \$130,228,750 | 25% | \$163,053,674 | 9% | \$176,969,628 | 23% | \$218,416,884 | -5% | \$207,041,870 | 27% | \$262,873,832 | 9% | \$286,419,970 | -35% | \$187,508,895 | 35% | \$253,909,020 | 14% | \$289,614,274 |
| Full Year Cumulative Total | \$1,372,793,984 | 3% | \$1,408,666,800 | 18% | \$1,659,150,308 | 5% | \$1,748,701,037 | 5% | \$1,898,948,470 | 22% | \$2,319,029,219 | 31% | \$3,035,165,389 | -25% | \$2,261,561,470 | -15% | \$1,913,164,632 | 17% | \$2,246,030,293 | -87% | \$289,614,274 |

Month to Month Comparison: Number

| Month | 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 | % Change 23 to 24 | 2024 | % Change 24 to 25 | 2025 |
|----------------------------|-------|-------------------|-------|-------------------|-------|-------------------|-------|-------------------|-------|-------------------|-------|-------------------|-------|-------------------|-------|-------------------|-------|-------------------|-------|-------------------|------|
| January | 127 | -2% | 124 | 11% | 138 | 6% | 146 | 11% | 138 | -3% | 134 | 19% | 160 | -23% | 124 | -48% | 64 | 17% | 75 | 36% | 102 |
| February | 106 | 19% | 126 | -8% | 116 | 20% | 139 | -5% | 132 | -5% | 126 | 20% | 151 | -29% | 107 | -15% | 91 | 35% | 123 | -21% | 97 |
| March | 149 | -9% | 136 | 31% | 178 | -21% | 140 | -4% | 135 | -1% | 133 | 95% | 260 | -37% | 165 | -26% | 122 | -14% | 105 | -100% | |
| April | 153 | 1% | 155 | 22% | 189 | 10% | 207 | -20% | 166 | -45% | 92 | 151% | 231 | -32% | 156 | -30% | 109 | 16% | 126 | -100% | |
| May | 205 | -4% | 197 | 0% | 197 | -1% | 196 | 13% | 222 | -59% | 92 | 173% | 251 | -38% | 156 | -13% | 135 | 9% | 147 | -100% | |
| June | 262 | -16% | 220 | 6% | 234 | 6% | 249 | -28% | 179 | -32% | 121 | 136% | 285 | -44% | 161 | -20% | 128 | -20% | 102 | -100% | |
| July | 202 | 6% | 215 | 18% | 253 | -17% | 211 | 3% | 218 | 6% | 231 | 6% | 246 | -44% | 132 | 11% | 146 | 8% | 158 | -100% | |
| August | 267 | 6% | 282 | -4% | 272 | 17% | 319 | -18% | 261 | 41% | 368 | -29% | 262 | -26% | 194 | -8% | 179 | -13% | 156 | -100% | |
| September | 301 | -1% | 297 | -16% | 248 | 4% | 259 | -5% | 245 | 57% | 384 | -28% | 276 | -35% | 179 | -2% | 176 | -11% | 156 | -100% | |
| October | 284 | -7% | 263 | 22% | 322 | -27% | 236 | 2% | 285 | 55% | 442 | -26% | 325 | -49% | 165 | 2% | 168 | 9% | 183 | -100% | |
| November | 205 | 31% | 268 | -14% | 230 | -1% | 227 | 2% | 231 | 71% | 394 | -40% | 238 | -44% | 134 | -10% | 120 | 41% | 169 | -100% | |
| December | 276 | -26% | 203 | 13% | 230 | -23% | 178 | 29% | 230 | 23% | 283 | -35% | 183 | -34% | 121 | 6% | 128 | 2% | 131 | -100% | |
| YTD Comparison | 233 | 7% | 250 | 2% | 254 | 12% | 285 | -5% | 270 | -4% | 260 | 20% | 311 | -26% | 231 | -33% | 155 | 28% | 198 | 1% | 199 |
| Full Year Cumulative Total | 2,537 | -2% | 2,486 | 5% | 2,607 | -4% | 2,507 | -4% | 2,442 | 15% | 2,800 | 2% | 2,868 | 0% | 2,868 | -45% | 1,566 | 4% | 1,631 | -88% | 199 |

CURRENT MONTH TO MONTH



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970-453-

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Residential Cost Analysis

Residential Improved Units - Price Point Summary

February 2025

| Average Price: | | | \$1,742,917 |
|------------------------|----------------|----------------------|------------------|
| | # Transactions | Gross Volume | Percentage Gross |
| <=200,000 | 0 | \$0 | 0% |
| 200,001 to 300,000 | 0 | \$0 | 0% |
| 300,001 to 400,000 | 1 | \$400,000 | 0% |
| 400,001 to 500,000 | 3 | \$1,475,000 | 1% |
| 500,001 to 600,000 | 3 | \$1,697,000 | 1% |
| 600,001 to 700,000 | 1 | \$620,000 | 1% |
| 700,001 to 800,000 | 3 | \$2,265,000 | 2% |
| 800,001 to 900,000 | 8 | \$6,885,000 | 6% |
| 900,001 to 1,000,000 | 2 | \$1,969,000 | 2% |
| 1,000,001 to 1,500,000 | 17 | \$21,156,600 | 19% |
| 1,500,001 to 2,000,000 | 11 | \$19,519,000 | 17% |
| 2,000,001 to 2,500,000 | 6 | \$13,945,000 | 12% |
| 2,500,001 to 3,000,000 | 4 | \$10,483,000 | 9% |
| over \$ 3 Million | 6 | \$32,875,000 | 29% |
| Total: | 65 | \$113,289,600 | 100% |

February 2025

| New Construction | | | |
|-------------------------------|---------------|-----------------|---------------|
| | Number Trans. | Total Volume | Average Price |
| Single Family | 4 | \$16,760,000 | \$4,190,000 |
| Multi Family | 5 | \$9,958,000 | \$1,991,600 |
| Vacant Land | 0 | \$0 | \$0 |
| Resales | | | |
| | Number Trans. | Total Volume | Average Price |
| Single Family | 27 | \$54,861,000 | \$2,031,889 |
| Multi Family | 29 | \$31,710,600 | \$1,093,469 |
| Vacant Land | 4 | \$4,835,000 | \$1,208,750 |
| Gross Residential Price Index | | | |
| | Number Trans. | Total Volume | Average Price |
| Single Family | 31 | \$71,621,000 | \$2,310,355 |
| Multi Family | 34 | \$41,668,600 | \$1,225,547 |
| Vacant Land | 4 | \$4,835,000 | \$1,208,750 |
| YTD: Feb. 2025 | | | |
| | Number Trans. | Total Volume | Average Price |
| Single Family | 60 | \$132,175,500 | \$2,202,925 |
| Multi Family | 85 | \$100,810,190 | \$1,186,002 |
| Vacant Land | 7 | \$6,295,000 | \$899,286 |
| 2024 | | | |
| | Number Trans. | Total Volume | Average Price |
| Single Family | 440 | \$1,051,024,696 | \$2,388,692 |
| Multi Family | 829 | \$863,433,342 | \$1,041,536 |
| Vacant Land | 72 | \$51,365,825 | \$713,414 |
| 2023 | | | |
| | Number Trans. | Total Volume | Average Price |
| Single Family | 433 | \$903,545,142 | \$2,086,709 |
| Multi Family | 788 | \$751,126,378 | \$953,206 |
| Vacant Land | 74 | \$50,287,270 | \$679,558 |
| 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 |

