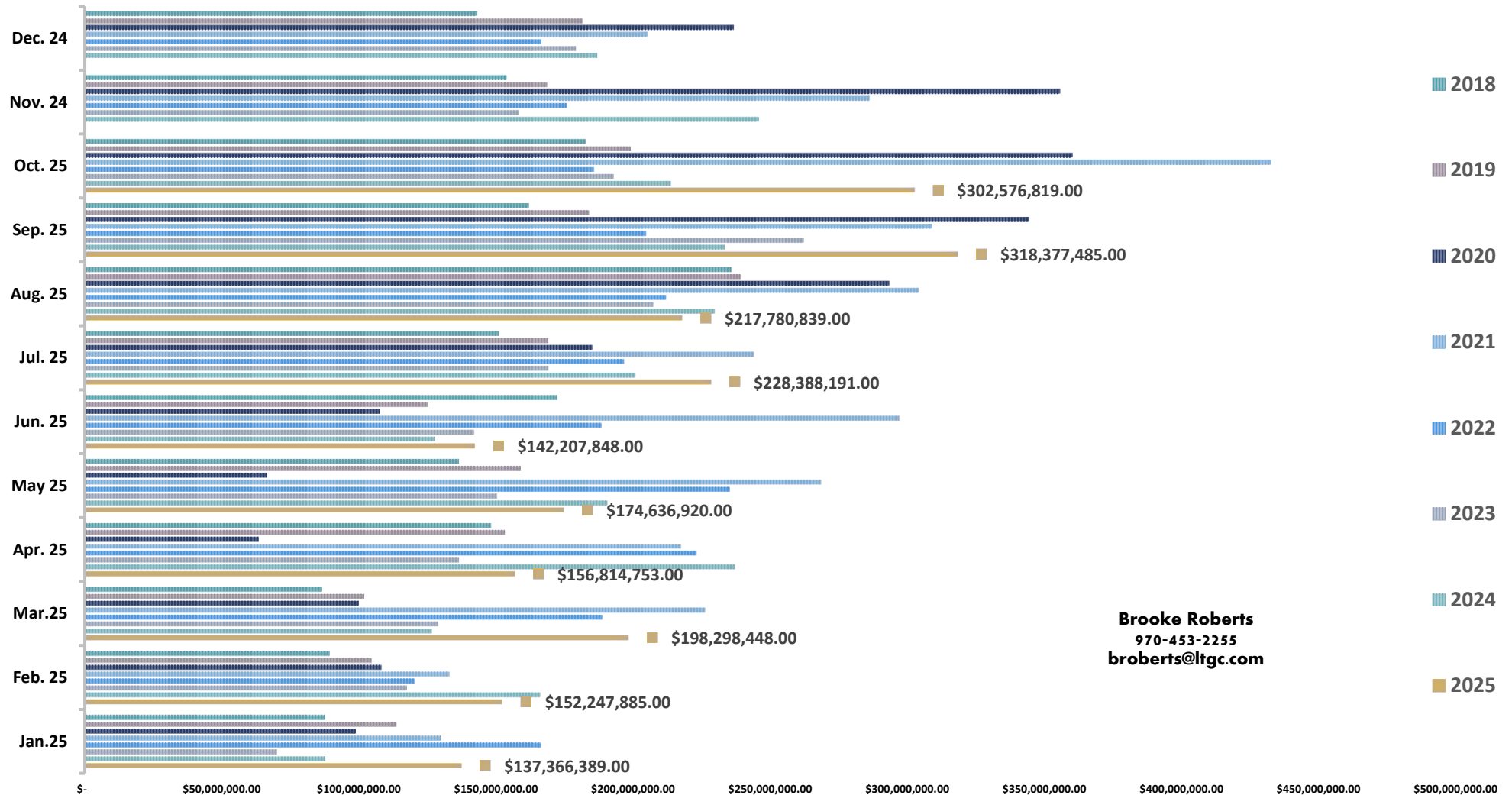




Summit County MARKET ANALYSIS



Brooke Roberts
970-453-2255
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Market Analysis by Area

October 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	\$13,251,500	4%	10	5%	\$1,325,150	\$1,387,500	\$1,606,625	\$1,410,000	\$516
Breckenridge	\$54,568,500	18%	36	19%	\$1,515,792	\$1,274,500	\$1,335,030	\$1,250,000	\$958
Breckenridge Golf Course	\$37,295,500	12%	17	9%	\$2,193,853	\$2,637,500	\$2,734,167	\$2,700,250	\$849
Copper Mountain	\$2,985,000	1%	5	3%	\$597,000	\$630,000	\$696,250	\$640,000	\$1,152
Corinthian Hills & Summerwood	\$7,944,150	3%	2	1%	\$3,972,075	n/a	\$3,972,075	n/a	\$635
Dillon Town & Lake	\$5,060,000	2%	6	3%	\$843,333	\$810,000	\$843,333	\$810,000	\$666
Dillon Valley	\$3,385,000	1%	6	3%	\$564,167	\$392,500	\$564,167	\$392,500	\$569
Farmers Corner	\$4,625,000	2%	2	1%	\$2,312,500	n/a	\$2,312,500	n/a	\$796
Frisco	\$35,630,524	12%	17	9%	\$2,095,913	\$1,600,000	\$2,207,830	\$1,600,000	\$914
Heeney	\$0	0%	0	0%	\$0	n/a	n/a	n/a	\$0
Keystone	\$22,365,800	7%	16	8%	\$1,397,863	\$792,450	\$1,132,720	\$715,000	\$884
Montezuma	\$0	0%	0	0%	\$0	n/a	n/a	n/a	\$0
North Summit County (rural)	\$18,549,500	6%	8	4%	\$2,318,688	\$2,312,500	\$2,384,214	\$2,600,000	\$873
Peak 7	\$5,725,000	2%	4	2%	\$1,431,250	\$1,240,000	\$1,725,000	\$1,400,000	\$678
Silverthorne	\$56,870,290	19%	26	14%	\$2,187,319	\$1,540,500	\$1,820,013	\$1,581,000	\$691
Summit Cove	\$5,849,999	2%	5	3%	\$1,170,000	\$1,275,000	\$1,170,000	\$1,275,000	\$618
Wilderness	\$11,299,000	4%	15	8%	\$753,267	\$685,000	\$841,846	\$785,000	\$558
Woodmoor	\$9,540,000	3%	3	2%	\$3,180,000	\$2,300,000	\$4,200,000	n/a	\$852
(Deed Restricted Units)	\$7,339,715	2%	12	6%	\$611,643	\$581,697	\$611,643	\$581,697	\$481
Quit Claim Deeds	\$292,341	0%	2	1%	\$146,171	n/a	n/a	n/a	n/a
TOTAL	\$302,576,819	100%	192	100%	\$1,656,993	\$1,207,832	\$1,618,879	\$1,262,500	\$794

(New Improved Residential Sales)	\$32,135,000	11%	10	5%	\$3,213,500	\$2,700,000	\$3,213,500	\$2,700,000	\$980
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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: Oct. 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	\$100,125,262	5%	73	5%	\$1,371,579	\$1,375,000	\$1,738,348	\$1,550,000	\$639
Breckenridge	\$528,527,444	26%	269	18%	\$1,964,786	\$1,298,000	\$1,903,119	\$1,312,500	\$1,074
Breckenridge Golf Course	\$169,503,000	8%	89	6%	\$1,904,528	\$1,425,000	\$2,747,380	\$2,687,750	\$830
Copper Mountain	\$65,723,812	3%	65	4%	\$1,011,136	\$905,000	\$1,213,527	\$982,500	\$1,009
Corinthian Hills & Summerwood	\$22,728,650	1%	10	1%	\$2,272,865	\$1,262,500	\$2,272,865	\$1,262,500	\$655
Dillon Town & Lake	\$41,258,850	2%	48	3%	\$859,559	\$800,000	\$860,922	\$800,000	\$771
Dillon Valley	\$24,280,300	1%	43	3%	\$564,658	\$440,000	\$580,032	\$465,000	\$569
Farmers Corner	\$10,407,500	1%	5	0%	\$2,081,500	\$1,125,000	\$1,626,875	\$1,112,500	\$724
Frisco	\$252,176,215	12%	155	11%	\$1,626,943	\$1,225,000	\$1,536,654	\$1,220,000	\$935
Heeney	\$1,285,000	0%	3	0%	\$428,333	\$375,000	\$660,000	n/a	\$688
Keystone	\$229,885,925	11%	177	12%	\$1,298,791	\$940,000	\$1,281,097	\$940,000	\$856
Montezuma	\$400,000	0%	1	0%	\$400,000	n/a	n/a	n/a	\$0
North Summit County (rural)	\$72,357,942	4%	33	2%	\$2,192,665	\$2,380,000	\$2,203,061	\$2,390,000	\$807
Peak 7	\$35,708,000	2%	21	1%	\$1,700,381	\$1,362,500	\$2,069,000	\$1,672,000	\$721
Silverthorne	\$246,962,481	12%	158	11%	\$1,563,054	\$1,150,000	\$1,530,143	\$1,175,885	\$736
Summit Cove	\$47,397,711	2%	40	3%	\$1,184,943	\$1,262,500	\$1,209,150	\$1,287,500	\$617
Wilderness	\$55,901,505	3%	82	6%	\$681,726	\$622,500	\$769,625	\$660,000	\$579
Woodmoor	\$39,020,100	2%	24	2%	\$1,625,838	\$1,262,000	\$1,737,005	\$1,587,000	\$675
Deed Restricted Units	\$82,172,441	4%	147	10%	\$558,996	\$500,592	\$558,996	\$500,592	\$479
Quit Claim Deeds	\$2,873,439	0%	17	1%	\$169,026	\$160,000	n/a	n/a	n/a
TOTAL	\$2,028,695,577	100%	1460	100%	\$1,499,730	\$1,090,000	\$1,542,719	\$1,135,000	\$841
(NEW UNIT SALES)	\$251,593,761	12%	129	9%	\$1,950,339	\$1,295,000	\$1,950,339	\$1,295,000	\$980

