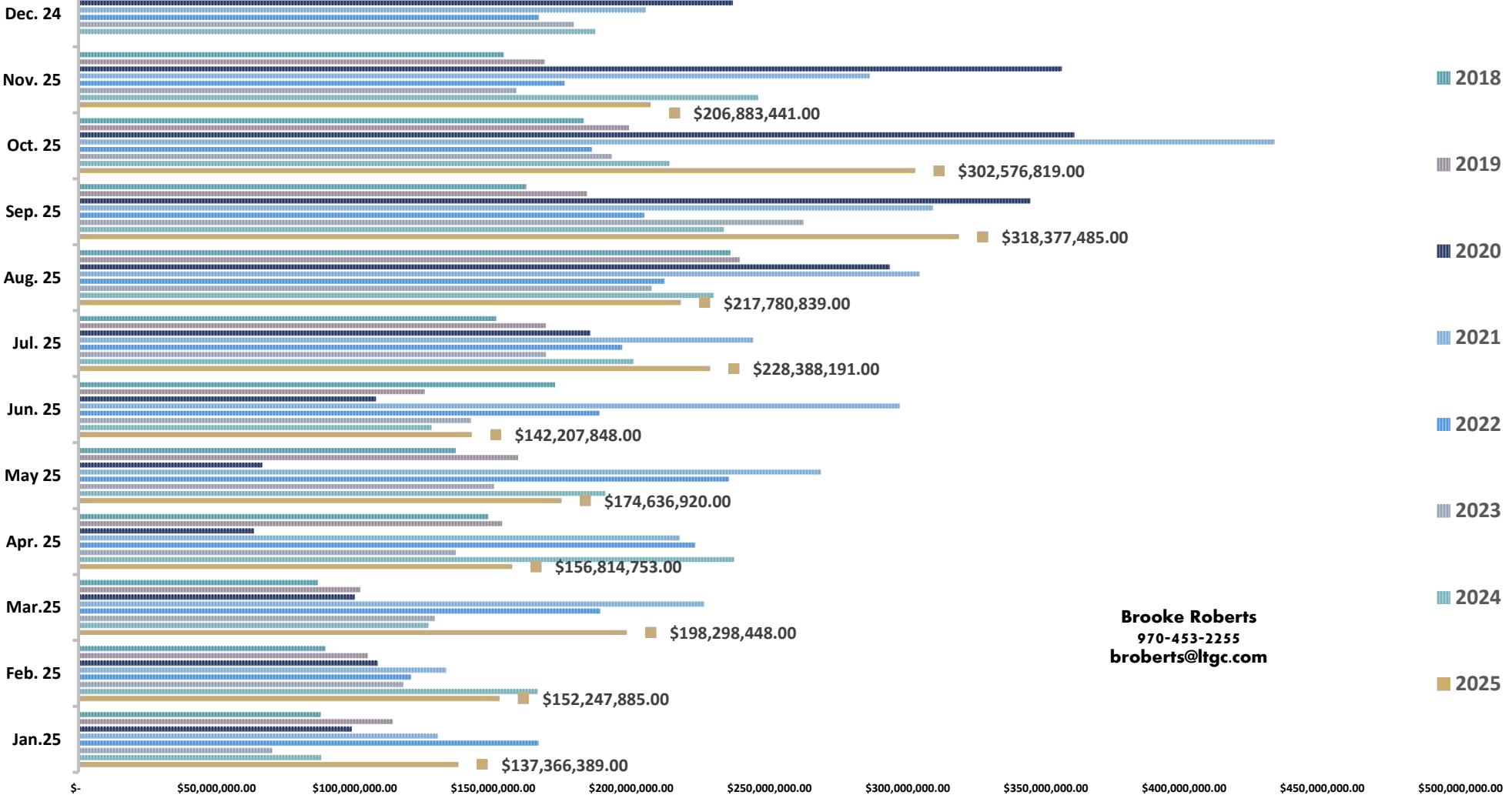




Summit County MARKET ANALYSIS



Brooke Roberts
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Market Analysis by Area

November 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	\$9,024,500	4%	8	5%	\$1,128,063	\$844,000	\$1,388,000	\$1,144,000	\$688
Breckenridge	\$70,074,991	34%	39	24%	\$1,796,795	\$1,075,000	\$1,564,255	\$1,060,000	\$1,108
Breckenridge Golf Course	\$12,890,000	6%	6	4%	\$2,148,333	\$1,235,000	\$3,606,667	\$4,500,000	\$829
Copper Mountain	\$4,295,000	2%	6	4%	\$715,833	\$655,000	\$802,000	\$657,000	\$1,076
Corinthian Hills & Summerwood	\$800,000	0%	1	1%	\$800,000	n/a	\$800,000	n/a	\$701
Dillon Town & Lake	\$4,250,000	2%	6	4%	\$708,333	\$690,000	\$708,333	\$690,000	\$725
Dillon Valley	\$2,988,500	1%	5	3%	\$597,700	\$460,000	\$597,700	\$460,000	\$612
Farmers Corner	\$1,500,000	1%	1	1%	\$1,500,000	n/a	n/a	n/a	\$0
Frisco	\$21,123,000	10%	16	10%	\$1,320,188	\$1,125,000	\$1,320,188	\$1,125,000	\$764
Heeney	\$0	0%	0	0%	\$0	n/a	n/a	n/a	\$0
Keystone	\$27,544,754	13%	26	16%	\$1,059,414	\$795,000	\$1,095,490	\$845,000	\$920
Montezuma	\$0	0%	0	0%	\$0	n/a	n/a	n/a	\$0
North Summit County (rural)	\$6,654,000	3%	2	1%	\$3,327,000	n/a	\$3,327,000	n/a	\$781
Peak 7	\$895,000	0%	1	1%	\$895,000	n/a	\$895,000	n/a	\$471
Silverthorne	\$19,914,000	10%	15	9%	\$1,327,600	\$1,164,000	\$1,336,714	\$1,112,000	\$747
Summit Cove	\$5,001,000	2%	6	4%	\$833,500	\$725,000	\$833,500	\$725,000	\$581
Wildernest	\$7,207,000	3%	10	6%	\$720,700	\$637,500	\$753,333	\$715,000	\$541
Woodmoor	\$4,730,000	2%	2	1%	\$2,365,000	n/a	\$2,365,000	n/a	\$0
(Deed Restricted Units)	\$7,883,208	4%	13	8%	\$606,401	\$590,000	\$606,401	\$590,000	\$464
Quit Claim Deeds	\$108,488	0%	1	1%	\$108,488	n/a	n/a	n/a	n/a
TOTAL	\$206,883,441	100%	164	100%	\$1,325,945	\$935,000	\$1,303,159	\$935,000	\$854
(New Improved Residential Sales)	\$19,976,254	10%	12	7%	\$1,664,688	\$1,273,350	\$1,664,688	\$1,273,350	\$857