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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

Brooke Roberts
 970-453-2255
 broberts@ltgc.com



Historic Residential Cost Analysis

Historical Residential Improved Units - Price Point Summary

| 2019: Gross Residential Price Index | 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: Gross Residential Price Index | Number Trans. | Total Volume | Average Price |
| Single Family | 736 | \$841,177,997 | \$1,142,905 |
| Multi Family | 1258 | \$658,587,481 | \$523,519 |
| Vacant Land | 192 | \$70,428,209 | \$366,814 |
| 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 |

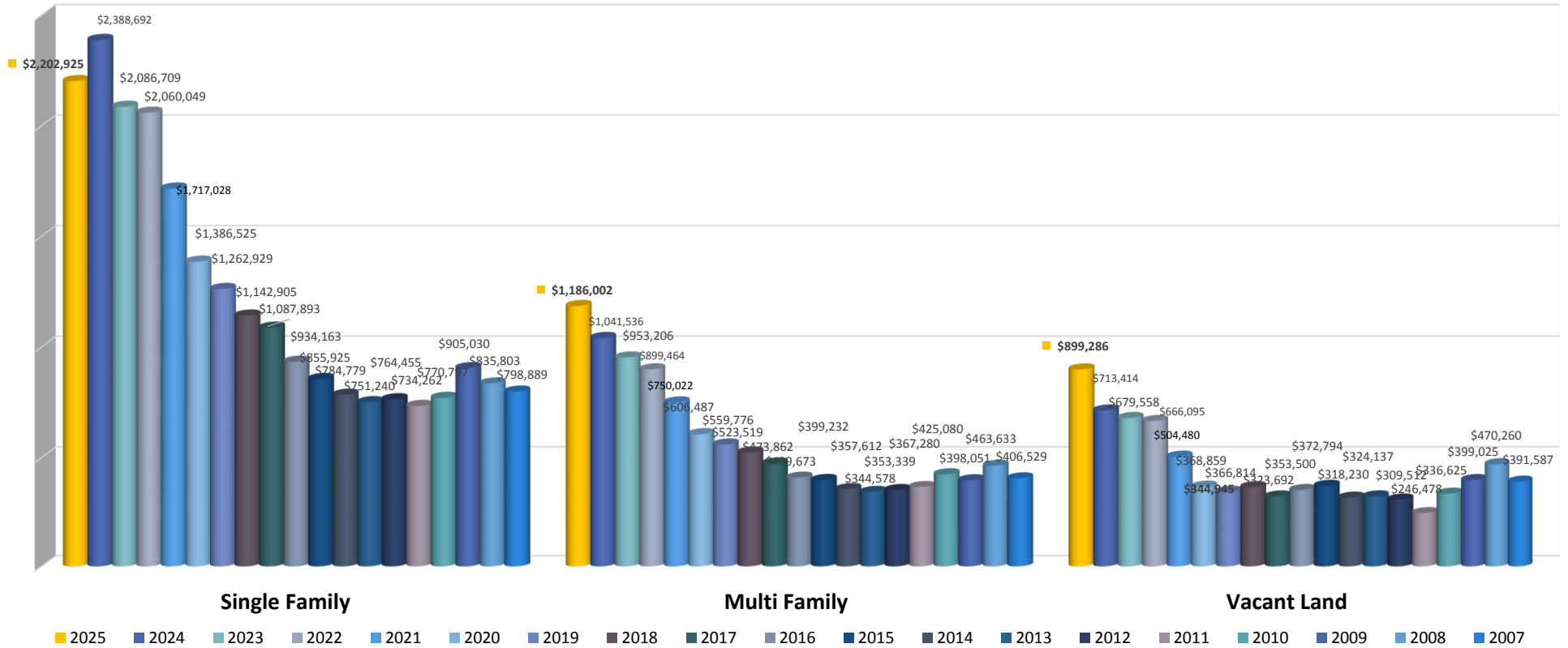
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Average Price History by Type: 2007 - 2025



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Comparative Historic Cost Analysis

| YTD. 2025 Price Point Summary for Residential Volume - Average Price: | | | \$1,606,798 |
|---|----------------|----------------------|------------------|
| | # Transactions | Gross Volume | Percentage Gross |
| <=200,000 | 0 | \$0 | 0% |
| 200,001 to 300,000 | 0 | \$0 | 0% |
| 300,001 to 400,000 | 1 | \$400,000 | 0% |
| 400,001 to 500,000 | 7 | \$3,457,500 | 1% |
| 500,001 to 600,000 | 7 | \$3,979,000 | 2% |
| 600,001 to 700,000 | 7 | \$4,641,000 | 2% |
| 700,001 to 800,000 | 12 | \$9,214,000 | 4% |
| 800,001 to 900,000 | 15 | \$12,922,290 | 6% |
| 900,001 to 1,000,000 | 7 | \$6,669,000 | 3% |
| 1,000,001 to 1,500,000 | 31 | \$39,026,600 | 17% |
| 1,500,001 to 2,000,000 | 24 | \$41,501,300 | 18% |
| 2,000,001 to 2,500,000 | 15 | \$34,642,000 | 15% |
| 2,500,001 to 3,000,000 | 10 | \$26,708,000 | 11% |
| over \$ 3 Million | 9 | \$49,825,000 | 21% |
| Total: | 145 | \$232,985,690 | 100% |

| YTD. 2024 Price Point Summary for Residential Volume - Average Price: | | | \$1,431,970 |
|---|----------------|----------------------|------------------|
| | # Transactions | Gross Volume | Percentage Gross |
| <=200,000 | 0 | \$0 | 0% |
| 200,001 to 300,000 | 1 | \$300,000 | 0% |
| 300,001 to 400,000 | 6 | \$2,187,000 | 1% |
| 400,001 to 500,000 | 3 | \$1,315,000 | 1% |
| 500,001 to 600,000 | 13 | \$7,220,000 | 3% |
| 600,001 to 700,000 | 12 | \$7,820,136 | 4% |
| 700,001 to 800,000 | 24 | \$18,070,964 | 8% |
| 800,001 to 900,000 | 5 | \$4,261,300 | 2% |
| 900,001 to 1,000,000 | 10 | \$9,572,170 | 4% |
| 1,000,001 to 1,500,000 | 31 | \$37,722,000 | 17% |
| 1,500,001 to 2,000,000 | 14 | \$24,618,000 | 11% |
| 2,000,001 to 2,500,000 | 11 | \$24,529,100 | 11% |
| 2,500,001 to 3,000,000 | 9 | \$25,015,750 | 11% |
| over \$ 3 Million | 13 | \$55,028,000 | 25% |
| Total: | 152 | \$217,659,420 | 100% |

| YTD. 2023 Price Point Summary for Residential Volume - Average Price: | | | \$1,355,538 |
|---|----------------|----------------------|------------------|
| | # Transactions | Gross Volume | Percentage Gross |
| <=200,000 | 0 | \$0 | 0% |
| 200,001 to 300,000 | 0 | \$0 | 0% |
| 300,001 to 400,000 | 3 | \$1,138,000 | 1% |
| 400,001 to 500,000 | 7 | \$3,178,000 | 2% |
| 500,001 to 600,000 | 15 | \$8,409,150 | 5% |
| 600,001 to 700,000 | 10 | \$6,572,000 | 4% |
| 700,001 to 800,000 | 13 | \$9,581,550 | 6% |
| 800,001 to 900,000 | 8 | \$6,912,300 | 4% |
| 900,001 to 1,000,000 | 16 | \$15,373,925 | 9% |
| 1,000,001 to 1,500,000 | 18 | \$21,897,500 | 13% |
| 1,500,001 to 2,000,000 | 13 | \$22,679,630 | 13% |
| 2,000,001 to 2,500,000 | 8 | \$18,391,500 | 11% |
| 2,500,001 to 3,000,000 | 6 | \$16,748,719 | 10% |
| over \$ 3 Million | 10 | \$41,271,000 | 24% |
| Total: | 127 | \$172,153,274 | 100% |