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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	\$1,761,327	-2%	\$782,500	\$497,500	-36%	\$361,862	\$257,711	-29%
Breckenridge	\$3,317,057	\$3,663,602	10%	\$1,215,172	\$1,148,626	-5%	\$951,900	\$2,785,318	193%
Breckenridge Golf Course	\$3,299,050	\$3,307,841	0%	\$1,107,363	\$979,769	-12%	\$1,344,444	\$801,250	-40%
Copper Mountain	\$4,904,000	\$3,394,000	-31%	\$962,628	\$1,068,162	11%	\$2,000,000	\$1,465,000	-27%
Corinthian Hills/Summerwood	\$1,752,500	\$3,107,917	77%	\$1,152,500	\$1,020,288	-11%	--	--	--
Dillon Town & Lake	\$1,404,988	\$1,400,000	0%	\$901,724	\$848,086	-6%	\$585,000	\$560,000	-4%
Dillon Valley	\$1,069,900	\$1,058,300	-1%	\$428,125	\$425,752	-1%	--	--	--
Farmers Corner	\$3,140,505	\$1,626,875	-48%	--	--	--	\$930,000	--	--
Frisco	\$2,286,643	\$2,241,797	-2%	\$1,191,392	\$1,206,587	1%	\$1,250,000	\$768,500	-39%
Heeney	\$410,000	\$660,000	61%	--	--	--	\$142,000	\$312,500	120%
Keystone	\$2,369,124	\$2,923,611	23%	\$1,169,910	\$1,091,576	-7%	\$1,225,000	\$660,000	-46%
Montezuma	\$654,000	--	--	--	--	--	--	\$400,000	--
North Summit County (Rural)	\$3,076,625	\$2,203,061	-28%	--	--	--	\$336,433	\$1,860,000	453%
Peak 7	\$1,978,558	\$2,069,000	5%	--	--	--	\$619,000	\$641,000	4%
Silverthorne	\$2,041,905	\$2,032,591	0%	\$1,082,788	\$984,628	-9%	\$657,667	\$302,500	-54%
Summit Cove	\$1,559,060	\$1,490,788	-4%	\$625,933	\$667,538	7%	\$712,500	\$675,000	-5%
Wilderness	\$1,202,246	\$1,504,600	25%	\$631,168	\$645,053	2%	--	\$524,000	--
Woodmoor	\$2,265,083	\$2,376,467	5%	\$676,667	\$852,500	26%	\$975,000	\$550,000	-44%
Gross Average:	\$2,388,692	\$2,421,038	1%	\$1,041,536	\$1,011,701	-3%	\$713,414	\$1,020,242	43%

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	\$1,550,000	9%	\$650,000	n/a	--	\$281,750	\$220,000	-22%
Breckenridge	\$2,700,000	\$2,700,000	0%	\$1,020,000	\$1,075,000	5%	\$573,200	\$3,350,000	484%
Breckenridge Golf Course	\$2,950,000	\$2,905,000	-2%	\$985,000	\$855,000	-13%	\$1,300,000	\$980,000	-25%
Copper Mountain	\$5,638,000	\$3,525,000	-37%	\$840,000	\$950,000	13%	n/a	n/a	--
Corinthian Hills/Summerwood	\$1,617,500	\$2,212,000	37%	\$1,077,500	\$771,000	-28%	n/a	n/a	--
Dillon Town & Lake	\$1,480,450	n/a	--	\$855,000	\$800,000	-6%	n/a	n/a	--
Dillon Valley	\$1,030,000	\$1,052,500	2%	\$396,250	\$415,000	5%	n/a	n/a	--
Farmers Corner	\$2,940,000	\$1,112,500	-62%	n/a	n/a	--	n/a	n/a	--
Frisco	\$2,125,000	\$1,802,500	-15%	\$1,038,500	\$982,500	-5%	n/a	n/a	--
Heeney	\$505,000	n/a	--	n/a	n/a	--	n/a	n/a	--
Keystone	\$1,950,000	\$2,335,000	20%	\$919,400	\$875,000	-5%	n/a	n/a	--
Montezuma	n/a	n/a	--	n/a	n/a	--	n/a	n/a	--
North Summit County (Rural)	\$2,112,500	\$2,390,000	13%	n/a	n/a	--	\$45,595	n/a	--
Peak 7	\$1,527,000	\$1,672,000	9%	n/a	n/a	--	\$675,000	\$642,500	-5%
Silverthorne	\$1,949,700	\$1,801,000	-8%	\$1,001,100	\$930,000	-7%	\$670,000	n/a	--
Summit Cove	\$1,495,000	\$1,475,000	-1%	\$608,750	\$695,000	14%	n/a	n/a	--
Wilderness	\$1,255,500	\$1,507,500	20%	\$579,000	\$639,000	10%	n/a	n/a	--
Woodmoor	\$2,250,000	\$2,062,500	-8%	\$711,000	\$790,000	11%	\$775,000	n/a	--
Gross Median:	\$1,986,750	\$1,930,000	-3%	\$875,000	\$858,250	-2%	\$592,500	\$550,000	-7%

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Historic Market Analysis Percentage Market Change: 2015 - 2025

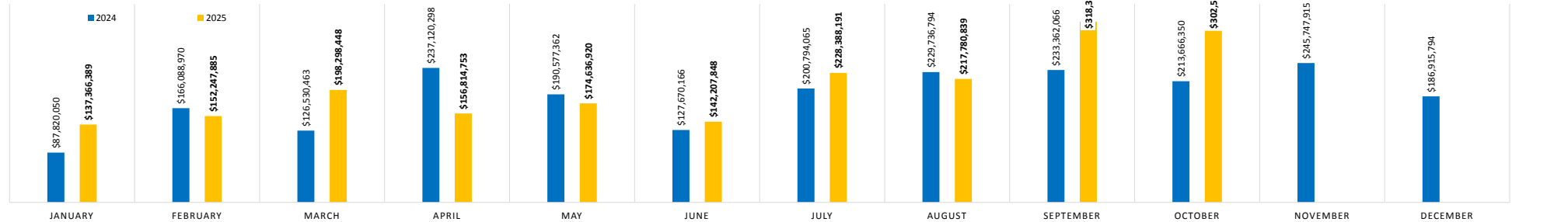
Month to Month Comparison: Gross Volume

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	127%	\$226,309,300	-16.69%	\$188,605,550	-32%	\$128,782,372	-2%	\$126,530,463	57%	\$198,298,448
April	\$92,373,585	-4%	\$89,007,327	28%	\$114,226,938	30%	\$148,159,921	3%	\$153,170,489	-59%	\$63,551,993	242%	\$217,485,200	-12.49%	\$222,906,754	-36%	\$136,469,755	74%	\$237,120,298	-34%	\$156,814,753
May	\$116,330,500	-1%	\$114,889,906	10%	\$126,580,300	8%	\$136,423,916	17%	\$158,950,200	-58%	\$66,469,300	304%	\$268,489,073	-36.59%	\$188,302,246	-25%	\$150,213,217	27%	\$190,577,362	-8%	\$174,636,920
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	-19.47%	\$196,469,376	-14%	\$168,955,945	19%	\$200,794,065	14%	\$228,388,191
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	-30.36%	\$211,817,519	-2%	\$207,167,239	11%	\$229,736,794	-5%	\$217,780,839
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	-33.81%	\$204,519,395	28%	\$261,979,466	-11%	\$233,362,066	36%	\$318,377,485
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	-34.50%	\$175,638,348	-10%	\$158,322,380	55%	\$245,747,915	-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	-34.50%	\$175,638,348	-10%	\$158,322,380	55%	\$245,747,915	-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	-18.93%	\$166,410,583	8%	\$179,068,160	4%	\$186,915,794	-100%	
December	\$141,435,873	-13%	\$122,880,919	25%	\$114,961,785	-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	\$1,121,442,611	-2%	\$1,101,222,223	23%	\$1,354,271,268	7%	\$1,451,784,955	7%	\$1,548,782,437	12%	\$1,726,919,986	48%	\$2,561,748,665	-25%	\$1,919,512,539	-18%	\$1,575,774,092	15%	\$1,813,366,584	12%	\$2,028,695,577
Full Year Cumulative Total	\$1,372,793,984	3%	\$1,408,666,800	88%	\$2,647,104,407	-34%	\$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	-10%	\$2,028,695,577

Month to Month Comparison: Numbe

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	-5%	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	24%	130
April	153	1%	155	22%	189	10%	207	-20%	166	-45%	92	151%	231	-32%	156	-30%	109	16%	126	0%	126
May	205	-4%	197	0%	197	-1%	196	13%	222	-59%	92	173%	251	-38%	156	-13%	135	9%	147	-4%	141
June	262	-16%	220	6%	234	6%	249	-28%	179	-32%	121	136%	285	-44%	161	-20%	128	-20%	102	25%	127
July	202	6%	215	18%	253	-17%	211	3%	218	6%	231	6%	246	-46%	132	11%	146	8%	158	12%	177
August	267	6%	282	-4%	272	17%	319	-18%	261	41%	368	-29%	262	-26%	194	-8%	179	-13%	156	4%	163
September	301	-1%	297	-16%	248	4%	259	-5%	245	57%	384	-28%	276	-35%	179	-2%	176	-11%	156	31%	205
October	284	-7%	263	22%	322	-27%	236	21%	285	55%	442	-26%	325	-49%	165	2%	168	9%	183	5%	192
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	2,056	-2%	2,015	7%	2,147	-2%	2,102	-6%	1,981	7%	2,123	15%	2,447	-37%	1,539	-14%	1,318	1%	1,331	10%	1,460
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	-10%	1,460