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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: Nov. 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	\$109,149,762	5%	81	5%	\$1,347,528	\$1,350,000	\$1,703,888	\$1,525,000	\$643
Breckenridge	\$598,602,435	27%	308	19%	\$1,943,514	\$1,279,000	\$1,858,363	\$1,298,000	\$1,078
Breckenridge Golf Course	\$182,393,000	8%	95	6%	\$1,919,926	\$1,425,000	\$2,792,605	\$2,725,000	\$830
Copper Mountain	\$70,018,812	3%	71	4%	\$986,180	\$845,000	\$1,174,704	\$975,000	\$1,016
Corinthian Hills & Summerwood	\$23,528,650	1%	11	1%	\$2,138,968	\$1,100,000	\$2,138,968	\$1,100,000	\$659
Dillon Town & Lake	\$45,508,850	2%	54	3%	\$842,756	\$800,000	\$842,237	\$800,000	\$766
Dillon Valley	\$27,268,800	1%	48	3%	\$568,100	\$450,000	\$581,952	\$462,500	\$574
Farmers Corner	\$11,907,500	1%	6	0%	\$1,984,583	\$1,312,500	\$1,626,875	\$1,112,500	\$724
Frisco	\$273,299,215	12%	171	11%	\$1,598,241	\$1,200,000	\$1,514,164	\$1,187,500	\$917
Heeney	\$1,285,000	0%	3	0%	\$428,333	\$375,000	\$660,000	n/a	\$688
Keystone	\$257,430,679	12%	203	13%	\$1,268,131	\$910,000	\$1,257,780	\$910,000	\$864
Montezuma	\$400,000	0%	1	0%	\$400,000	n/a	n/a	n/a	\$0
North Summit County (rural)	\$79,011,942	4%	35	2%	\$2,257,484	\$2,380,000	\$2,269,175	\$2,390,000	\$805
Peak 7	\$36,603,000	2%	22	1%	\$1,663,773	\$1,325,000	\$1,999,941	\$1,660,000	\$706
Silverthorne	\$266,876,481	12%	173	11%	\$1,542,639	\$1,150,000	\$1,513,218	\$1,172,500	\$737
Summit Cove	\$52,398,711	2%	46	3%	\$1,139,102	\$1,165,500	\$1,157,925	\$1,228,000	\$612
Wildernest	\$63,108,505	3%	92	6%	\$685,962	\$622,500	\$767,745	\$667,490	\$575
Woodmoor	\$43,750,100	2%	26	2%	\$1,682,696	\$1,412,000	\$1,794,095	\$1,800,000	\$668
Deed Restricted Units	\$90,055,649	4%	160	10%	\$562,848	\$520,923	\$562,848	\$520,923	\$478
Quit Claim Deeds	\$2,981,927	0%	18	1%	\$165,663	\$138,671	n/a	n/a	n/a
TOTAL	\$2,235,579,018	100%	1624	100%	\$1,481,702	\$1,055,000	\$1,516,779	\$1,100,000	\$843
(NEW UNIT SALES)	\$271,570,015	12%	141	9%	\$1,926,028	\$1,295,000	\$1,926,028	\$1,295,000	\$969

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**60 Main Street
 Frisco, CO 80443**

**Dillon
 Land Title**

**256 Dillon Ridge
 Dillon, CO 80435**

**Breckenridge
 Land Title**

**200 North Ridge Street
 Breckenridge, CO 80424**

970.668.2205

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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	\$1,747,452	-3%	\$782,500	\$418,750	-46%	\$361,862	\$259,464	-28%
Breckenridge	\$3,317,057	\$3,600,197	9%	\$1,215,172	\$1,118,552	-8%	\$951,900	\$3,353,942	252%
Breckenridge Golf Course	\$3,299,050	\$3,328,216	1%	\$1,107,363	\$979,769	-12%	\$1,344,444	\$931,000	-31%
Copper Mountain	\$4,904,000	\$3,394,000	-31%	\$962,628	\$1,041,546	8%	\$2,000,000	\$1,465,000	-27%
Corinthian Hills/Summerwood	\$1,752,500	\$3,107,917	77%	\$1,152,500	\$976,230	-15%	--	--	--
Dillon Town & Lake	\$1,404,988	\$1,400,000	0%	\$901,724	\$830,617	-8%	\$585,000	\$560,000	-4%
Dillon Valley	\$1,069,900	\$1,039,417	-3%	\$428,125	\$420,494	-2%	--	--	--
Farmers Corner	\$3,140,505	\$1,626,875	-48%	--	--	--	\$930,000	\$1,500,000	61%
Frisco	\$2,286,643	\$2,195,481	-4%	\$1,191,392	\$1,186,608	0%	\$1,250,000	\$768,500	-39%
Heeney	\$410,000	\$660,000	61%	--	--	--	\$142,000	\$312,500	120%
Keystone	\$2,369,124	\$2,941,250	24%	\$1,169,910	\$1,069,683	-9%	\$1,225,000	\$660,000	-46%
Montezuma	\$654,000	--	--	--	--	--	--	\$400,000	--
North Summit County (Rural)	\$3,076,625	\$2,269,175	-26%	--	--	--	\$336,433	\$1,860,000	453%
Peak 7	\$1,978,558	\$1,999,941	1%	--	--	--	\$619,000	\$641,000	4%
Silverthorne	\$2,041,905	\$2,018,974	-1%	\$1,082,788	\$994,658	-8%	\$657,667	\$601,667	-9%
Summit Cove	\$1,559,060	\$1,461,633	-6%	\$625,933	\$626,438	0%	\$712,500	\$675,000	-5%
Wildernest	\$1,202,246	\$1,407,385	17%	\$631,168	\$639,817	1%	--	\$475,500	--
Woodmoor	\$2,265,083	\$2,374,829	5%	\$676,667	\$852,500	26%	\$975,000	\$550,000	-44%
Gross Average:	\$2,388,692	\$2,402,538	1%	\$1,041,536	\$994,294	-5%	\$713,414	\$1,211,056	70%