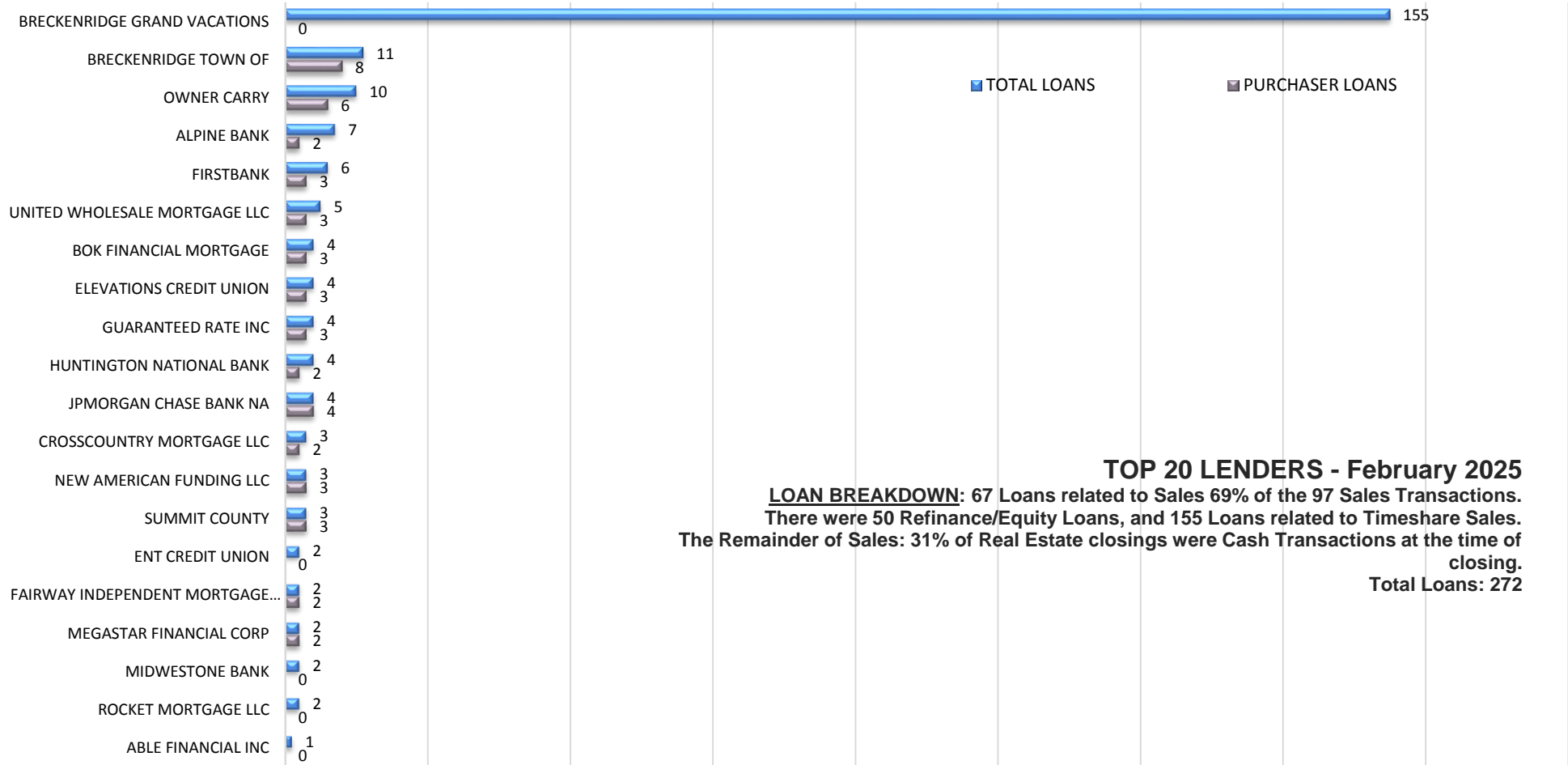
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Lender Analysis



TOP 20 LENDERS - February 2025
LOAN BREAKDOWN: 67 Loans related to Sales 69% of the 97 Sales Transactions.
 There were 50 Refinance/Equity Loans, and 155 Loans related to Timeshare Sales.
 The Remainder of Sales: 31% of Real Estate closings were Cash Transactions at the time of closing.
Total Loans: 272

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Market Highlights

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February 2025

Top Priced Improved Residential Sale:

| | | |
|--------------------|------------------------|--------------|
| ACCOUNT | 6505280 | |
| BEDROOM | 6 | |
| BATH | 7.00 | |
| YOC | 2017 | |
| HEATED SQFT | 6213 | |
| LANDSIZE | 0.7800 | |
| RECEPTION | 1345690 | |
| PRICE | \$ | 9,200,000.00 |
| AREA | BRECKEN | |
| LEGAL | SHOCK HILL SUBD Lot 19 | |
| PPSF | \$ | 1,480.77 |
| DATE | 2/5/2025 | |

Top Priced PSF Improved Residential Sale:

| | |
|------------------------------------|--------------|
| 6514452 | |
| 1 | |
| 2.00 | |
| 2008 | |
| 939 | |
| 1347151 | |
| \$ | 1,850,000.00 |
| BRECKEN | |
| ONE SKI HILL PLACE CONDO Unit 8312 | |
| \$ | 1,970.18 |
| 2/26/2025 | |





Foreclosure Document Breakdown

| February 2025 | Total | Timeshare | Fee Simple | Unknown: No legal shown |
|--------------------------------------|----------|-----------|------------|-------------------------|
| #1 Notice Election & Demand: (NED) | 2 | 0 | 2 | 0 |
| #2 Certificate of Purchase: (CTP) | 0 | 0 | 0 | 0 |
| #3 Public Trustee's Deeds: (PTD) | 6 | 5 | 1 | 0 |
| Total Foreclosure Docs Filed: | 8 | 5 | 3 | 0 |