CURRENT MONTH TO MONTH



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Residential Cost Analysis

Residential Improved Units - Price Point Summary

October 2025

Average Price:			\$1,618,879
	# Transactions	Gross Volume	Percentage Gross
<=200,000	0	\$0	0%
200,001 to 300,000	1	\$300,000	0%
300,001 to 400,000	4	\$1,359,000	1%
400,001 to 500,000	6	\$2,654,000	1%
500,001 to 600,000	9	\$5,114,000	2%
600,001 to 700,000	12	\$8,039,400	3%
700,001 to 800,000	7	\$5,379,150	2%
800,001 to 900,000	12	\$10,161,900	4%
900,001 to 1,000,000	9	\$8,475,000	3%
1,000,001 to 1,500,000	34	\$42,573,162	17%
1,500,001 to 2,000,000	25	\$42,984,577	17%
2,000,001 to 2,500,000	9	\$20,876,050	8%
2,500,001 to 3,000,000	14	\$38,589,500	15%
over \$ 3 Million	14	\$66,039,450	26%
Total:	156	\$252,545,189	100%

October 2025

New Construction		Number Trans.	Total Volume	Average Price
Single Family		4	\$21,465,000	\$5,366,250
Multi Family		6	\$10,670,000	\$1,778,333
Vacant Land		0	\$0	\$0
Resales		Number Trans.	Total Volume	Average Price
Single Family		69	\$148,334,739	\$2,149,779
Multi Family		77	\$72,075,450	\$936,045
Vacant Land		8	\$13,501,000	\$1,687,625
Gross Residential Price Index		Number Trans.	Total Volume	Average Price
Single Family		73	\$169,799,739	\$2,326,024
Multi Family		83	\$82,745,450	\$996,933
Vacant Land		8	\$13,501,000	\$1,687,625
YTD: Oct. 2025		Number Trans.	Total Volume	Average Price
Single Family		422	\$1,021,677,889	\$2,421,038
Multi Family		698	\$706,167,428	\$1,011,701
Vacant Land		49	\$49,991,880	\$1,020,242
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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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
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Historic Residential Cost Analysis

Historical Residential Improved Units - Price Point Summary

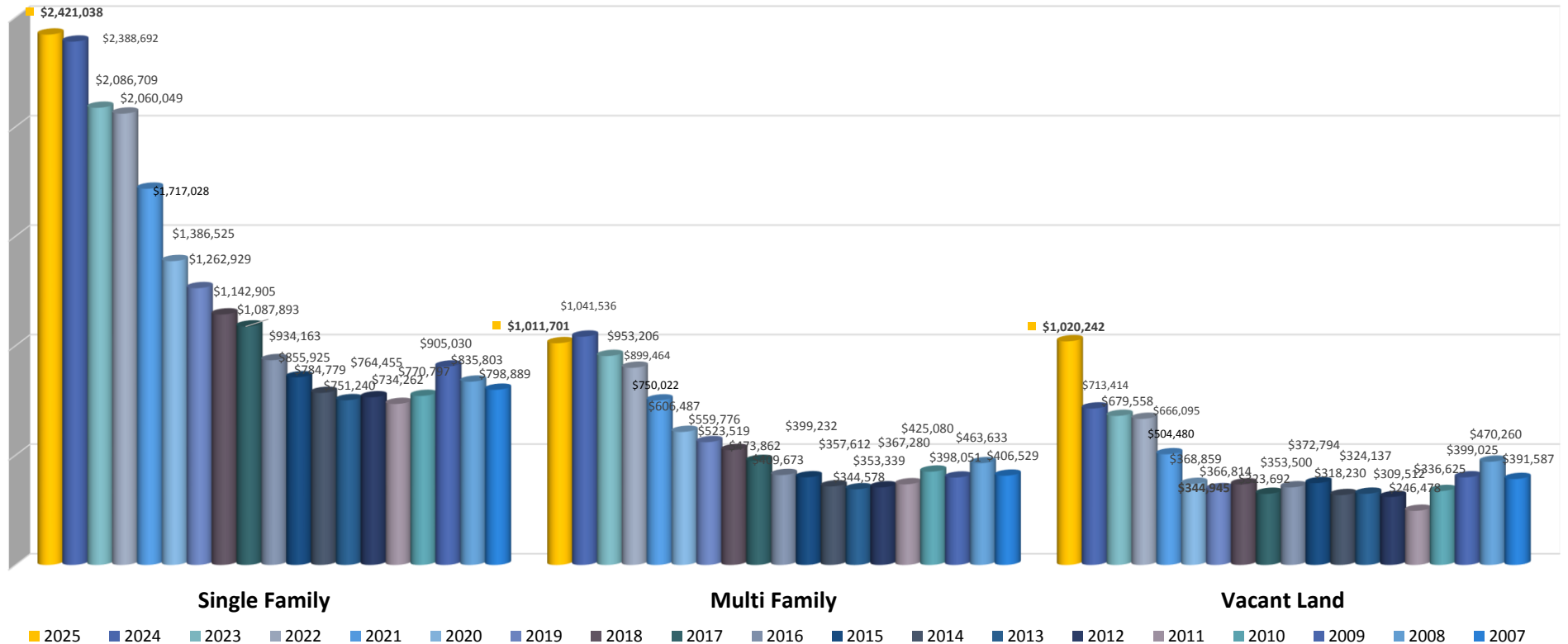
2019: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	718	\$906,783,243	\$1,262,929
Multi Family	1215	\$680,127,463	\$559,776
Vacant Land	132	\$45,532,800	\$344,945
2018: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	736	\$841,177,997	\$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:			\$1,542,719
	# Transactions	Gross Volume	Percentage Gross
<=200,000	0	\$0	0%
200,001 to 300,000	8	\$2,219,500	0%
300,001 to 400,000	37	\$13,301,811	1%
400,001 to 500,000	41	\$18,946,010	1%
500,001 to 600,000	71	\$39,990,255	2%
600,001 to 700,000	83	\$54,805,180	3%
700,001 to 800,000	82	\$62,280,931	4%
800,001 to 900,000	78	\$66,413,690	4%
900,001 to 1,000,000	79	\$75,398,240	4%
1,000,001 to 1,500,000	241	\$296,894,517	17%
1,500,001 to 2,000,000	156	\$273,179,069	16%
2,000,001 to 2,500,000	85	\$195,207,030	11%
2,500,001 to 3,000,000	64	\$175,594,634	10%
over \$ 3 Million	95	\$453,614,450	26%
Total:	1120	\$1,727,845,317	100%

YTD. 2024 Price Point Summary for Residential Volume - Average Price:			\$1,479,567
	# Transactions	Gross Volume	Percentage Gross
<=200,000	1	\$75,000	0%
200,001 to 300,000	2	\$579,000	0%
300,001 to 400,000	28	\$10,167,100	1%
400,001 to 500,000	33	\$14,988,000	1%
500,001 to 600,000	73	\$40,507,419	3%
600,001 to 700,000	83	\$54,024,086	4%
700,001 to 800,000	89	\$67,377,163	4%
800,001 to 900,000	79	\$67,216,690	4%
900,001 to 1,000,000	73	\$70,135,302	5%
1,000,001 to 1,500,000	244	\$301,310,931	20%
1,500,001 to 2,000,000	118	\$204,178,500	13%
2,000,001 to 2,500,000	65	\$146,109,663	10%
2,500,001 to 3,000,000	54	\$150,168,517	10%
over \$ 3 Million	87	\$395,637,239	26%
Total:	1029	\$1,522,474,610	100%

YTD. 2023 Price Point Summary for Residential Volume - Average Price:			\$1,328,693
	# Transactions	Gross Volume	Percentage Gross
<=200,000	0	\$0	0%
200,001 to 300,000	2	\$551,000	0%
300,001 to 400,000	25	\$9,174,200	1%
400,001 to 500,000	44	\$19,821,515	1%
500,001 to 600,000	89	\$49,658,750	4%
600,001 to 700,000	84	\$53,995,750	4%
700,001 to 800,000	71	\$53,211,767	4%
800,001 to 900,000	92	\$79,022,700	6%
900,001 to 1,000,000	81	\$77,951,125	6%
1,000,001 to 1,500,000	237	\$293,856,012	22%
1,500,001 to 2,000,000	123	\$213,173,076	16%
2,000,001 to 2,500,000	74	\$168,173,974	12%
2,500,001 to 3,000,000	44	\$122,825,876	9%
over \$ 3 Million	51	\$209,864,965	16%
Total:	1017	\$1,351,280,710	100%