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	\$225,000	-20%
Breckenridge	\$2,700,000	\$2,600,000	-4%	\$1,020,000	\$1,041,000	2%	\$573,200	\$3,375,000	489%
Breckenridge Golf Course	\$2,950,000	\$2,912,500	-1%	\$985,000	\$855,000	-13%	\$1,300,000	\$1,100,000	-15%
Copper Mountain	\$5,638,000	\$3,525,000	-37%	\$840,000	\$947,500	13%	n/a	n/a	--
Corinthian Hills/Summerwood	\$1,617,500	\$2,212,000	37%	\$1,077,500	\$792,000	-26%	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	\$980,000	-5%	\$396,250	\$407,000	3%	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	\$1,850,000	-13%	\$1,038,500	\$962,500	-7%	n/a	n/a	--
Heeney	\$505,000	n/a	--	n/a	n/a	--	n/a	n/a	--
Keystone	\$1,950,000	\$2,385,000	22%	\$919,400	\$859,500	-7%	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	\$1,660,000	9%	n/a	n/a	--	\$675,000	\$642,500	-5%
Silverthorne	\$1,949,700	\$1,780,000	-9%	\$1,001,100	\$930,000	-7%	\$670,000	\$425,000	-37%
Summit Cove	\$1,495,000	\$1,463,731	-2%	\$608,750	\$642,500	6%	n/a	n/a	--
Wildernest	\$1,255,500	\$1,250,000	0%	\$579,000	\$625,000	8%	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	\$1,922,500	-3%	\$875,000	\$845,000	-3%	\$592,500	\$550,000	-7%

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Land Title**

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Dillon, CO 80435**

**Breckenridge
Land Title**

**200 North Ridge Street
Breckenridge, CO 80424**

970.668.2205

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Historic Market Analysis Percentage Market Change: 2015 - 2025

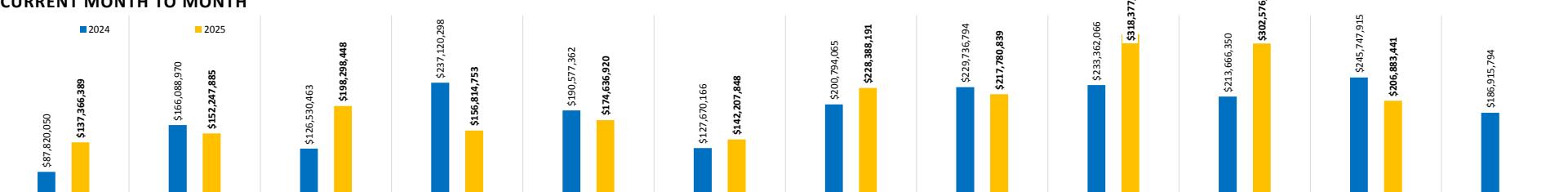
Month to Month Comparison: Gross Volume

Month	2015		2016		2017		2018		2019		2020		2021		2022		2023		2024		2025	
	% Change 15 to 16	2015	% Change 16 to 17	2016	% Change 17 to 18	2017	% Change 18 to 19	2018	% Change 19 to 20	2019	% Change 20 to 21	2020	% Change 21 to 22	2021	% Change 22 to 23	2022	% Change 23 to 24	2023	% Change 24 to 25	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	-16.66%	\$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%	\$153,107,489	-59%	\$63,531,993	242%	\$222,906,754	-39%	\$136,469,755	74%	\$237,120,298	-34%	\$156,814,753	74%	\$237,120,298	
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	-12.49%	\$234,963,489	-36%	\$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	-36.59%	\$188,302,246	-25%	\$141,899,800	-10%	\$127,670,166	11%	\$142,207,848	
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	14%	\$228,388,191	
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	-5%	\$217,780,839	
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	36%	\$318,377,485	
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%	\$342,497,649	-57.11%	\$185,505,240	4%	\$192,797,403	11%	\$213,666,350	42%	\$302,576,819	
November	\$109,915,500	68%	\$184,563,656	-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	-16%	\$206,883,441	
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	\$1,231,358,111	4%	\$1,285,785,881	17%	\$1,506,142,622	7%	\$1,605,600,759	7%	\$1,717,395,102	21%	\$2,082,384,786	36%	\$2,829,896,769	-26%	\$2,095,150,887	-17%	\$1,734,096,472	19%	\$2,059,114,499	9%	\$2,235,579,018	
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	0%	\$2,235,579,018	

Month to Month Comparison: Number of Transactions

Month	2015		2016		2017		2018		2019		2020		2021		2022		2023		2024		2025	
	% Change 15 to 16	2015	% Change 16 to 17	2016	% Change 17 to 18	2017	% Change 18 to 19	2018	% Change 19 to 20	2019	% Change 20 to 21	2020	% Change 21 to 22	2021	% Change 22 to 23	2022	% Change 23 to 24	2023	% Change 24 to 25	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	24%	105	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	-3%	164	
December	276	-26%	203	13%	230	-23%	178	29%	230	23%	283	-35%	183	-34%	121	6%	128	2%	131	-100%		
YTD Comparison	2,261	1%	2,283	4%	2,377	-2%	2,329	-5%	2,212	14%	2,517	7%	2,685	-38%	1,673	-14%	1,438	4%	1,500	8%	1,624	
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	0%	1,624	

CURRENT MONTH TO MONTH



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970-453-

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Residential Cost Analysis

Residential Improved Units - Price Point Summary

November 2025

Average Price:

	# Transactions	Gross Volume	\$1,303,159 Percentage Gross
<=500,000	14	\$5,190,179	3%
500,001 to 750,000	33	\$21,365,000	12%
750,001 to 1,000,000	26	\$22,395,250	13%
1,000,001 to 2,000,000	44	\$61,267,254	35%
2,000,001 to 3,000,000	12	\$31,259,000	18%
3,000,001 to 4,000,000	1	\$3,450,000	2%
4,000,001 to 5,000,000	3	\$13,924,000	8%
5,000,001 to 6,000,000	1	\$5,300,000	3%
6,000,001 to 7,000,000	2	\$13,079,000	7%
7,000,001 to 8,000,000	0	\$0	0%
8,000,001 to 9,000,000	0	\$0	0%
9,000,001 to 10,000,000	0	\$0	0%
10,000,001 to 15,000,000	0	\$0	0%
over \$ 15 Million	0	\$0	0%
Total:	136	\$177,229,683	100%

November 2025

New Construction

	Number Trans.	Total Volume	Average Price
Single Family	2	\$7,300,000	\$3,650,000
Multi Family	10	\$12,676,254	\$1,267,625
Vacant Land	0	\$0	\$0
Resales	Number Trans.	Total Volume	Average Price
Single Family	42	\$90,605,000	\$2,157,262
Multi Family	82	\$66,648,429	\$812,786
Vacant Land	7	\$17,827,250	\$2,546,750
Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	44	\$97,905,000	\$2,225,114
Multi Family	92	\$79,324,683	\$862,225
Vacant Land	7	\$17,827,250	\$2,546,750

YTD: Nov. 2025

	Number Trans.	Total Volume	Average Price
Single Family	466	\$1,119,582,889	\$2,402,538
Multi Family	790	\$785,492,111	\$994,294
Vacant Land	56	\$67,819,130	\$1,211,056