Land Title Historical Foreclosure Summary

| 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: | 35 |
| Withdrawn NED'S | 4 | Withdrawn NED'S | 13 |
| Active NED's for 2021: | 16 | Active NED's for 2022: | 22 |

| Public Trustee's Deeds Issued: 32 | | Public Trustee's Deeds Issued: 14 | |
|-----------------------------------|----|-----------------------------------|-----|
| 2023 Summary: | | 2024 Summary: | |
| NED: | 47 | NED: | 5 |
| Withdrawn NED'S | 5 | Withdrawn NED'S | 15 |
| Active NED's for 2023: | 42 | Active NED's for 2024: | -10 |

| Public Trustee's Deeds Issued: 20 | | Public Trustee's Deeds Issued: 7 | |
|-----------------------------------|---|----------------------------------|--|
| 2025 Summary: | | | |
| NED: | 5 | | |
| Withdrawn NED'S | | | |
| Active NED's for 2025: | | | |

| Public Trustee's Deeds Issued: 7 | | | |
|---|--|-----------|--|
| Summary Foreclosure Actions: | | | |
| Total Active NED's for Period: 1/1/2009 thru 12/31/2024 | | 1,002 | |
| Total PTD's Issued: 1/1/2009 thru 12/31/2022 | | 974 | |
| Unissued Public Trustee's Deeds Remaining: | | 28 | |

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Summary of Foreclosure Actions

YTD: Feb. 2025

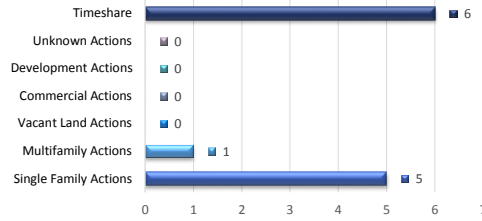
Property Foreclosure Summary:

| | |
|--------------------|---|
| Fee Simple Actions | 6 |
| Timeshare Actions | 6 |
| Unknown Actions | 0 |

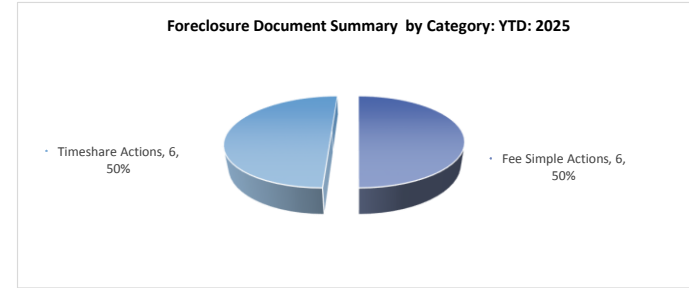
Property Type Breakdown:

| | |
|-----------------------|---|
| Single Family Actions | 5 |
| Multifamily Actions | 1 |
| Vacant Land Actions | 0 |
| Commercial Actions | 0 |
| Development Actions | 0 |
| Unknown Actions | 0 |
| Timeshare | 6 |

Foreclosure Document Summary: Property Type
YTD: 2025



Foreclosure Document Summary by Category: YTD: 2025



Location Summary: ALL TYPES

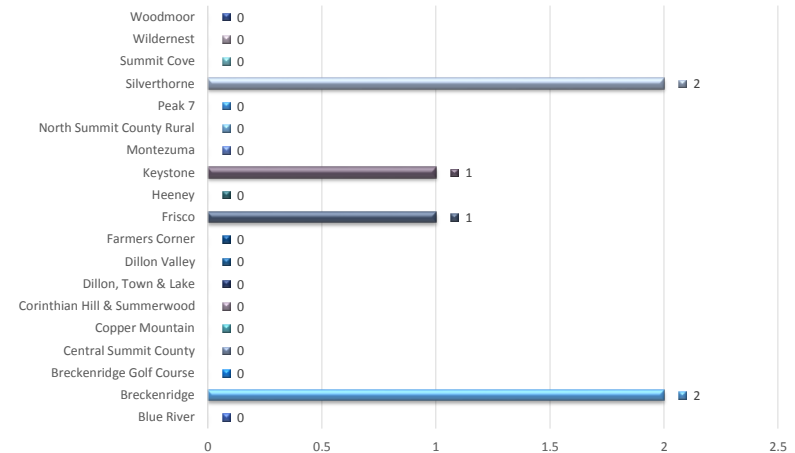
| | |
|------------------------------|---|
| Blue River | 0 |
| Breckenridge | 3 |
| Breckenridge Golf Course | 0 |
| Central Summit County | 0 |
| Copper Mountain | 0 |
| Corinthian Hill & Summerwood | 0 |
| Dillon, Town & Lake | 0 |
| Dillon Valley | 0 |
| Farmers Corner | 0 |
| Frisco | 1 |
| Heeney | 0 |
| Keystone | 1 |
| Montezuma | 0 |
| North Summit County Rural | 0 |
| Peak 7 | 0 |
| Silverthorne | 2 |
| Summit Cove | 0 |
| Wilderness | 0 |
| Woodmoor | 0 |

Location Summary: Fee Simple Only

| | |
|------------------------------|---|
| Blue River | 0 |
| Breckenridge | 2 |
| Breckenridge Golf Course | 0 |
| Central Summit County | 0 |
| Copper Mountain | 0 |
| Corinthian Hill & Summerwood | 0 |
| Dillon, Town & Lake | 0 |
| Dillon Valley | 0 |
| Farmers Corner | 0 |
| Frisco | 1 |
| Heeney | 0 |
| Keystone | 1 |
| Montezuma | 0 |
| North Summit County Rural | 0 |
| Peak 7 | 0 |
| Silverthorne | 2 |
| Summit Cove | 0 |
| Wilderness | 0 |
| Woodmoor | 0 |

* Location Summaries do not include recordings with Unknown Legal Descriptions

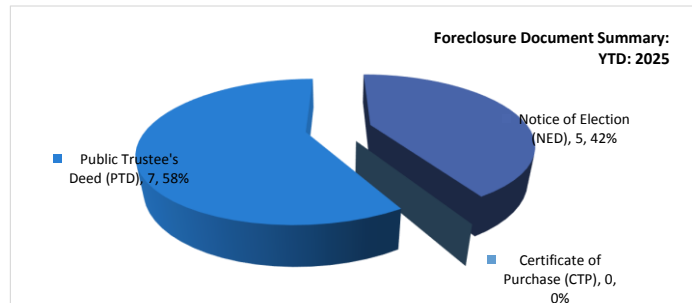
Foreclosure Document Summary:
Fee Simple Only - Location by Market Area YTD: 2025



Document Summary:

| | |
|-------------------------------|---|
| Notice of Election (NED) | 5 |
| Certificate of Purchase (CTP) | 0 |
| Public Trustee's Deed (PTD) | 7 |