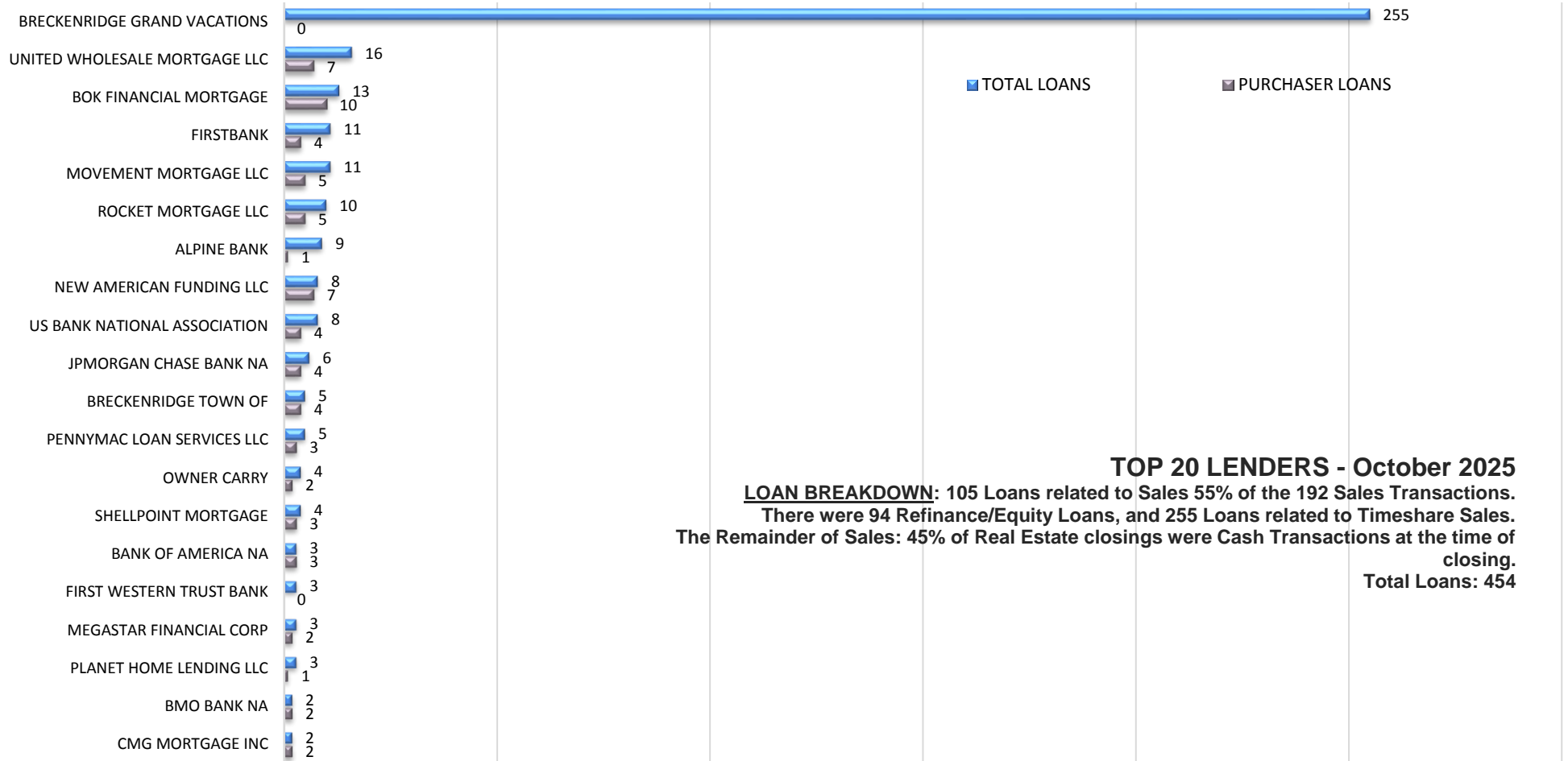
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Lender Analysis



TOP 20 LENDERS - October 2025

LOAN BREAKDOWN: 105 Loans related to Sales 55% of the 192 Sales Transactions.
There were 94 Refinance/Equity Loans, and 255 Loans related to Timeshare Sales.
The Remainder of Sales: 45% of Real Estate closings were Cash Transactions at the time of closing.
Total Loans: 454

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Market Highlights

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October 2025

Top Priced Improved Residential Sale:			Top Priced PSF Improved Residential Sale:		
ACCOUNT	6518099		6516616		
BEDROOM	7		3		
BATH	8.00		3.00		
YOC	2022		2014		
HEATED SQFT	11434		1384		
LANDSIZE	2.1400				
RECEPTION	1362613		1362677		
PRICE	\$	7,215,000.00	\$	2,488,000.00	
AREA	CORSUM		BRECKEN		
LEGAL	PINNACLE AT SUMMERWOOD PUD Lot 54A		WATER HOUSE ON MAIN STREET CONDO Bldg WEST Unit 6305		
PPSF	\$	631.01	\$	1,797.69	
DATE	10/23/2025		10/24/2025		



Foreclosure Document Breakdown

October 2025	Total	Timeshare	Fee Simple	Unknown: No legal shown
#1 Notice Election & Demand: (NED)	1	0	1	0
#2 Certificate of Purchase: (CTP)	0	0	0	0
#3 Public Trustee's Deeds: (PTD)	0	0	0	0
Total Foreclosure Docs Filed:	1	0	1	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:	36
Withdrawn NED'S	5	Withdrawn NED'S	15
Active NED's for 2023:	42	Active NED's for 2024:	21

Public Trustee's Deeds Issued:	20	Public Trustee's Deeds Issued:	8
2025 Summary:			
NED:	36		
Withdrawn NED'S			
Active NED's for 2023:			

Public Trustee's Deeds Issued:	8		
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: Oct. 2025

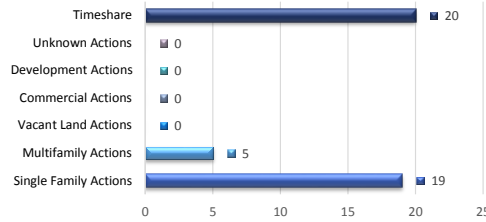
Property Foreclosure Summary:

Fee Simple Actions	24
Timeshare Actions	20
Unknown Actions	0

Property Type Breakdown:

Single Family Actions	19
Multifamily Actions	5
Vacant Land Actions	0
Commercial Actions	0
Development Actions	0
Unknown Actions	0
Timeshare	20

Foreclosure Document Summary: Property Type
YTD: 2025



Foreclosure Document Summary by Category: YTD: 2025



Location Summary: ALL TYPES

Blue River	1	Blue River	1
Breckenridge	7	Breckenridge	3
Breckenridge Golf Course	2	Breckenridge Golf Course	2
Central Summit County	0	Central Summit County	0
Copper Mountain	0	Copper Mountain	0
Corinthian Hill & Summerwood	1	Corinthian Hill & Summerwood	1
Dillon, Town & Lake	1	Dillon, Town & Lake	1
Dillon Valley	2	Dillon Valley	2
Farmers Corner	1	Farmers Corner	1
Frisco	1	Frisco	1
Heeney	0	Heeney	0
Keystone	2	Keystone	2
Montezuma	0	Montezuma	0
North Summit County Rural	0	North Summit County Rural	0
Peak 7	0	Peak 7	0
Silverthorne	6	Silverthorne	6
Summit Cove	2	Summit Cove	2
Wilderness	1	Wilderness	1
Woodmoor	1	Woodmoor	1

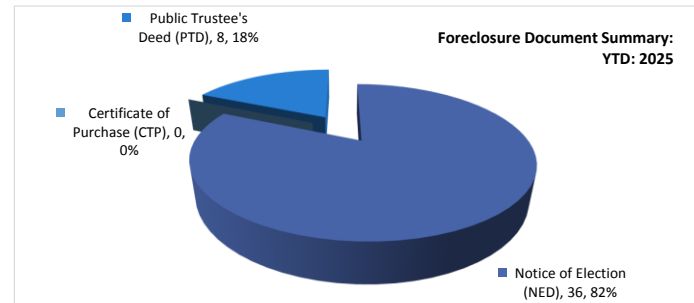
Location Summary: Fee Simple Only

* Location Summaries do not include recordings with Unknown Legal Descriptions

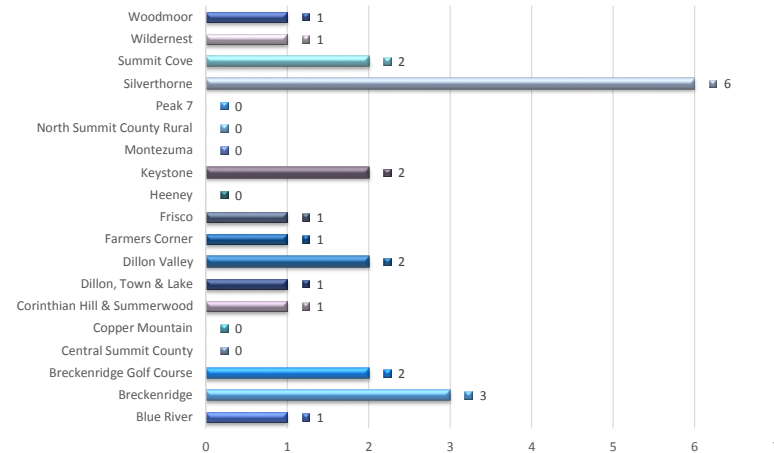
Document Summary:

Notice of Election (NED)	36
Certificate of Purchase (CTP)	0
Public Trustee's Deed (PTD)	8