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
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Dillon
Land Title
256 Dillon Ridge
Dillon, CO 80435
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Historic Residential Cost Analysis

Historical Residential Improved Units - Price Point Summary

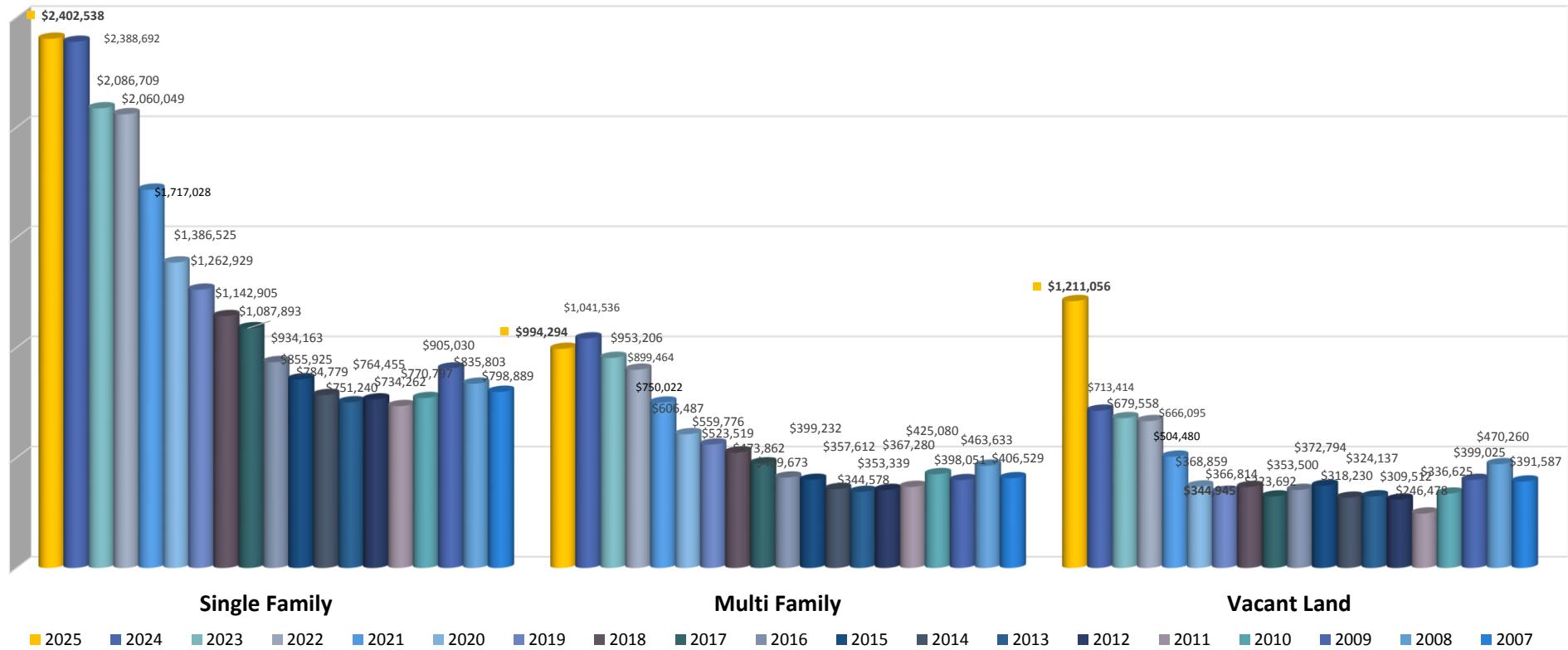
2019: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	718	\$906,783,243	\$1,262,929
Multi Family	1215	\$680,127,463	\$559,776
Vacant Land	132	\$45,532,800	\$344,945
2018: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	736	\$841,177,997	\$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:			\$1,516,779
	# Transactions	Gross Volume	Percentage Gross
<=500,000	100	\$39,657,500	2%
500,001 to 750,000	226	\$144,707,041	8%
750,001 to 1,000,000	226	\$197,941,505	10%
1,000,001 to 2,000,000	441	\$631,340,840	33%
2,000,001 to 3,000,000	161	\$402,060,664	21%
3,000,001 to 4,000,000	49	\$170,445,000	9%
4,000,001 to 5,000,000	17	\$78,116,500	4%
5,000,001 to 6,000,000	15	\$82,785,000	4%
6,000,001 to 7,000,000	12	\$77,935,950	4%
7,000,001 to 8,000,000	4	\$28,715,000	2%
8,000,001 to 9,000,000	2	\$17,570,000	1%
9,000,001 to 10,000,000	2	\$18,950,000	1%
10,000,001 to 15,000,000	1	\$14,850,000	1%
over \$15 Million	0	\$0	0%
Total:	1256	\$1,905,075,000	100%

YTD. 2024 Price Point Summary for Residential Volume - Average Price:			\$1,492,238
	# Transactions	Gross Volume	Percentage Gross
<=500,000	76	\$30,267,139	2%
500,001 to 750,000	222	\$139,009,266	8%
750,001 to 1,000,000	227	\$198,739,294	11%
1,000,001 to 2,000,000	402	\$560,599,358	32%
2,000,001 to 3,000,000	136	\$338,228,880	19%
3,000,001 to 4,000,000	57	\$196,795,749	11%
4,000,001 to 5,000,000	28	\$124,350,697	7%
5,000,001 to 6,000,000	7	\$39,549,500	2%
6,000,001 to 7,000,000	5	\$32,224,413	2%
7,000,001 to 8,000,000	1	\$7,700,000	0%
8,000,001 to 9,000,000	5	\$43,570,000	2%
9,000,001 to 10,000,000	0	\$0	0%
10,000,001 to 15,000,000	1	\$10,900,000	1%
over \$15 Million	1	\$21,000,000	1%
Total:	1168	\$1,742,934,296	100%