Foreclosure Document Summary:
YTD: 2025



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Top Lender Listing

| LENDER | NUMBER LOANS | (PURCHASE LOANS) | PERCENTAGE TOTAL |
|--|--------------|------------------|------------------|
| BRECKENRIDGE GRAND VACATIONS | 155 | | 56.99% |
| BRECKENRIDGE TOWN OF | 11 | 8 | 4.04% |
| OWNER CARRY | 10 | 6 | 3.68% |
| ALPINE BANK | 7 | 2 | 2.57% |
| FIRSTBANK | 6 | 3 | 2.21% |
| UNITED WHOLESALE MORTGAGE LLC | 5 | 3 | 1.84% |
| BOK FINANCIAL MORTGAGE | 4 | 3 | 1.47% |
| ELEVATIONS CREDIT UNION | 4 | 3 | 1.47% |
| GUARANTEED RATE INC | 4 | 3 | 1.47% |
| HUNTINGTON NATIONAL BANK | 4 | 2 | 1.47% |
| JPMORGAN CHASE BANK NA | 4 | 4 | 1.47% |
| CROSSCOUNTRY MORTGAGE LLC | 3 | 2 | 1.10% |
| NEW AMERICAN FUNDING LLC | 3 | 3 | 1.10% |
| SUMMIT COUNTY | 3 | 3 | 1.10% |
| ENT CREDIT UNION | 2 | | 0.74% |
| FAIRWAY INDEPENDENT MORTGAGE CORPORATION | 2 | 2 | 0.74% |
| MEGASTAR FINANCIAL CORP | 2 | 2 | 0.74% |
| MIDWESTONE BANK | 2 | | 0.74% |
| ROCKET MORTGAGE LLC | 2 | | 0.74% |
| ABLE FINANCIAL INC | 1 | | 0.37% |
| ALLIANT CREDIT UNION | 1 | 1 | 0.37% |
| AMERICAN FINANCING CORPORATION | 1 | | 0.37% |
| AXOS BANK | 1 | 1 | 0.37% |
| BANK OF COLORADO | 1 | | 0.37% |
| BLUE FEDERAL CREDIT UNION | 1 | 1 | 0.37% |
| BLUE SKY MORTGAGE LLC | 1 | 1 | 0.37% |
| BMO BANK NA | 1 | | 0.37% |
| CANVAS CREDIT UNION | 1 | | 0.37% |
| CASTLE & COOKE MORTGAGE LLC | 1 | 1 | 0.37% |
| CITIBANK NA | 1 | 1 | 0.37% |
| CITIBANK NA | 1 | 1 | 0.37% |
| CMG MORTGAGE INC | 1 | 1 | 0.37% |
| COLLEGIATE PEAKS BANK | 1 | | 0.37% |
| COUNTRY CLUB BANK | 1 | | 0.37% |
| CREDIT UNION OF DENVER | 1 | | 0.37% |
| CREDIT UNION OF THE ROCKIES | 1 | | 0.37% |
| CROSSFIRST BANK | 1 | | 0.37% |
| FLAGSTAR BANK NA | 1 | | 0.37% |
| FRONTIER BANK | 1 | | 0.37% |
| GLACIER BANK | 1 | | 0.37% |
| GUILD MORTGAGE COMPANY LLC | 1 | 1 | 0.37% |
| GUNNISON BANK AND TRUST COMPANY | 1 | | 0.37% |
| HOMETOWN EQUITY MORTGAGE LLC | 1 | | 0.37% |
| MIDWEST HERITAGE BANK FSB | 1 | 1 | 0.37% |
| MOUNTAIN AMERICA FEDERAL CREDIT UNION | 1 | | 0.37% |
| MOVEMENT MORTGAGE LLC | 1 | 1 | 0.37% |
| NATIONSTAR MORTGAGE LLC | 1 | | 0.37% |
| NETWORK FUNDING LP | 1 | 1 | 0.37% |
| PENNYMAC LOAN SERVICES LLC | 1 | | 0.37% |
| PLANET HOME LENDING LLC | 1 | 1 | 0.37% |
| PNC BANK NA | 1 | 1 | 0.37% |
| PROVIDENT FUNDING AND ASSOCIATES LP | 1 | | 0.37% |
| RAYMOND JAMES BANK | 1 | 1 | 0.37% |
| STIFEL BANK & TRUST | 1 | 1 | 0.37% |
| TEXANA BANK NA | 1 | 1 | 0.37% |
| UMB BANK NA | 1 | 1 | 0.37% |
| VECTRA BANK COLORADO | 1 | | 0.37% |
| VISTA BANK | 1 | | 0.37% |
| TOTAL LOANS FOR FEBRUARY 2024: | 272 | 67 | 100.00% |

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Upper End Transaction Detail