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



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Top Lender Listing

LENDER	NUMBER LOANS	(PURCHASE LOANS)	PERCENTAGE TOTAL
BRECKENRIDGE GRAND VACATIONS	255		56.17%
UNITED WHOLESALE MORTGAGE LLC	16	7	3.52%
BOK FINANCIAL MORTGAGE	13	10	2.86%
FIRSTBANK	11	4	2.42%
MOVEMENT MORTGAGE LLC	11	5	2.42%
ROCKET MORTGAGE LLC	10	5	2.20%
ALPINE BANK	9	1	1.98%
NEW AMERICAN FUNDING LLC	8	7	1.76%
US BANK NATIONAL ASSOCIATION	8	4	1.76%
JPMORGAN CHASE BANK NA	6	4	1.32%
BRECKENRIDGE TOWN OF	5	4	1.10%
PENNYMAC LOAN SERVICES LLC	5	3	1.10%
OWNER CARRY	4	2	0.88%
SHELLPOINT MORTGAGE	4	3	0.88%
BANK OF AMERICA NA	3	3	0.66%
FIRST WESTERN TRUST BANK	3		0.66%
MEGASTAR FINANCIAL CORP	3	2	0.66%
PLANET HOME LENDING LLC	3	1	0.66%
BMO BANK NA	2	2	0.44%
CMG MORTGAGE INC	2	2	0.44%
CROSSCOUNTRY MORTGAGE LLC	2	2	0.44%
FIGURE LENDING LLC	2		0.44%
GOLDMAN SACHS BANK USA	2		0.44%
MORGAN STANLEY PRIVATE BANK NA	2	1	0.44%
NOVA FINANCIAL & INVESTMENT CORPORATION	2	1	0.44%
PLAINS COMMERCE BANK	2	2	0.44%
PROVIDENT FUNDING ASSOCIATES LP	2		0.44%
SILVERTHORNE TOWN OF	2		0.44%
SOUTHSTATE BANK NA	2		0.44%
VIP MORTGAGE INC	2	2	0.44%
WELLS FARGO BANK NA	2	2	0.44%
XPRT HOME LENDING INC	2	2	0.44%
A & D MORTGAGE LLC	1		0.22%
ALL WESTERN MORTGAGE INC	1	1	0.22%
AMBER SERVINI	1	1	0.22%
AMERICAN FINANCING CORPORATION	1	1	0.22%
AMERICAN LENDING CENTER LLC	1		0.22%
AXOS BANK	1		0.22%
BANK OF COLORADO	1		0.22%
BOXCAR MORTGAGE LLC	1	1	0.22%
CANOPY MORTGAGE LLC	1		0.22%
CREDIT UNION OF COLORADO	1		0.22%
CREDIT UNION OF THE ROCKIES	1		0.22%
FAIRWAY INDEPENDENT MORTGAGE CORPORATION	1	1	0.22%
FARMERS AND MERCHANTS BANK OF LONG BEACH	1		0.22%
FIDELIS CATHOLIC FEDERAL CREDIT UNION	1		0.22%
FIRST HERITAGE MORTGAGE LLC	1	1	0.22%
FIRST NATIONAL BANK OF OMAHA	1	1	0.22%
FIRST RELIANCE BANK	1		0.22%
FIRST STATE COMMUNITY BANK	1	1	0.22%
FOUNDATION MORTGAGE CORPORATION	1	1	0.22%
GUILD MORTGAGE COMPANY LLC	1		0.22%
HOME BRIDGE FINANCIAL SERVICES INC	1	1	0.22%
INNOVATIVE MORTGAGE SERVICES INC	1	1	0.22%
LUMINATE BANK	1	1	0.22%
M&T BANK	1	1	0.22%
MASON MCDUFFIE MORTGAGE CORPORATION	1		0.22%
MIDWEST ONE BANK	1	1	0.22%
MISSION LOANS LLC	1		0.22%
MORTGAGE INVESTORS GROUP	1	1	0.22%
MORTGAGEPROS LLC	1		0.22%
NAVY FEDERAL CREDIT UNION	1	1	0.22%
NETWORK CAPITAL FUNDING CORPORATION	1		0.22%
NEXA MORTGAGE	1	1	0.22%
OPTIMUM FIRST INC	1		0.22%
ORIGINPOINT LLC	1	1	0.22%
PARAMOUNT RESIDENTIAL MORTGAGE GROUP INC	1	1	0.22%
PNC BANK NATIONAL ASSOCIATION	1		0.22%
SAGE HOME LOANS CORPORATION	1		0.22%
SECRETARY OF HOUSING AND URBAN DEVELOPMENT	1		0.22%
STATE DEPARTMENT FEDERAL CREDIT UNION	1	1	0.22%
SUMMIT COUNTY	1	1	0.22%
SWBC MORTGAGE CORP	1		0.22%
SYNERGY ONE LENDING INC	1	1	0.22%
THE MORTGAGE COMPANY	1		0.22%
THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND	1		0.22%
TIMBERLINE BANK	1		0.22%
TURNKEY FOUNDATION INC	1	1	0.22%
UMB BANK NA	1	1	0.22%
USAA FEDERAL SAVINGS BANK	1		0.22%
WATERMAN BANK	1		0.22%
TOTAL LOANS FOR OCTOBER 2025:	454	105	100.00%

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Upper End Transaction Detail