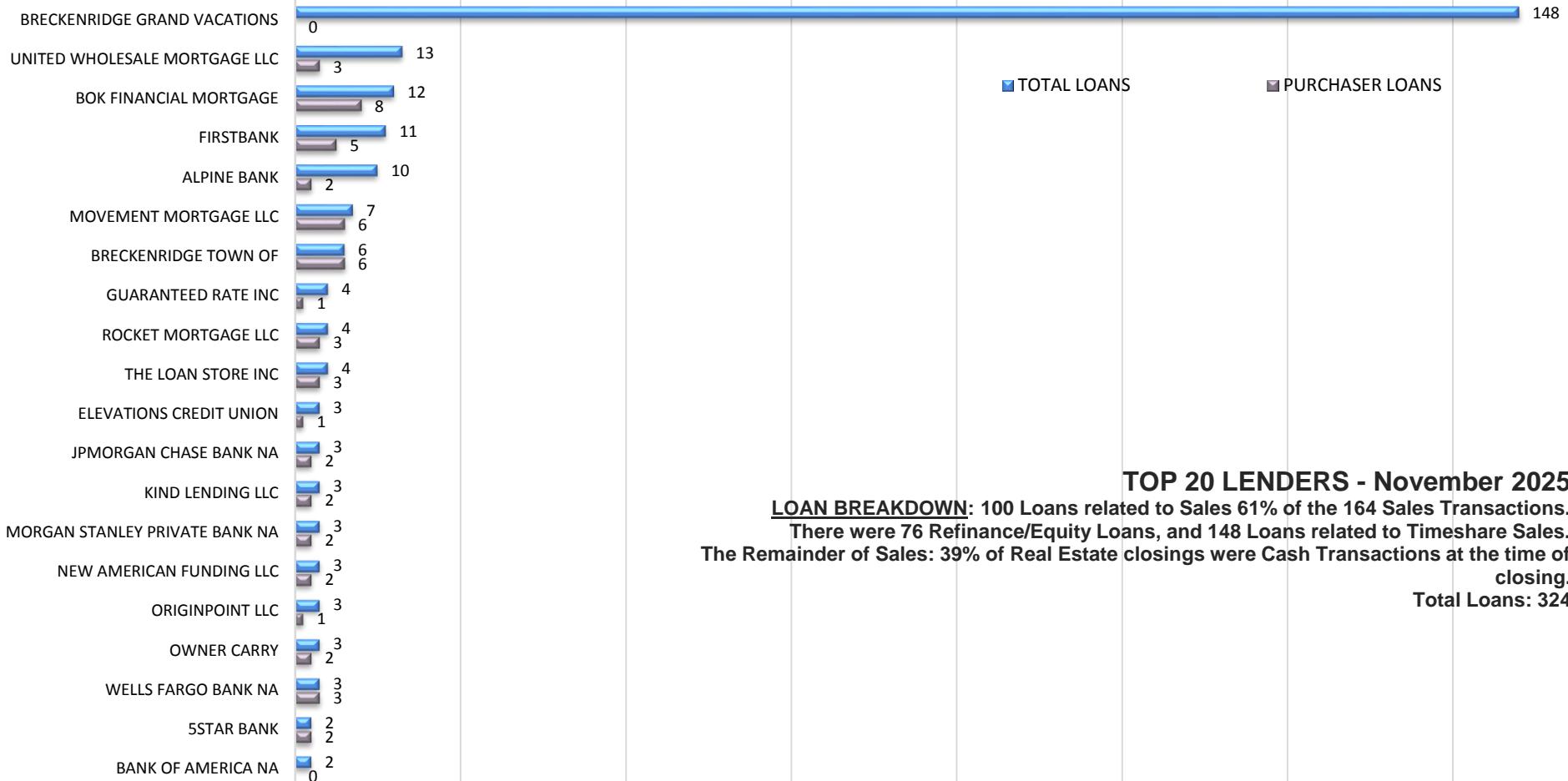
YTD. 2023 Price Point Summary for Residential Volume - Average Price:			\$1,343,505
	# Transactions	Gross Volume	Percentage Gross
<=500,000	81	\$33,209,215	2%
500,001 to 750,000	238	\$149,064,017	10%
750,001 to 1,000,000	212	\$188,387,475	13%
1,000,001 to 2,000,000	393	\$555,574,988	37%
2,000,001 to 3,000,000	129	\$319,517,715	21%
3,000,001 to 4,000,000	36	\$122,453,715	8%
4,000,001 to 5,000,000	9	\$40,694,100	3%
5,000,001 to 6,000,000	13	\$73,020,000	5%
6,000,001 to 7,000,000	2	\$13,400,000	1%
7,000,001 to 8,000,000	0	\$0	0%
8,000,001 to 9,000,000	0	\$0	0%
9,000,001 to 10,000,000	0	\$0	0%
10,000,001 to 15,000,000	0	\$0	0%
over \$15 Million	0	\$0	0%
Total:	1113	\$1,495,321,225	100%

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Lender Analysis



TOP 20 LENDERS - November 2025

LOAN BREAKDOWN: 100 Loans related to Sales 61% of the 164 Sales Transactions.

There were 76 Refinance/Equity Loans, and 148 Loans related to Timeshare Sales.

The Remainder of Sales: 39% of Real Estate closings were Cash Transactions at the time of closing.

Total Loans: 324

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Market Highlights

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November 2025

Top Priced Improved Residential Sale:

ACCOUNT	2800687
BEDROOM	6
BATH	8.00
YOC	2018
HEATED SQFT	6299
LANDSIZE	0.5000
RECEPTION	1363728
PRICE	\$ 6,880,000.00
AREA	BRECKEN
LEGAL	FOUR O'CLOCK SUBD Lot 2
PPSF	\$ 1,092.24
DATE	11/6/2025



Top Priced PSF Improved Residential Sale:

ACCOUNT	6514498
BEDROOM	1
BATH	2.00
YOC	2008
HEATED SQFT	858
PRICE	\$ 1,625,000.00
AREA	BRECKEN
LEGAL	ONE SKI HILL PLACE CONDO Unit 8510
PPSF	\$ 1,893.94
DATE	11/5/2025



Foreclosure Document Breakdown

November 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)	5	5	0	0
Total Foreclosure Docs Filed:	7	5	2	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:	38
Withdrawn NED'S	5	Withdrawn NED'S	15
Active NED's for 2023:	42	Active NED's for 2024:	23
Public Trustee's Deeds Issued: 20		Public Trustee's Deeds Issued: 13	
2025 Summary:			
NED:	38		
Withdrawn NED'S			
Active NED's for 2023:			
Public Trustee's Deeds Issued: 13			
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: Nov. 2025

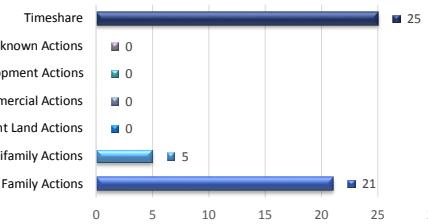
Property Foreclosure Summary:

Fee Simple Actions	26
Timeshare Actions	25
Unknown Actions	0

Property Type Breakdown:

Single Family Actions	21
Multifamily Actions	5
Vacant Land Actions	0
Commercial Actions	0
Development Actions	0
Unknown Actions	0
Timeshare	25