February 2025

Note: 2 Transactions intentionally omitted due to Protected Person Status

Upper End Purchaser Details

| Brm | Bath | Year Built | Size | Price | Legal | PPSF | Date | Street Address | Origin of Buyer: City | Origin of Buyer: State |
|-----|------|------------|------------|------------------|--|-------------|-----------|-----------------------------|-----------------------|------------------------|
| | | 1979 | 15031 | \$ 21,000,000.00 | PEAK 8 SUBD Filing 1 Lot 4 | \$ 1,397.11 | 2/18/2025 | N/A | BRECKENRIDGE | CO |
| 6 | 7.00 | 2017 | 6213 | \$ 9,200,000.00 | SHOCK HILL SUBD Lot 19 | \$ 1,480.77 | 2/5/2025 | 188 PEERLESS DRIVE | ENGLEWOOD | CO |
| 6 | 9.00 | 2008 | 7021 | \$ 8,875,000.00 | TIMBER TRAIL SUBD Lot 4 | \$ 1,264.06 | 2/21/2025 | 238 TIMBER TRAIL ROAD | EXCELSIOR | MN |
| 4 | 5.00 | 2002 | 6058 | \$ 4,050,000.00 | RUBY RANCH SUBD Filing 2 Lot 32 | \$ 668.54 | 2/19/2025 | 70 AGATE ROAD | OKEMOS | MI |
| 5 | 5.00 | 2023 | 3672 | \$ 4,000,000.00 | VANTAGE POINT HOMES Lot 2 | \$ 1,089.32 | 2/28/2025 | 405 SOUTH 7TH AVENUE | LAKE WORTH | FL |
| 3 | 5.00 | 2006 | 4605 | \$ 3,450,000.00 | HIGHLANDS AT BRECKENRIDGE Filing 5 Lot 128 | \$ 749.19 | 2/7/2025 | 29 FLETCHER COURT | COLORADO SPRINGS | CO |
| | | | .5964 AC | \$ 3,375,000.00 | PEAK EIGHT PLACE SUBD Lot 2R | N/A | 2/19/2025 | 24 PEAK EIGHT COURT | POTOMAC | MD |
| 5 | 5.00 | 2021 | 3499 | \$ 3,300,000.00 | SOUTH MARYLAND CREEK RANCH Filing 10 Lot 81 | \$ 943.13 | 2/10/2025 | 55 MCKAY PLACE | DENVER | CO |
| 3 | 4.00 | 2024 | 2483 | \$ 2,706,500.00 | ALCOVE TH Unit 7 | \$ 1,090.01 | 2/21/2025 | 0061 ALCOVE COURT | WESTMINSTER | CO |
| 3 | 4.00 | 2024 | 2483 | \$ 2,656,500.00 | ALCOVE TH Unit 8 | \$ 1,069.88 | 2/21/2025 | 0063 ALCOVE COURT | DENVER | CO |
| 4 | 4.00 | 2015 | 3082 | \$ 2,570,000.00 | CABINS AT ANGLER MTN RANCH SUBD Filing 4 Lot 5 | \$ 833.87 | 2/3/2025 | 88 HARES EAR LANE | VIRGIN ISLANDS | IRGIN ISLAND! |
| 4 | 5.00 | 2024 | 2518 | \$ 2,550,000.00 | ALCOVE TH Unit 10 | \$ 1,012.71 | 2/7/2025 | 0069 ALCOVE COURT | WEBSTER | TX |
| 4 | 4.00 | 2000 | 1812 | \$ 2,440,000.00 | UNION CREEK TH CONDO Bldg 1 Unit 4 | \$ 1,346.58 | 2/18/2025 | 0124 STORM KING DRIVE | BEDFORD | NY |
| 4 | 5.00 | 2017 | 3120 | \$ 2,400,000.00 | SOUTH MARYLAND CREEK RANCH Filing 3 Lot 23 | \$ 769.23 | 2/14/2025 | 148 YOUNGS PRESERVE ROAD | DENVER | CO |
| 3 | 4.00 | 2006 | 3273 | \$ 2,370,000.00 | HURON HEIGHTS SUBD Lot 1 | \$ 724.11 | 2/14/2025 | 113 SCR 452 | BRECKENRIDGE | CO |
| 3 | 3.00 | 1985 | 4900 | \$ 2,350,000.00 | GOLDEN CROWN SUBD Lot 581 | \$ 479.59 | 2/4/2025 | 251 GOLD NUGGET DRIVE | BELLEVUE | WA |
| 2 | 2.00 | 2008 | 1170 | \$ 2,225,000.00 | ONE SKI HILL PLACE CONDO Unit 8323 | \$ 1,901.71 | 2/13/2025 | 1521 SKI HILL ROAD | MILWAUKEE | WI |
| 2 | 2.50 | 2024 | 2035 | \$ 2,160,000.00 | FRISCO, TOWN OF LOTS 6-9, BLOCK D, Unit 2 | \$ 1,061.43 | 2/25/2025 | 309 GALENA STREET | FRISCO | CO |
| 3 | 3.00 | 2004 | 1808 | \$ 1,995,000.00 | PLACER RIDGE TH CONDO Unit 518 | \$ 1,103.43 | 2/24/2025 | 518 SOUTH RIDGE STREET | HOUSTON | TX |
| 3 | 4.00 | 1980 | 2452 | \$ 1,950,000.00 | HURON HEIGHTS SUBD Lot 37 | \$ 795.27 | 2/10/2025 | 112 CR 452 | DALLAS | TX |
| 5 | 3.00 | 1991 | 2795 | \$ 1,950,000.00 | RIVER PINES SUBD Lot 22 | \$ 697.67 | 2/13/2025 | 280 NORTH 6TH AVENUE | FRISCO | CO |
| 1 | 2.00 | 2008 | 939 | \$ 1,850,000.00 | ONE SKI HILL PLACE CONDO Unit 8312 | \$ 1,970.18 | 2/26/2025 | 1521 SKI HILL ROAD | URBANDALE | IA |
| 5 | 5.00 | 2000 | 4080 | \$ 1,831,000.00 | WHISPERING PINES RANCH SUBD Filing 1 Block 9 Lot 1 | \$ 448.77 | 2/18/2025 | 10 RAINDANCE TRAIL | BRECKENRIDGE | CO |
| 4 | 4.00 | 2001 | 3460 | \$ 1,810,000.00 | WHISPERING PINES RANCH SUBD Filing 1 Block 9 Lot 7 | \$ 523.12 | 2/24/2025 | 22 RAINDANCE TRAIL | DILLON | CO |
| 3 | 2.00 | 1970 | 2383 | \$ 1,780,000.00 | SAGE CREEK CANYON SUBD Block 1 Lot 14 | \$ 746.96 | 2/24/2025 | 657 SAGE CREEK CANYON DRIVE | LITTLETON | CO |
| 3 | 3.00 | 1994 | 1880 | \$ 1,760,500.00 | IRONWOOD TH Unit C-1 | \$ 936.44 | 2/26/2025 | 1459 E KEYSTONE CT | DENVER | CO |
| 3 | 2.00 | 1995 | 1219 | \$ 1,550,000.00 | JACKPINE LODGE AND BLACKBEAR LODGE Unit 8022 | \$ 1,271.53 | 2/25/2025 | 195 RIVER RUN ROAD | BOULDER | CO |
| 3 | 3.00 | 1992 | 1802 | \$ 1,527,500.00 | RIVER PINES SUBD Lot 18 | \$ 847.67 | 2/24/2025 | 281 N 6TH AVE | DENVER | CO |
| 3 | 3.00 | 2000 | 2302 | \$ 1,515,000.00 | RANCH AT EAGLES NEST Filing 3 Lot 15B | \$ 658.12 | 2/25/2025 | 401 KESTREL LANE | SILVERTHORNE | CO |
| 3 | 3.00 | 1988 | 1680 | \$ 1,450,000.00 | MOUNTAIN SIDE SUBD Lot A LOT 23/24 | \$ 863.10 | 2/5/2025 | 893 HUNTERS CIRCLE | DENVER | CO |
| 3 | 2.00 | 2024 | 1664 | \$ 1,400,000.00 | 97 SUBD Lot 402 | \$ 841.35 | 2/11/2025 | 0097 97 CIRCLE BLUE RIVER | YORKVILLE | IL |
| 3 | 3.00 | 2012 | 1604 | \$ 1,375,000.00 | ANGLER MTN RANCH LAKESIDE TH Filing 2 Unit 17B | \$ 857.23 | 2/5/2025 | 55 SPINNER PLACE | CORAL GABLES | FL |
| 4 | 4.00 | 1998 | 3228 | \$ 1,332,500.00 | ALPINE BRECKENRIDGE SUBD Filing 1 Block 4 Lot 24 | \$ 412.79 | 2/21/2025 | 474 COUNTY ROAD 672 | WINNETKA | IL |
| 3 | 2.00 | 1975 | 2561 | \$ 1,330,000.00 | DILLON VALLEY SUBD Filing 2 Lot 24 | \$ 519.33 | 2/26/2025 | 1214 STRAIGHT CREEK DRIVE | RICHLAND | MI |
| 2 | 2.00 | 1980 | 1480 | \$ 1,325,000.00 | PINE RIDGE CONDO Phase 3 Bldg XII Unit F | \$ 895.27 | 2/18/2025 | 405 FOUR OCLOCK ROAD | LITTLETON | CO |
| 3 | 3.00 | 1981 | 1489 | \$ 1,275,000.00 | CHAPERRAL CONDO Phase 2 Unit 303 | \$ 856.28 | 2/26/2025 | 530 S FRENCH STREET | BOULDER | CO |
| 2 | 2.00 | 2000 | 1023 | \$ 1,270,000.00 | PASSAGE POINT CONDO Unit 415 | \$ 1,241.45 | 2/6/2025 | 0910 COPPER ROAD | BOULDER | CO |
| 2 | 2.00 | 1968 | 1376 | \$ 1,255,000.00 | BEKKEDAL SUBD Block 6 Lot 3 | \$ 912.06 | 2/7/2025 | 84 BLUE FLAG CIRCLE | BRECKENRIDGE | CO |
| 3 | 2.00 | 1986 | 2469 | \$ 1,220,000.00 | WILDERNESS SUBD Lot 114 | \$ 494.13 | 2/24/2025 | 0531 MOUNTAIN VIEW DRIVE | LITTLETON | CO |
| 3 | 2.00 | 1989 | 1800 | \$ 1,200,000.00 | VALDORA VILLAGE SUBD Filing 1 Block 7 Lot 158 | \$ 666.67 | 2/28/2025 | 158 BUCYRUS ROAD | AUSTIN | TX |
| | | 2022 | 2958 | \$ 1,200,000.00 | SKYWALK FLATS AT FOURTH ST CROSSING Lot E | \$ 405.68 | 2/12/2025 | 37 W 4TH STREET | SILVERTHORNE | CO |
| 3 | 4.00 | 2022 | 2209 | \$ 1,170,000.00 | ARROWLEAF TH Filing 1 Unit 106 | \$ 529.65 | 2/26/2025 | 1301 ADAMS AVENUE | SUPERIOR | CO |
| 2 | 2.00 | 2000 | 951 | \$ 1,155,000.00 | MAIN STREET STATION CONDO Unit 1201 Bldg. House West | \$ 1,214.51 | 2/7/2025 | 505 S MAIN ST | DEERFIELD BEACH | FL |
| 2 | 3.00 | 2002 | 1645 | \$ 1,140,000.00 | MARINA PARK CONDO Unit 5 | \$ 693.01 | 2/5/2025 | 120 NORTH 7TH AVENUE | DENVER | CO |
| 3 | 2.00 | 1979 | 1662 | \$ 1,140,000.00 | BLUE RIDGE AMENDED SUBD Lot 9 | \$ 685.92 | 2/7/2025 | 53 BLUE RIDGE ROAD | AUSTIN | TX |
| 3 | 3.00 | 1996 | 2087 | \$ 1,100,000.00 | LAU DUPLEX Lot 22B | \$ 527.07 | 2/7/2025 | 0171 SAUTERNE LANE | SILVERTHORNE | CO |
| 4 | 5.00 | 2008 | 2064 | \$ 1,019,100.00 | ROLLING RIDGE TH Unit 14 | \$ 493.75 | 2/19/2025 | 40 COUNTY ROAD 1293 | WESTMINSTER | CO |
| | | | 13.3544 AC | \$ 1,001,600.00 | PEAK 8 SUBD Filing 1 PARCEL 6 | N/A | 2/18/2025 | N/A | BRECKENRIDGE | CO |
| 4 | 2.00 | 1999 | 1856 | \$ 1,000,000.00 | WILLOW GROVE SUBD Filing 2 Lot 28A | \$ 538.79 | 2/5/2025 | 1223 RAINBOW DRIVE | FRISCO | CO |