October 2025

Upper End Purchaser Details

Brm	Bath	Year Built	Size	Price	Legal	PPSF	Date	Street Address	Origin of Buyer: City	Buyer: State	
		1997	19983	\$ 14,500,000.00	FORMBY SUBD Lot 1	\$	725.62	10/9/2025	200 BUFFALO MOUNTAIN DRIVE	AURORA	CO
			.5916 AC	\$ 8,500,000.00	PARCEL 5 SUBD Lot 1	\$	N/A	10/15/2025	513 FOUR O CLOCK RUN ROAD	SIoux FALLS	SD
7	8.00	2022	11434	\$ 7,215,000.00	PINNACLE AT SUMMERWOOD PUD Lot 54A	\$	631.01	10/23/2025	303 HIGH MEADOW DRIVE	WILMINGTON	DE
5	8.00	2010	6135	\$ 6,564,450.00	FRISCO HEIGHTS SUBD Filing 3 Lot 43	\$	1,070.00	10/22/2025	152 COUNTY ROAD 1040	COLORADO SPRINGS	CO
5	6.00	2020	5454	\$ 6,275,000.00	ANGLER MOUNTAIN RANCH SUBD Filing 5 Lot 10	\$	1,150.53	10/20/2025	194 ANGLER MOUNTAIN RANCH ROAD	BOULDER	CO
5	7.00	2022	5912	\$ 6,100,000.00	DUNKIN HILL SUBD Filing 3 Lot 1	\$	1,031.80	10/6/2025	2300 BOREAS PASS ROAD	HOLLYWOOD	FL
5	6.00	2000	6033	\$ 6,000,000.00	BILLS RANCH SUBD Lot 173R	\$	994.53	10/6/2025	50 VIERLING WAY	LONGMONT	CO
4	5.00	2022	4730	\$ 5,400,000.00	HIGHLANDS AT BRECKENRIDGE Filing 1 Lot 23	\$	1,141.65	10/23/2025	72 DYER TRAIL	PARKLAND	FL
		1976	4558	\$ 5,375,000.00	QUICKSILVER COMMERCIAL AKA KEYSTONE GROCERY & GAS	\$	1,179.25	10/6/2025	21801 US HIGHWAY 6	DENVER	CO
4	6.00	2015	5212	\$ 4,790,000.00	HIGHLANDS AT BRECK-HIGHLANDS PARK Lot 22	\$	919.03	10/8/2025	53 LONG RIDGE DRIVE	BRECKENRIDGE	CO
3	2.00	1966	2284	\$ 4,000,000.00	FRISCO TOWN SUBD Block 35 Lots 1-24	\$	1,751.31	10/30/2025	417 SOUTH 5TH AVENUE	PARKER	CO
5	5.00	1992	3859	\$ 3,500,000.00	GOLD HILL ESTATES SUBD Lot 1	\$	906.97	10/15/2025	23 VERDE COURT	SANTA ROSA BEACH	FL
4	7.00	2006	4273	\$ 3,495,000.00	EAGLES NEST GOLF COURSE SUBD Filing 1 Lot 110	\$	817.93	10/17/2025	240 TWO CABINS DRIVE	LITTLETON	CO
4	5.00	2014	4557	\$ 3,325,000.00	BRECKENRIDGE SOUTH SUBD Lot 2	\$	729.65	10/1/2025	1003 BOREAS PASS ROAD	ARVADA	CO
5	5.00	2000	4228	\$ 3,175,000.00	HIGHLANDS AT BRECKENRIDGE Filing 1 Lot 21	\$	750.95	10/24/2025	116 DYER TRAIL	BOULDER	CO
4	6.00	2014	4435	\$ 3,150,000.00	ALDERS SUBD Lot 9	\$	710.26	10/1/2025	28 TIEZE LANE	CAPE GIRARDEAU	MO
4	4.00	1995	4112	\$ 3,050,000.00	HIGHLANDS AT BRECKENRIDGE Filing 1 Lot 11	\$	741.73	10/17/2025	47 FOREST CIRCLE	DENVER	CO
4	5.00	2017	3445	\$ 2,948,000.00	SOUTH MARYLAND CREEK RANCH Filing 3 Lot 19	\$	855.73	10/20/2025	119 YOUNGS PRESERVE ROAD	COLLIERVILLE	TN
4	5.00	1998	3562	\$ 2,920,000.00	HIGHLANDS AT BRECKENRIDGE Filing 1 Lot 28	\$	819.76	10/15/2025	175 HIGHLANDS DRIVE	GEORGETOWN	TX
4	3.00	1997	3911	\$ 2,891,500.00	HENRY SUBD Lot 32-B	\$	739.32	10/1/2025	1235 ELK RUN RD	CHAMPAIGN	IL
4	4.00	1992	4258	\$ 2,825,000.00	QUAIL ESTATES SUBD Lot 1	\$	663.46	10/30/2025	103 BLUE FLAG DRIVE	BRECKENRIDGE	CO
3	4.00	2017	2905	\$ 2,800,000.00	SOUTH MARYLAND CREEK RANCH Filing 2 Lot 9	\$	963.86	10/21/2025	127 MARYLAND CREEK ROAD	CASTLE ROCK	CO
4	5.00	2024	3154	\$ 2,750,000.00	HIGHLANDS RIVERFRONT SUBD Lot 14A	\$	871.91	10/31/2025	250 MONITOR DRIVE	CHAPPAQUA	NY
4	4.00	1971	3628	\$ 2,750,000.00	SAGE CREEK CANYON SUBD Filing 1 Block 1 Lot 12	\$	757.99	10/3/2025	44 MAVERICK WAY	DENVER	CO
3	5.00	2006	3662	\$ 2,722,000.00	EAGLES NEST GOLF COURSE SUBD Filing 1 Lot 126	\$	743.31	10/23/2025	1525 GOLDEN EAGLE ROAD	BETHANY BEACH	DE
3	4.00	2024	2233	\$ 2,700,000.00	GALENA BROOKSIDE TH Unit 4	\$	1,209.14	10/24/2025	310 CREEKSIDE ALLEY	JUPITER	FL
3	4.00	2024	2250	\$ 2,700,000.00	GALENA BROOKSIDE TH Unit 5	\$	1,200.00	10/2/2025	308 CREEKSIDE ALY	EVERGREEN	CO
4	4.00	1995	3590	\$ 2,695,000.00	UPPER SLOPE SUBD Lot 15	\$	750.70	10/24/2025	322 SLALOM DRIVE	DENVER	CO
4	4.00	2004	3131	\$ 2,650,500.00	HIGHLANDS AT BRECKENRIDGE Filing 2 Lot 52	\$	846.53	10/15/2025	9 SPENCER COURT	SAINT LOUIS	MO
4	4.00	2004	3131	\$ 2,650,500.00	HIGHLANDS AT BRECKENRIDGE Filing 2 Lot 52	\$	846.53	10/14/2025	9 SPENCER COURT	SAINT LOUIS	MO
4	4.00	2006	3854	\$ 2,637,500.00	SUMMIT ESTATES Filing 3 Lot 7	\$	684.35	10/15/2025	66 CHAPARRAL LANE	RANCHO SANTA FE	CA
4	5.00	2020	2884	\$ 2,600,000.00	SOUTH MARYLAND CREEK RANCH Filing 12 Lot 144	\$	901.53	10/21/2025	143 BEASLEY ROAD	BROOMFIELD	CO
3	3.00	2014	1384	\$ 2,488,000.00	WATER HOUSE ON MAIN STREET CONDO Bldg WEST Unit 6305	\$	1,797.69	10/24/2025	610 COLUMBINE RD	LONE TREE	CO
3	2.00	1999	2947	\$ 2,430,000.00	RIVERWOOD SUBD Lot 5	\$	824.57	10/15/2025	98 RIVERWOOD DRIVE	SPRINGDALE	AR
5	4.00	1994	4441	\$ 2,395,000.00	HAMILTON CREEK SUBD Filing 2 Block 1 Lot 4	\$	539.29	10/14/2025	50 SPINNING LEAF TRAIL	SILVERTHORNE	CO
3	4.00	2017	2712	\$ 2,360,000.00	SHORES AT THE HIGHLANDS Filing 8 Lot 16B	\$	870.21	10/3/2025	99 RED QUILL LANE	DAYTONA BEACH	FL
3	3.00	2018	3182	\$ 2,314,550.00	WILLOW CREEK HIGHLANDS Filing 6 Lot 8	\$	727.39	10/24/2025	770 WILLOW CREEK COURT	ENGLEWOOD	CO
4	6.00	2020	3420	\$ 2,300,000.00	VOLKA LOT 38 WOODMOOR SUBD Block 1 Lot 38A	\$	672.51	10/3/2025	436 N FULLER PLACER ROAD	KELLER	TX
4	4.00	2017	2208	\$ 2,288,500.00	RIVER RUN TH Phase 3 Unit 11A	\$	1,036.46	10/8/2025	0078 ERICKSON LOOP	BELLEVILLE	IL
4	3.00	1996	2196	\$ 2,275,000.00	ELK RIDGE TH Phase 2 Unit 5	\$	1,035.97	10/2/2025	422 KINGS CROWN ROAD	BRECKENRIDGE	CO
			2.50 AC	\$ 2,250,000.00	M&B: SEC 26-5-78 LOT 5	\$	N/A	10/1/2025	0453 CR 1040	FRISCO	CO
3	4.00	2019	2324	\$ 2,025,000.00	SOUTH MARYLAND CREEK RANCH Filing 8 Lot 104	\$	871.34	10/2/2025	77 HART TRAIL	LITTLETON	CO
2	2.00	1967	2304	\$ 1,980,000.00	WEISSHORN SUBD Filing 2 Block 10 Lot 12	\$	859.38	10/8/2025	108 NORTH GOLD FLAKE TERRACE	BRECKENRIDGE	CO
2	3.00	2024	1251	\$ 1,950,000.00	9097 FLATS CONDO Unit 309	\$	1,558.75	10/10/2025	80 WEST MAIN STREET	EDWARDSVILLE	IL
3	3.00	2018	4186	\$ 1,935,000.00	97 SUBD Lot 387R	\$	462.26	10/10/2025	433 97 CIRCLE BLUE RIVER	SHERIDAN	WY
3	3.00	2000	1633	\$ 1,900,000.00	LONE EAGLE ABOVE RIVER RUN CONDO Unit 3037	\$	1,163.50	10/2/2025	280 TRAILHEAD DRIVE	HIGHLANDS RANCH	CO
2	2.00	1970	2189	\$ 1,900,000.00	BLUE RIVER MESA SUBD Filing 2 Lot 67	\$	867.98	10/1/2025	1051 MESA DRIVE	PARKVILLE	MO
5	4.00	1994	5231	\$ 1,870,000.00	EAGLES NEST SUBD Filing 5 Phase 1 Lot 30	\$	357.48	10/22/2025	1765 RED HAWK ROAD	DUNLAP	IL
			70.09 AC	\$ 1,860,000.00	SHADOW CREEK RANCH SUB Lot 1	\$	N/A	10/1/2025	0965 WRANGLER TRAIL	DENVER	CO
3	4.00	1999	3217	\$ 1,850,000.00	RESERVE AT FRISCO SUBD Filing 2 Phase 1 Block 5 Lot 20	\$	575.07	10/29/2025	105 WINDFLOWER LANE	HOUSTON	TX
5	5.00	2005	3903	\$ 1,800,000.00	WHISPERING PINES RANCH SUBD Filing 5 Block 13 Lot 13	\$	461.18	10/24/2025	0056 CANYON VIEW COURT	DILLON	CO
4	4.00	1995	3214	\$ 1,752,577.00	EAGLES NEST SUBD Filing 1 Phase 1 Block 3 Lot 7	\$	545.29	10/20/2025	1780 FALCON DRIVE	SAN ANTONIO	TX
3	3.00	2020	2309	\$ 1,750,000.00	SOUTH MARYLAND CREEK RANCH Filing 8 Lot 59	\$	757.90	10/6/2025	14 EAST BARON WAY	LENEXA	KS
4	5.00	1981	2334	\$ 1,750,000.00	EAGLE RIDGE TH Unit 5	\$	749.79	10/16/2025	348 BROKEN LANCE DRIVE	CASTLE ROCK	CO
4	3.00	1968	2304	\$ 1,738,000.00	WEISSHORN SUBD Filing 2 Block 11 Lot 13	\$	754.34	10/29/2025	124 NORTH PINE STREET	COLORADO SPRINGS	CO
2	2.00	2005	1610	\$ 1,690,000.00	BLUESKY BRECKENRIDGE CONDO Unit 518	\$	1,049.69	10/20/2025	42 SNOWFLAKE DR	DENVER	CO
3	3.00	2017	1637	\$ 1,675,000.00	SOUTH MARYLAND CREEK RANCH Lot 29	\$	1,023.21	10/10/2025	22 VERNON WAY	DENVER	CO
3	4.00	2020	1693	\$ 1,650,000.00	CLEARWATER LOFTS AT KEYSTONE CONDO Bldg 2 Unit 305	\$	974.60	10/22/2025	75 CLEARWATER WAY	LAFAYETTE	CO
4	3.00	2015	2063	\$ 1,650,000.00	RIVERS EDGE CONDO Bldg 2 Unit 21	\$	799.81	10/8/2025	421 RAINBOW DRIVE	DENVER	CO
3	4.00	2022	1996	\$ 1,610,000.00	SUMMIT BLUE TH Unit B1	\$	806.61	10/6/2025	66 E 6TH STREET	GEORGETOWN	TX
3	2.00	1983	1784	\$ 1,600,000.00	HIGH STREET ESTATES SUBD PARCEL E	\$	896.86	10/9/2025	218 HIGHLAND TERRACE	AUSTIN	TX
3	5.00	2008	2918	\$ 1,600,000.00	NOMADIC TH Unit 2	\$	548.32	10/29/2025	516 SOUTH 7TH AVENUE	DENVER	CO
5	4.00	1996	3045	\$ 1,600,000.00	CORTINA SUB Filing 1 Block F Lot 11	\$	525.45	10/1/2025	111 SHOOTING STAR WAY	SILVERTHORNE	CO
4	3.00	1992	2978	\$ 1,581,000.00	EAGLES NEST SUBD Filing 1 Phase 1 Block 4 Lot 1	\$	530.89	10/3/2025	1690 FALCON CIRCLE	SILVERTHORNE	CO
3	3.00	1997	1440	\$ 1,565,000.00	LOS PINOS CONDO Unit A-23, Bldg. A	\$	1,086.81	10/15/2025	43 SNOWFLAKE DRIVE	MIAMI	FL
3	3.00	1999	1326	\$ 1,550,000.00	MAIN STREET JUNCTION CONDO Phase 3 Unit 30, Bldg. 5	\$	1,168.93	10/21/2025	680 S MAIN STREET	FREDERICKTOWN	MO
4	4.00	1973	3407	\$ 1,523,000.00	BRECKENRIDGE HEIGHTS SUBD Filing 2 Block 6 Lot 4	\$	447.02	10/20/2025	537 MOONSTONE RD	BRECKENRIDGE	CO
3	2.00	2007	1776	\$ 1,515,000.00	LEGACY PLACE TH Unit 5	\$	853.04	10/30/2025	324 NORTH MAIN STREET	PLANTATION	FL
4	4.00	1999	1914	\$ 1,500,000.00	PONDS AT BLUE RIVER CONDO Bldg 5-8 Unit 180	\$	783.70	10/10/2025	180 ROBIN DRIVE	LARKSPUR	CO
			1.001 AC	\$ 1,500,000.00	HULSE SUBD Lots 1-3	\$	N/A	10/16/2025	1299, 1331 AND 1375 FOREST HILLS DRIVE	ENGLEWOOD	CO
3	3.00	1997	1426	\$ 1,475,000.00	LOS PINOS CONDO Unit A-22 Bldg. A	\$	1,034.36	10/1/2025	43 SNOWFLAKE DRIVE	LITTLETON	CO