Foreclosure Document Summary: Property Type YTD: 2025



Foreclosure Document Summary by Category: YTD: 2025



Location Summary: ALL TYPES

Blue River	3	Blue River	3
Breckenridge	12	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 Summaries do not include recordings with Unknown Legal Descriptions

Document Summary:

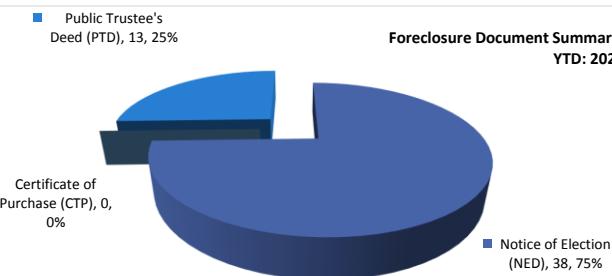
Notice of Election (NED)	38
Certificate of Purchase (CTP)	0
Public Trustee's Deed (PTD)	13

Location Summary: Fee Simple Only

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

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Foreclosure Document Summary: YTD: 2025



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	148		45.68%
UNITED WHOLESALE MORTGAGE LLC	13	3	4.01%
BOK FINANCIAL MORTGAGE	12	8	3.70%
FIRSTBANK	11	5	3.40%
ALPINE BANK	10	2	3.09%
MOVEMENT MORTGAGE LLC	7	6	2.16%
BRECKENRIDGE TOWN OF	6	6	1.85%
GUARANTEED RATE INC	4	1	1.23%
ROCKET MORTGAGE LLC	4	3	1.23%
THE LOAN STORE INC	4	3	1.23%
ELEVATIONS CREDIT UNION	3	1	0.93%
JPMORGAN CHASE BANK NA	3	2	0.93%
KIND LENDING LLC	3	2	0.93%
MORGAN STANLEY PRIVATE BANK NA	3	2	0.93%
NEW AMERICAN FUNDING LLC	3	2	0.93%
ORIGINPOINT LLC	3	1	0.93%
OWNER CARRY	3	2	0.93%
WELLS FARGO BANK NA	3	3	0.93%
5STAR BANK	2	2	0.62%
BANK OF AMERICA NA	2		0.62%
BANK OF COLORADO	2	1	0.62%
BMO BANK NA	2	2	0.62%
CMG MORTGAGE INC	2	1	0.62%
ENT CREDIT UNION	2	1	0.62%
FIGURE LENDING LLC	2		0.62%
HOMEXPRESS MORTGAGE CORP	2	1	0.62%
MEGASTAR FINANCIAL CORP	2	2	0.62%
PENNYMAC LOAN SERVICES LLC	2	1	0.62%
SIERRA PACIFIC MORTGAGE COMPANY INC	2	2	0.62%
SUNFLOWER BANK NA	2	2	0.62%
UBS BANK USA	2	2	0.62%
WEST CAPITAL LENDING INC	2		0.62%
ADAMS BANK & TRUST	1		0.31%
AMERICAN FINANCIAL NETWORK INC	1	1	0.31%
AMERIS BANK	1		0.31%
AMERITRUST MORTGAGE CORPORATION	1	1	0.31%
ARC HOME LLC	1	1	0.31%
BARRET FINANCIAL GROUP LLC	1		0.31%
BISON STATE BANK	1	1	0.31%
CANVAS CREDIT UNION	1		0.31%
CITIBANK NA	1	1	0.31%
CIVITAS SILVERTHORNE LENDER LLC	1		0.31%
CLEAREDGE LENDING LLC	1	1	0.31%
DART COLLATERAL MANAGER LLC	1		0.31%
FAIRWAY INDEPENDENT MORTGAGE CORPORATION	1	1	0.31%
FIRST WESTERN TRUST BANK	1		0.31%
FIVE POINTS BANK	1		0.31%
GOLDFLAKE PROPERTIES NO 3 LLC	1	1	0.31%
GUILMORTGAGE COMPANY LLC	1		0.31%
HOMEBRIDGE FINANCIAL SERVICES INC	1		0.31%
HOMEOWNERS FINANCIAL GROUP USA LLC	1	1	0.31%
HUETTNER CAPITAL LLC	1	1	0.31%
INNOVATIVE MORTGAGE BANKERS	1		0.31%
KEYBANK NATIONAL ASSOCIATION	1		0.31%
LOANDEPOT.COM LLC	1	1	0.31%
LUMENT REAL ESTATE CAPITAL LLC	1		0.31%
MALVERN NATIONAL BANK	1	1	0.31%
MERITRUST CREDIT UNION	1	1	0.31%
NEIGHBORHOOD LOANS INC	1		0.31%
NEXERA HOLDING LLC	1		0.31%
NOVA FINANCIAL AND INVESTMENT CORPORATION	1	1	0.31%
PAMCO INVESTMENTS CORP	1		0.31%
PRIMELENDING	1	1	0.31%
PRIMESOUTH BANK	1		0.31%
PRINCIPLE LENDING	1	1	0.31%
PROFESSIONAL MORTGAGE SOURCE LLC	1	1	0.31%
PROSPERITY HOME MORTGAGE LLC	1	1	0.31%
RAYMOND JAMES BANK	1	1	0.31%
SECURITY NATIONAL BANK OF OMAHA	1		0.31%
SECURITY NATIONAL MORTGAGE COMPANY	1		0.31%
SHELLPOINT MORTGAGE	1	1	0.31%
SILVERTHORNE TOWN OF	1		0.31%
SOUTHERN BANK	1	1	0.31%
STIFEL BANK & TRUST	1	1	0.31%
SUMMIT COMBINED HOUSING AUTHORITY	1	1	0.31%
SUMMIT COUNTY	1	1	0.31%
SYNERGY ONE LENDING INC	1		0.31%
TEXAS CAPITAL BANK	1	1	0.31%
THE MORTGAGE LINK INC	1	1	0.31%
THINK HOME LOANS	1		0.31%
TOWN OF BRECKENRIDGE	1	1	0.31%
TRUWEST CREDIT UNION	1	1	0.31%
UNION STATE BANK OF EVEREST	1	1	0.31%
VIP MORTGAGE INC	1	1	0.31%
WESTSIDE STATE BANK	1	1	0.31%
TOTAL LOANS FOR NOVEMBER 2025:	324	100	100.00%

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Upper End Transaction Detail