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Purchaser Titlement Abstract

February 2025

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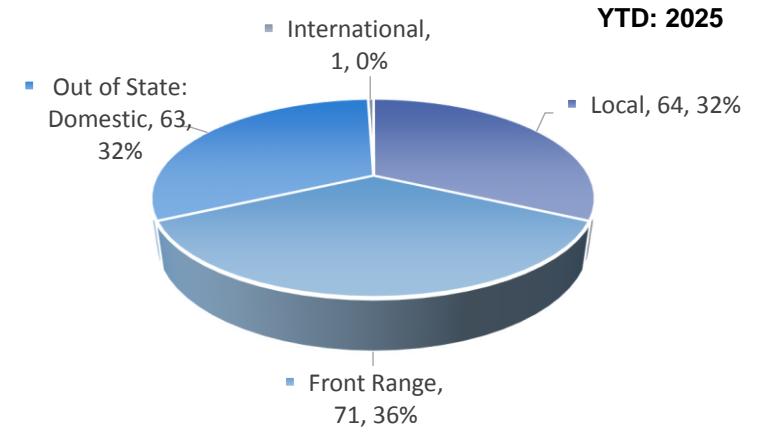
Data are compiled from Clerk & Recording Office &
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 970-453-2255
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| Origin of Buyer | # of Trans. | % Overall |
|------------------------|-------------|-------------|
| Local | 37 | 38% |
| Front Range | 33 | 34% |
| Out of State: Domestic | 26 | 27% |
| International | 1 | 1% |
| Total Sales | 97 | 100% |

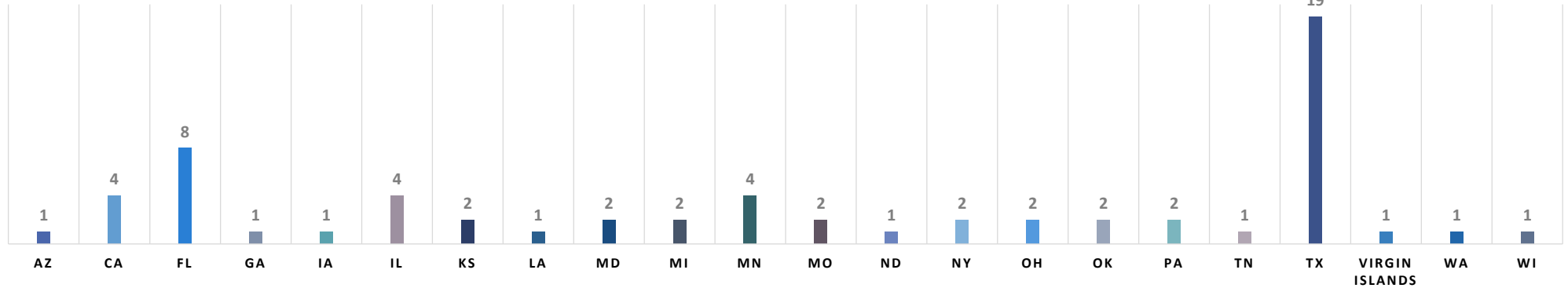
YTD: 2025

| Origin of Buyer | # of Trans. | % Overall |
|------------------------|-------------|-------------|
| Local | 64 | 32% |
| Front Range | 71 | 36% |
| Out of State: Domestic | 63 | 32% |
| International | 1 | 1% |
| Total Sales | 199 | 100% |