Upper End Transaction Detail

3	3.00	1998	2112	\$	1,452,000.00	SHERWOOD FOREST SUBD Lot 66	\$	687.50	10/23/2025	5724 STATE HIGHWAY 9	DRIFTWOOD	TX
4	3.00	1971	2678	\$	1,420,000.00	LEAP YEAR SUBD Lot 305	\$	530.25	10/20/2025	6365 STATE HIGHWAY 9	MIAMI	FL
3	4.00	2000	2739	\$	1,415,000.00	RYAN GULCH ESTATES SUBD Lot 4	\$	516.61	10/6/2025	91791 RYAN GULCH ROAD	BOULDER	CO
3	3.00	2006	2145	\$	1,400,000.00	PINEY ACRES SUBD Filing 1 Block 2 Lot 8	\$	652.68	10/21/2025	615 PINEY ACRES CIRCLE	TAMPA	FL
3	3.00	2000	3023	\$	1,400,000.00	WINTERWOOD SUBD Lot 47	\$	463.12	10/24/2025	278 SNOWSHOE CIRCLE	DENVER	CO
3	3.00	2019	3373	\$	1,400,000.00	ALPINE BRECKENRIDGE SUBD Filing 1 Block 2 Lot 8	\$	415.06	10/6/2025	563 COUNTY ROAD 672	DENVER	CO
3	4.00	2000	2400	\$	1,382,000.00	BLUE RIVER RUN TH Unit 76 Block 5	\$	575.83	10/17/2025	102 ROCKY RUN LANE	SILVERTHORNE	CO
3	3.00	2007	1996	\$	1,375,000.00	WELLINGTON 2 SUBD Filing 1 Block 5 Lot 28	\$	688.88	10/15/2025	45 BRIDGE STREET	ARVADA	CO
4	4.00	1996	3746	\$	1,375,000.00	39 DEGREES NORTH SUBD Filing 2 Lot 47	\$	367.06	10/31/2025	89 ROCKY MOUNTAIN WAY	BOULDER	CO
3	3.00	2001	1575	\$	1,372,000.00	HIGHLAND GREENS TH Filing 1 Lot 11A	\$	871.11	10/27/2025	24 CHESTNUT LANE	LUTHERVILLE TIMONIUM	MD
4	3.00	1996	2032	\$	1,350,000.00	SILVERGROVE SUBD Lot 1	\$	664.37	10/6/2025	1141 RAINBOW DRIVE	SILVERTHORNE	CO
3	4.00	2003	2716	\$	1,299,999.00	SUMMIT COVE SUBD Filing 2 Block 11 Lot 12	\$	478.64	10/21/2025	196 VAIL CIRCLE	DILLON	CO
2	2.00	1968	1376	\$	1,299,000.00	BEKKEDAL SUBD Block 6 Lot 3	\$	944.04	10/31/2025	84 BLUE FLAG CIRCLE	PORT WASHINGTON	NY
4	3.00	1978	1950	\$	1,275,000.00	SUMMIT COVE SUBD Filing 2 Block 10 Lot 10	\$	653.85	10/9/2025	815 SUMMIT DRIVE	BRECKENRIDGE	CO
2	3.00	1972	1178	\$	1,250,000.00	CHRISTIANA CONDO Unit 104	\$	1,061.12	10/3/2025	900 COLUMBINE ROAD	CASTLE ROCK	CO
2	3.00	1981	1276	\$	1,250,000.00	WINTERPOINT TH Phase 2 Unit 37	\$	979.62	10/30/2025	300 PRIMROSE PATH	GEORGETOWN	TX
3	4.00	1995	2569	\$	1,226,000.00	SHERWOOD FOREST SUBD Lot 44	\$	477.23	10/16/2025	0056 RED MOUNTAIN TRAIL	VIRGINIA BEACH	VA
4	3.00	1996	2338	\$	1,220,000.00	ALPINE BRECKENRIDGE SUBD Filing 1 Block 1 Lot 17	\$	521.81	10/3/2025	476 COUNTY ROAD 674	DENVER	CO
3	3.00	1967	2180	\$	1,195,663.00	M&B: GOVMT TRACTS SEC 1-5-78 Lot 22	\$	548.47	10/21/2025	42 AA ROAD	TAMPA	FL
2	2.00	1979	1155	\$	1,165,000.00	PARK PLACE CONDO Unit A301	\$	1,008.66	10/31/2025	325 FOUR OCLOCK RD	AUSTIN	TX
2	2.00	1985	2264	\$	1,159,000.00	FRISCO TERRACE SUBD Filing 1 Lot 36	\$	511.93	10/21/2025	293 HIGHWOOD TERRACE	FRISCO	CO
2	2.00	2003	1078	\$	1,140,000.00	M&B: ATLANTIC LODGE MS#4494	\$	1,057.51	10/27/2025	7177 BOREAS PASS RD	BRECKENRIDGE	CO
4	4.00	1996	2571	\$	1,130,000.00	BUFFALO VALLEY AT WILDERNEST Filing 1 Lot 1B	\$	439.52	10/30/2025	251 FAWN COURT	SILVERTHORNE	CO
3	3.00	2003	1644	\$	1,125,000.00	FARMERS GROVE SUBD Lot 8	\$	684.31	10/8/2025	54 AUDREY CIRCLE	LOVELAND	CO
2	3.00	2000	1096	\$	1,100,000.00	SPRINGS AT RIVER RUN CONDO Unit 8835	\$	1,003.65	10/8/2025	53 HUNKI DORI COURT	GOLDEN	CO
3	4.00	1981	1448	\$	1,100,000.00	FRISCO TOWN SUBD Block 44 Lots 19-21 LOT A BELFORD DUPLEX	\$	759.67	10/17/2025	613 BELFORD STREET	DENVER	CO
3	4.00	2008	1501	\$	1,100,000.00	TREEHOUSE CONDO Bldg K Unit 1	\$	732.84	10/14/2025	355 LODGE POLE CIRCLE	CASTLE ROCK	CO
3	4.00	1998	1771	\$	1,100,000.00	FOREST PARK AT WILDERNEST TH Phase 2 Unit 8A	\$	621.12	10/3/2025	121 CYDNEY LANE	BOULDER	CO
3	2.00	1985	1316	\$	1,080,000.00	SHADOWS SUBD Block 5 Lot 1	\$	820.67	10/6/2025	0118 AMERICAN WAY	BRECKENRIDGE	CO
2	3.00	1972	1350	\$	1,072,500.00	LIFT CONDO Bldg C Unit 211	\$	794.44	10/8/2025	705 SNOWBERRY	LAWRENCE	KS
3	3.00	2001	1727	\$	1,065,000.00	BUCK RIDGE TH Phase 1 Unit 74	\$	616.68	10/28/2025	74 STAG TRAIL	FORT LAUDERDALE	FL
2	2.00	2018	1038	\$	1,040,000.00	SEASONS AT KEYSTONE CONDO Bldg A Unit 1818	\$	1,001.93	10/17/2025	0007 LAKE RIDGE CIRCLE	CHESTERFIELD	MO
4	3.00	1992	2723	\$	1,005,000.00	DILLON VALLEY SUBD Filing 1 Block 3 Lot 2	\$	369.08	10/29/2025	868 DEER PATH ROAD	DILLON	CO
4	2.00	1980	1728	\$	1,000,000.00	VALDORA VILLAGE SUBD Filing 1 Lot 132	\$	578.70	10/23/2025	132 REILING ROAD	BRECKENRIDGE	CO

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Data are compiled from Clerk & Recording Office & Assessor Office Records. Data are deemed reliable but are not guaranteed.

Brooke Roberts
970-452-2255
broberts@ltgc.com





Purchaser Titlement Abstract

October 2025

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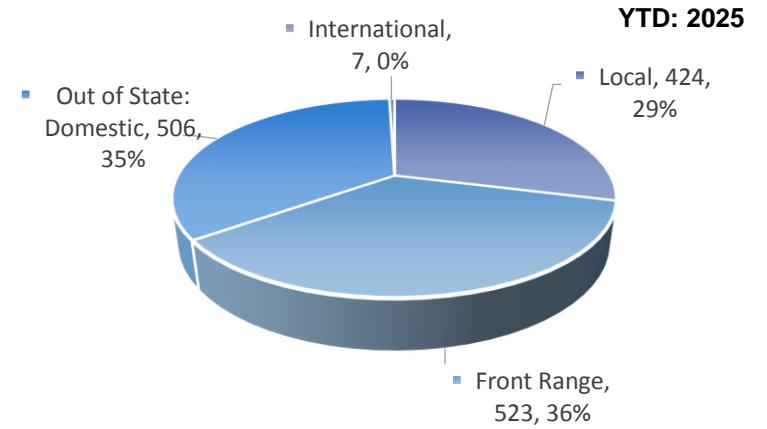
Data are compiled from Clerk & Recording Office &
Assessor Office Records. Data are deemed reliable but are
not guaranteed.