November 2025

Upper End Purchaser Details

Brn	Bath	Year Built	Size	Price	Legal	PPSF	Date	Street Address	Origin of Buyer: City	Origin of Buyer: State
6	8.00	2018	6299	\$ 6,880,000.00	FOUR O'CLOCK SUBD Lot 2	\$ 1,092.24	11/6/2025	141 SAW MILL RUN ROAD	ERIE	CO
			0.6907 AC	\$ 6,740,250.00	VALOR HERITAGE SUBD Lot 11	N/A	11/26/2025	N/A	BOCA RATON	FL
			0.7681 AC	\$ 6,222,500.00	VALOR HERITAGE SUBD Lot 5	N/A	11/24/2025	N/A	BROOMFIELD	CO
5	6.00	2017	3908	\$ 6,199,000.00	COTTAGES AT SHOCK HILL SUBD Phase 10 Lot 14	\$ 1,586.23	11/12/2025	114 REGENT DRIVE	ARLINGTON	TX
5	7.00	2022	5684	\$ 5,300,000.00	FAIRWAYS AT BRECKENRIDGE SUBD Lot 23	\$ 932.44	11/7/2025	245 FAIRWAYS DRIVE	LOS ANGELES	CA
5	6.00	2021	3642	\$ 4,750,000.00	CUCUMBER CREEK ESTATES SUBD Lot 5	\$ 1,304.23	11/7/2025	212 CUCUMBER CREEK ROAD	HOUSTON	TX
7	6.00	1992	7111	\$ 4,674,000.00	HILL RANCH SUBD Lot 5	\$ 657.29	11/7/2025	35245 STATE HIGHWAY 9	DALLAS	TX
4	5.00	2013	4478	\$ 4,500,000.00	HIGHLANDS AT BRECK-DISCOVERY HILL Filing 2 Lot 106	\$ 1,004.91	11/6/2025	452 HAMILTON COURT	AUSTIN	TX
5	5.00	2007	4006	\$ 3,450,000.00	ALDERS SUBD Lot 3	\$ 861.21	11/24/2025	15 STAGE STOP LANE	SPRING	TX
4	5.00	2020	3006	\$ 3,000,000.00	TIMBER CREEK ESTATES SUBD Filing 2 Lot 21B	\$ 998.00	11/5/2025	427 WHISPERING PINES CIRCLE	SAN ANTONIO	TX
4	5.00	2017	3504	\$ 3,000,000.00	EAGLES NEST GOLF COURSE SUB Filing 1 Lot 112	\$ 856.16	11/17/2025	180 TWO CABINS DRIVE	GROVE	OK
3	3.00	2000	3360	\$ 2,875,000.00	EAGLES VIEW SUBD Lot 16	\$ 855.65	11/5/2025	28 WHITE CLOUD DRIVE	PUNTA GORDA	FL
3	5.00	2004	4522	\$ 2,755,000.00	JUNIATA SUBD Filing 1 Lot 17	\$ 609.24	11/12/2025	378 JUNIATA CIRCLE	COLORADO SPRINGS	CO
4	4.00	1998	3805	\$ 2,750,000.00	RESERVE AT FRISCO SUBD Filing 4 Phase 3 Block 10 Lot 8	\$ 722.73	11/5/2025	107 PRIMROSE PLACE	LAFAYETTE	CO
4	4.00	1994	4566	\$ 2,750,000.00	SAW WHISKERS SUBD Filing 2 Lot 2	\$ 602.28	11/24/2025	82 SAW WHISKERS CIRCLE	DILLON	CO
4	4.00	1969	2413	\$ 2,600,000.00	WEISHORN SUBD Filing 1 Block 3 Lot 10	\$ 1,077.50	11/3/2025	216 NORTH GOLD FLAKE TERRACE	HOUSTON	TX
3	4.00	1995	3900	\$ 2,550,000.00	HAMILTON CREEK SUBD Filing 1 Lot 5	\$ 653.85	11/12/2025	901 LAKEVIEW CIRCLE	LITTLE ROCK	AR
3	3.00	2023	1668	\$ 2,469,000.00	9097 FLATS CONDO Unit 301	\$ 1,480.22	11/5/2025	80 WEST MAIN STREET	LOS ANGELES	CA
3	3.00	1989	3030	\$ 2,375,000.00	OVERLOOK ESTATES SUBD Filing 1 Lot 2	\$ 783.83	11/4/2025	1139 BOREAS PASS ROAD	SUPERIOR	CO
4	4.00	1986	2496	\$ 2,110,000.00	WIBORG PARK SUBD Filing 1 Lot 21	\$ 845.35	11/21/2025	79 WILLOW LANE	PARKER	CO
3	4.00	2018	2263	\$ 2,025,000.00	ALDERS TH Unit 4B PH 4	\$ 894.83	11/25/2025	736 INDEPENDENCE RD	CORPUS CHRISTIE	TX
5	6.00	2024	5061	\$ 2,000,000.00	BILLS RANCH SUBD Lot 148R	\$ 395.18	11/20/2025	550 TEMPLE TRAIL	DENVER	CO
4	4.00	2017	2189	\$ 1,980,000.00	SOUTH MARYLAND CREEK RANCH SUBD Lot 37	\$ 904.52	11/21/2025	18 LENA WAY	LOUISVILLE	CO
4	4.00	2012	3435	\$ 1,975,000.00	WOODMOOR AT BRECKENRIDGE SUBD Block 1 Lot 27	\$ 574.96	11/12/2025	150 N FULLER PLACER ROAD	GUILFORD	CT
4	3.00	2007	4521	\$ 1,975,000.00	SHERWOOD FOREST SUBD Lot 64	\$ 436.85	11/3/2025	5666 HIGHWAY 9	DENVER	CO
3	3.00	1995	2062	\$ 1,900,000.00	LAKEPOINT CIRCLE DUPLEX HOMES Filing 2 Lot 12-B	\$ 921.44	11/3/2025	9188 LAKEPOINT CIRCLE	DENVER	CO
4	3.00	1993	3784	\$ 1,900,000.00	BRECKENRIDGE HEIGHTS SUBD Filing 2 Block 8 Lot 12	\$ 502.11	11/3/2025	387 MOONSTONE ROAD	AUSTIN	TX
3	3.00	1994	1910	\$ 1,875,000.00	PARK FOREST ESTATES SUBD Filing 1 Lot 4	\$ 981.68	11/6/2025	28 GRANDVIEW DRIVE	WEST CHESTER	OH
2	2.00	2000	1104	\$ 1,700,000.00	LONE EAGLE ABOVE RIVER RUN CONDO Unit 3014	\$ 1,539.86	11/24/2025	280 TRAILHEAD DRIVE	HIGHLANDS RANCH	CO
3	4.00	2004	2420	\$ 1,675,000.00	BLUE RIVER RUN SUBD Block 1 Lot 12	\$ 692.15	11/14/2025	1545 LEGEND LAKE CIR	SIGNAL MOUNTAIN	TN
3	2.00	1990	1253	\$ 1,630,000.00	TYRA SUMMIT CONDO Unit 130	\$ 1,300.88	11/17/2025	640 FOUR OCLOCK ROAD	NEWPORT BEACH	CA
1	2.00	2008	858	\$ 1,625,000.00	ONE SKI HILL PLACE CONDO Unit 8510	\$ 1,893.94	11/5/2025	1521 SKI HILL RD	ARKADELPHIA	AR
3	4.00	2022	1995	\$ 1,625,000.00	SUMMIT BLUE SUBD TH Unit A3	\$ 814.54	11/6/2025	50 EAST 6TH STREET	MOUNT HOPE	KS
3	4.00	2022	1996	\$ 1,625,000.00	SUMMIT BLUE SUBD TH Unit A4	\$ 814.13	11/21/2025	52 EAST 6TH STREET	PARKVILLE	MO
4	3.00	1999	3478	\$ 1,600,000.00	SNOWBERRY SUBD Block 1 Lot 2	\$ 460.03	11/17/2025	182 IDLEWILD DRIVE	DILLON	CO
			10.081 AC	\$ 1,500,000.00	GOLD HILL SUBD TRACT 3 & TRACT 3X	N/A	11/21/2025	465 GATEWAY DRIVE	DENVER	CO
			2.07 AC	\$ 1,450,000.00	HIGHLANDS AT BRECK-DISCOVERY HILL Filing 2 Lot 123	N/A	11/10/2025	792 DISCOVERY HILL DRIVE	SOLDOTNA	AK
3	3.00	1997	1385	\$ 1,415,000.00	LOS PINOS CONDO Unit C-11	\$ 1,021.66	11/12/2025	43 SNOWFLAKE DRIVE	LAFAYETTE	CO
3	3.00	2024	1461	\$ 1,411,299.00	CAMBER TH Unit B1	\$ 965.98	11/20/2025	620 MONTEZUMA RD	GRETNA	NE
3	3.00	2020	1279	\$ 1,400,000.00	CLEARWATER LOFTS AT KEYSTONE CONDO Bldg 1 Unit 205	\$ 1,094.61	11/17/2025	23 CLEARWATER WAY	COLORADO SPRINGS	CO
4	4.00	2005	2294	\$ 1,399,000.00	ALPINE BRECKENRIDGE SUBD Filing 2 Block 7 Lot 18 & 19	\$ 609.85	11/7/2025	164 COUNTY ROAD 672	CONIFER	CO
3	3.00	1982	1717	\$ 1,375,000.00	CHATEAU D MONT CONDO Bldg C Unit 2701	\$ 800.82	11/3/2025	1207 W ROAD	HOUSTON	TX
3	4.00	2024	1525	\$ 1,350,255.00	CAMBER TH Unit A3	\$ 885.41	11/12/2025	616 MONTEZUMA ROAD	DENVER	CO
2	2.00	1999	1041	\$ 1,350,000.00	PARK AVENUE LOFTS CONDO Unit 302	\$ 1,296.83	11/19/2025	500 SOUTH PARK AVENUE	ROCKFORD	MI
3	3.00	2024	1461	\$ 1,346,700.00	CAMBER TH Unit A4	\$ 921.77	11/14/2025	616 MONTEZUMA ROAD	VIENNA	VA
4	3.00	2005	2631	\$ 1,325,000.00	QUANDARY VILLAGE SUBD Filing 2 Block 4 Lot 42	\$ 503.61	11/26/2025	221 KIMMES LANE	ENGLEWOOD	CO
2	2.00	1979	1480	\$ 1,300,000.00	PINE RIDGE CONDO Phase 1 Bldg 6 Unit F	\$ 878.38	11/24/2025	350 FOUR OCLOCK ROAD	ERIE	CO
3	2.00	1994	1950	\$ 1,300,000.00	LAKEPOINT CIRCLE DUPLEX HOMES Lot 13B	\$ 666.67	11/6/2025	9288 LAKEPOINT CIRCLE	COLORADO SPRINGS	CO
			1993	\$ 1,293,562.00	FIRST BRECKENRIDGE GROUP CONDO Unit B-1C	\$ 501.58	11/5/2025	1805 AIRPORT ROAD	BRECKENRIDGE	CO