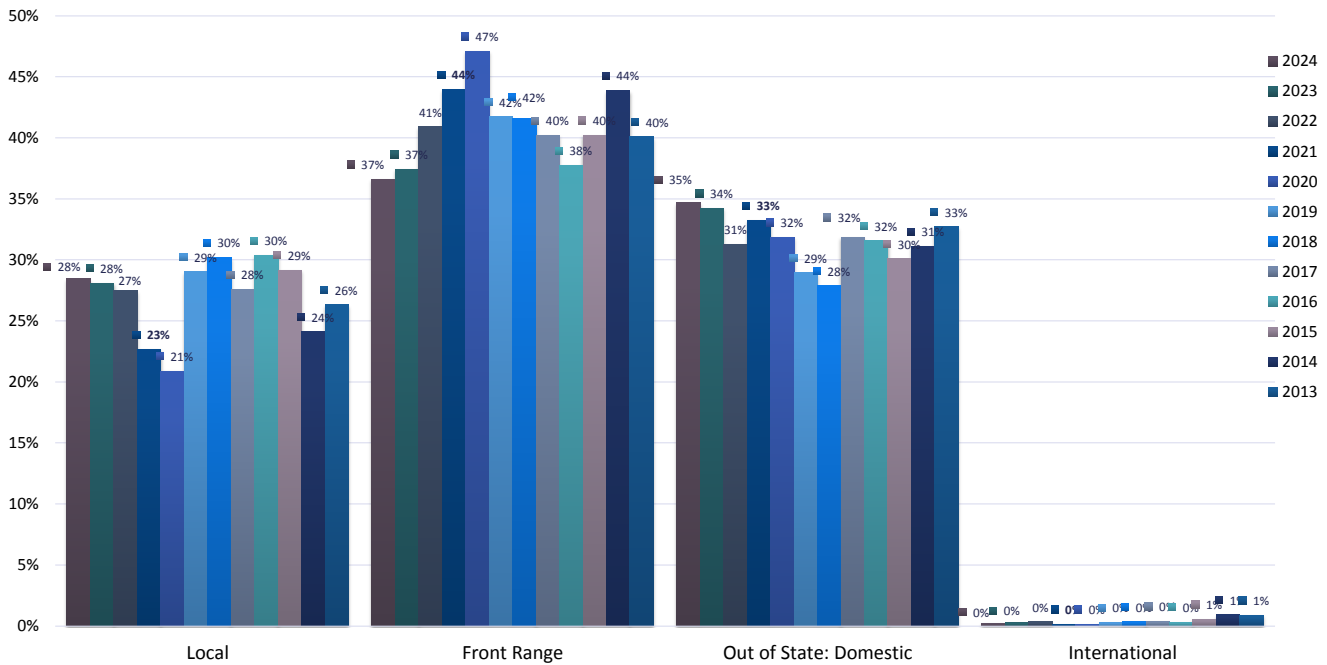
Colorado Purchasers: 135

NON-COLORADO YTD: 2025





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% |

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% |

2023

| Origin of Buyer | # of Trans. | % Overall |
|------------------------|-------------|-------------|
| Local | 440 | 28% |
| Front Range | 586 | 37% |
| Out of State: Domestic | 536 | 34% |
| International | 4 | 0% |
| Total Sales | 1566 | 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% |

2024

| Origin of Buyer | # of Trans. | % Overall |
|------------------------|-------------|-------------|
| Local | 464 | 28% |
| Front Range | 597 | 37% |
| Out of State: Domestic | 566 | 35% |
| International | 4 | 0% |
| Total Sales | 1631 | 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% |

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% |

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% |

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% |

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% |

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New Development Summary

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February 2025

Improved Residential New Unit Sales:

| Brm | Bath | Year Built | Size | Price | Legal | Unit Type | PPSF | Address |
|-----|------|------------|------|-----------------|---|-----------|-------------|----------------------|
| 5 | 5.00 | 2023 | 3672 | \$ 4,000,000.00 | VANTAGE POINT HOMES Lot 2 | SINGLEFAM | \$ 1,089.32 | 405 SOUTH 7TH AVENUE |
| 4 | 5.00 | 2024 | 2518 | \$ 2,550,000.00 | ALCOVE TH Unit 10 | MULTIFAM | \$ 1,012.71 | 69 ALCOVE COURT |
| 3 | 2.00 | 2024 | 1664 | \$ 1,400,000.00 | 97 SUBD Lot 402 | SINGLEFAM | \$ 841.35 | 97 97 CIRCLE |
| 6 | 7.00 | 2017 | 6213 | \$ 9,200,000.00 | SHOCK HILL SUBD Lot 19 | SINGLEFAM | \$ 1,480.77 | 188 PEERLESS DRIVE |
| 3 | 4.00 | 2024 | 2483 | \$ 2,706,500.00 | ALCOVE TH Unit 7 | MULTIFAM | \$ 1,090.01 | 61 ALCOVE COURT |
| 3 | 4.00 | 2024 | 2483 | \$ 2,656,500.00 | ALCOVE TH Unit 8 | MULTIFAM | \$ 1,069.88 | 63 ALCOVE COURT |
| 3 | 4.00 | 2022 | 2209 | \$ 1,170,000.00 | ARROWLEAF TH Filing 1 Unit 106 | MULTIFAM | \$ 529.65 | 1301 ADAMS AVENUE |
| 2 | 3.00 | 2022 | 1569 | \$ 875,000.00 | ARROWLEAF TH Filing 1 Unit 109 | MULTIFAM | \$ 557.68 | 1301 ADAMS AVENUE |
| 2 | 2.50 | 2024 | 2035 | \$ 2,160,000.00 | FRISCO, TOWN OF LOTS 6-9, BLOCK D, Unit 2 | SINGLEFAM | \$ 1,061.43 | 309 GALENA STREET |

Summary of Improved Residential New Unit Sales:

| | |
|-----------------|---------------|
| Average Price: | \$ 2,968,667 |
| Average PPSF: | \$ 970.31 |
| Median Price: | \$ 2,550,000 |
| # Transactions: | 9 |
| Gross Volume: | \$ 26,718,000 |





Deed Restricted Unit Sales Summary

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February 2025

Deed Restricted Unit Sales:

| Brm | Bath | Year Built | Size | Price | Legal | Unit Type | PPSF | PRIMARY TOWN | PRIMARY STATE |
|-----|------|------------|------|-----------------|--|-----------|-----------|--------------|---------------|
| 1 | 1.00 | 2024 | 548 | \$ 307,500.00 | NELLIES NEIGHBORHOOD TH Phase 2 Unit 7 | MULTIFAM | \$ 561.13 | LITTLETON | CO |
| 4 | 4.00 | 2002 | 2424 | \$ 1,128,000.00 | VISTA POINT SUBD Filing 1 Block 2 Lot 5 | SINGLEFAM | \$ 465.35 | FRISCO | CO |
| 3 | 2.00 | 2024 | 1540 | \$ 763,300.00 | HIGHLANDS RIVERFRONT SUBD Lot 5B | SINGLFAM | \$ 495.65 | BRECKENRIDGE | CO |
| 2 | 2.00 | 1967 | 1050 | \$ 599,000.00 | LODGE AT 39 DEGREES NORTH CONDO Unit B-1 | MULTIFAM | \$ 570.48 | SILVERTHORNE | CO |
| 3 | 3.00 | 2023 | 1409 | \$ 540,700.00 | STABLES VILLAGE SUBD Filing 1 Lot 55 | SINGLEFAM | \$ 383.75 | BRECKENRIDGE | CO |
| 3 | 3.00 | 2023 | 1409 | \$ 540,700.00 | STABLES VILLAGE SUBD Filing 1 Lot 53 | MULTIFAM | \$ 383.75 | FRISCO | CO |
| 3 | 3.00 | 2023 | 1409 | \$ 485,000.00 | STABLES VILLAGE SUBD Filing 1 Lot 47 | SINGLEFAM | \$ 344.22 | BRECKENRIDGE | CO |
| 2 | 2.00 | 2024 | 934 | \$ 471,000.00 | NELLIES NEIGHBORHOOD TH Phase 2 Unit 6 | MULTIFAM | \$ 504.28 | BRECKENRIDGE | CO |
| 2 | 3.00 | 2023 | 1209 | \$ 410,400.00 | STABLES VILLAGE SUBD Filing 1 Lot 48 | SINGLEFAM | \$ 339.45 | BRECKENRIDGE | CO |
| 2 | 3.00 | 2023 | 1209 | \$ 410,400.00 | STABLES VILLAGE SUBD Filing 1 Lot 54 | MULTIFAM | \$ 339.45 | BRECKENRIDGE | CO |
| 3 | 3.00 | 2023 | 1409 | \$ 373,700.00 | STABLES VILLAGE SUBD Filing 1 Lot 49 | SINGLEFAM | \$ 265.22 | BRECKENRIDGE | CO |

Summary of Deed Restricted Unit Sales:

| | | |
|--|----|-----------|
| Average Price: | \$ | 548,155 |
| Average PPSF: | \$ | 422.98 |
| Median Price: | \$ | 485,000 |
| # Transactions: | | 11 |
| Gross Volume: | \$ | 6,029,700 |
| Avg. PPSF Deed Restricted/Residential: | | 50.86% |