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

Origin of Buyer	# of Trans.	% Overall
Local	46	24%
Front Range	79	41%
Out of State: Domestic	65	34%
International	2	1%
Total Sales	192	100%

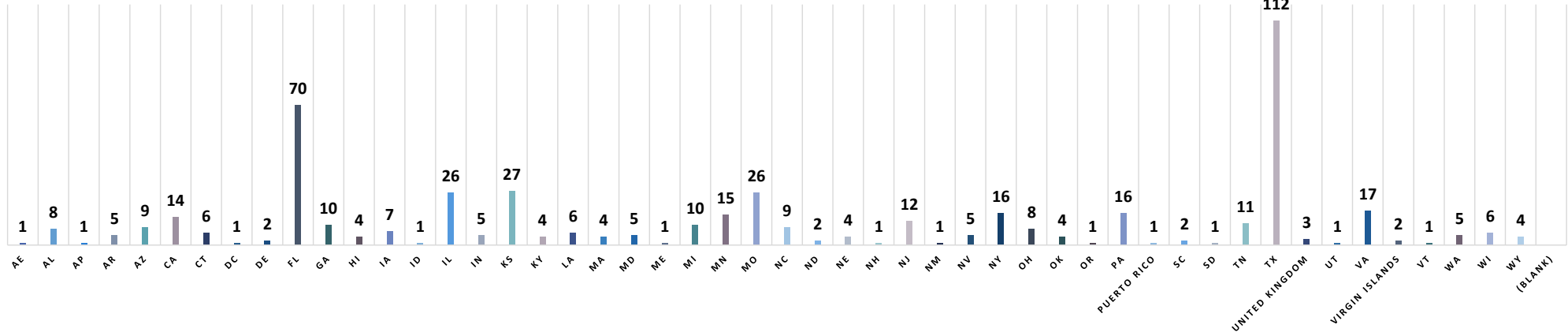
YTD: 2025

Origin of Buyer	# of Trans.	% Overall
Local	424	29%
Front Range	523	36%
Out of State: Domestic	506	35%
International	7	0%
Total Sales	1460	100%

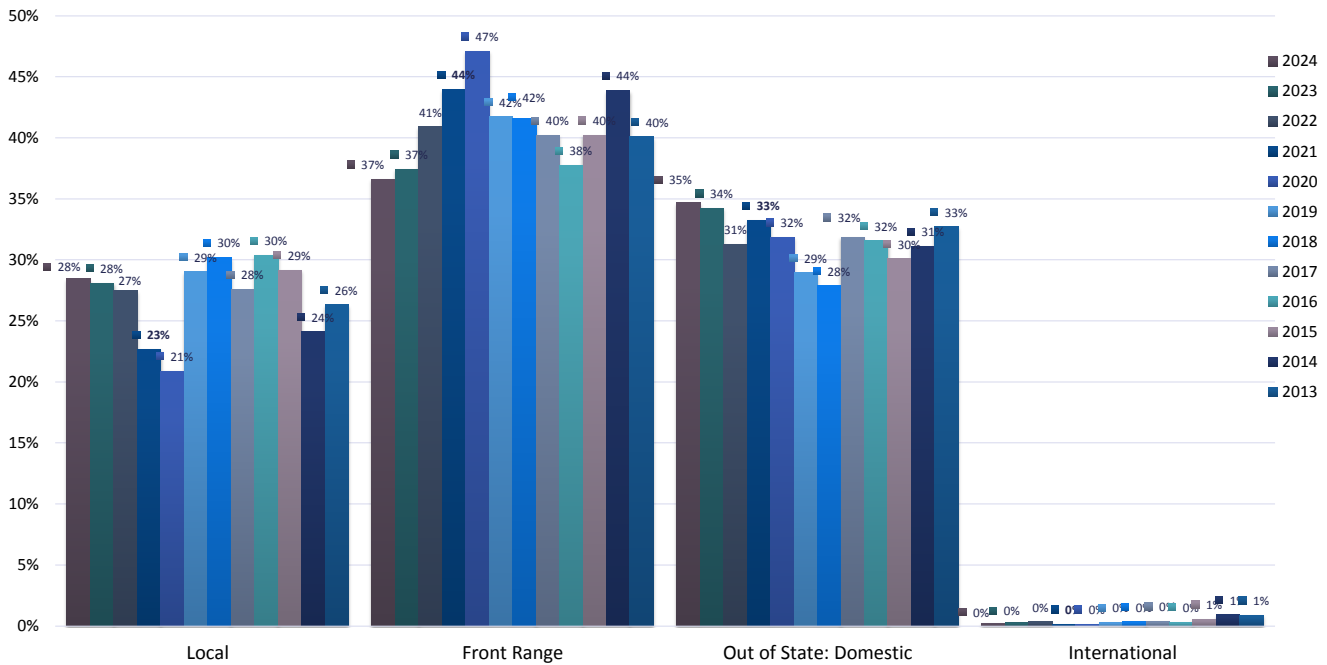


Colorado Purchasers: 947

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%



New Development Summary

Brooke Roberts
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October 2025

Improved Residential New Unit Sales:

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
7	8.00	2022	11434	\$ 7,215,000.00	PINNACLE AT SUMMERWOOD PUD Lot 54A	SINGLEFAM	\$ 631.01	303 HIGH MEADOW DRIVE
5	7.00	2022	5912	\$ 6,100,000.00	DUNKIN HILL SUBD Filing 3 Lot 1	SINGLEFAM	\$ 1,031.80	2300 BOREAS PASS ROAD
4	5.00	2022	4730	\$ 5,400,000.00	HIGHLANDS AT BRECKENRIDGE Filing 1 Lot 23	SINGLEFAM	\$ 1,141.65	72 DYER TRAIL
4	5.00	2024	3154	\$ 2,750,000.00	HIGHLANDS RIVERFRONT SUBD Lot 14A	SINGLEFAM	\$ 871.91	250 MONITOR DRIVE
3	4.00	2024	2233	\$ 2,700,000.00	GALENA BROOKSIDE TH Unit 4	MULTIFAM	\$ 1,209.14	310 CREEKSIDE ALLEY
2	3.00	2024	1251	\$ 1,950,000.00	9097 FLATS CONDO Unit 309	MULTIFAM	\$ 1,558.75	80 WEST MAIN STREET
3	4.00	2022	1996	\$ 1,610,000.00	SUMMIT BLUE TH Unit B1	MULTIFAM	\$ 806.61	66 E 6TH STREET
3	4.00	2024	2250	\$ 2,700,000.00	GALENA BROOKSIDE TH Unit 5	MULTIFAM	\$ 1,200.00	308 CREEKSIDE ALY
2	3.00	2023	1569	\$ 910,000.00	ARROWLEAF TH Filing 1 Unit 125	MULTIFAM	\$ 579.99	1301 ADAMS AVENUE
2	2.00	2023	1043	\$ 800,000.00	APRES SHORES CONDO Unit A23 & PARKING SPACE A23	MULTIFAM	\$ 767.02	740 BLUE RIVER PARKWAY

Summary of Improved Residential New Unit Sales:

Average Price: \$ 3,213,500
Average PPSF: \$ 979.79
Median Price: \$ 2,700,000
Transactions: 10
Gross Volume: \$ 32,135,000





Deed Restricted Unit Sales Summary

October 2025

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Data are compiled from Clerk & Recording Office & Assessor Office Records. Data are deemed reliable but are not guaranteed.

Deed Restricted Unit Sales:

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	PRIMARY TOWN	PRIMARY STATE
3	2.00	2024	1452	\$ 885,000.00	HIGHLANDS RIVERFRONT SUBD Lot 22A	SINGLEFAM	\$ 609.50	BRECKENRIDGE	CO
4	2.00	2024	2143	\$ 800,411.00	STABLES VILLAGE SUBD Filing 2 Lot 43	SINGLEFAM	\$ 373.50	BRECKENRIDGE	CO
3	3.00	2001	1473	\$ 785,000.00	FARMERS GROVE SUBD Lot 36B	SINGLEFAM	\$ 532.93	BRECKENRIDGE	CO
3	2.00	1995	1247	\$ 750,000.00	COYNE PLACER VALLEY SUBD Lot 22	SINGLEFAM	\$ 601.44	BRECKENRIDGE	CO
3	3.00	2024	1673	\$ 709,961.00	STABLES VILLAGE SUBD Filing 2 Lot 32	SINGLEFAM	\$ 424.36	BRECKENRIDGE	CO
3	2.00	2005	1297	\$ 604,393.00	WELLINGTON NEIGHBORHOOD SUBD Block 2 Lot 8A	SINGLEFAM	\$ 465.99	BRECKENRIDGE	CO
2	2.00	1999	1003	\$ 559,000.00	PROSPECTOR VILLAGE CONDO Bldg 140 Unit 204	MULTIFAM	\$ 557.33	DILLON	CO
3	3.00	2022	1413	\$ 500,610.00	SMITH RANCH SUBD Filing 7 Lot 3B	SINGLEFAM	\$ 354.29	BRECKENRIDGE	CO
3	2.00	2019	1211	\$ 500,592.00	WEST HILLS TH Filing 2 Lot 5A	MULTIFAM	\$ 413.37	SILVERTHORNE	CO
2	2.00	1978	910	\$ 487,500.00	VILLAMONT CONDO Bldg 14 Unit 6930	MULTIFAM	\$ 535.71	FRISCO	CO
2	2.00	1974	762	\$ 465,000.00	DILLON VALLEY EAST CONDO Bldg Y Unit 303	MULTIFAM	\$ 610.24	BRECKENRIDGE	CO
2	1.00	2005	980	\$ 292,248.00	SOUTH END VILLAGE CONDO Unit 2	MULTIFAM	\$ 298.21	BRECKENRIDGE	CO

Summary of Deed Restricted Unit Sales:

Average Price:	\$ 611,643
Average PPSF:	\$ 481.41
Median Price:	\$ 581,697
# Transactions:	12
Gross Volume:	\$ 7,339,715
Avg. PPSF Deed Restricted/Residential:	60.63%