Upper End Transaction Detail

4	3.00	1984	3228	\$ 1,250,000.00	CORTINA SUBD Filing 1 Block B Lot 9	\$ 387.24	11/10/2025	326 SPRINGBEAUTY DRIVE	MONTGOMERY	TX
2	3.00	1994	1012	\$ 1,220,000.00	RIVER MOUNTAIN LODGE CONDO Unit E319	\$ 1,205.53	11/17/2025	100 SOUTH PARK AVENUE	DALLAS	TX
2	2.00	1997	2334	\$ 1,206,000.00	SODA CREEK AT LAKE DILLON PUD Filing 1 Block 3 Lot 1	\$ 516.71	11/3/2025	20 GINGERQUILL COURT	ELBERTA	AL
2	2.00	2000	1051	\$ 1,200,000.00	MAIN STREET STATION CONDO Bldg E Unit 2207	\$ 1,141.77	11/3/2025	505B S MAIN ST	HOUSTON	TX
2	2.00	2025	1360	\$ 1,200,000.00	RIVERCREST TH Unit D-B Unit B	\$ 882.35	11/20/2025	180 RIVERCREST DRIVE, #B	FRISCO	CO
			.50 AC	\$ 1,200,000.00	RUBY RANCH SUBD Filing 2 Lot 33B	\$ N/A	11/21/2025	75 AGATE ROAD	OKEMOS	MI
3	2.00	2022	1557	\$ 1,195,000.00	SKYWALK FLATS AT FOURTH ST CROSSING CONDO Unit 201-E & PKG. 1E,2E & STORAGE SS 1E	\$ 767.50	11/26/2025	37 W 4TH ST	DENVER	CO
4	4.00	1981	1827	\$ 1,175,000.00	VILLAGE TH Unit B	\$ 643.13	11/5/2025	232B CREEKSIDE DRIVE	DES PERES	MO
2	2.00	2023	1052	\$ 1,164,000.00	BLUE RIVER FLATS CONDO Phase 2 Bldg C Unit 103	\$ 1,106.46	11/10/2025	1044 BLUE RIVER PARKWAY	CENTENNIAL	CO
3	2.00	1984	2126	\$ 1,135,000.00	CORTINA SUBD Filing 1 Block E Lot 11	\$ 533.87	11/24/2025	113 ELK THISTLE DRIVE	SILVERTHORNE	CO
2	2.00	1980	1124	\$ 1,075,000.00	TYRA SUMMIT CONDO Bldg A Unit A1A	\$ 956.41	11/6/2025	840 FOUR OCLOCK ROAD	BRECKENRIDGE	CO
3	2.00	1980	1825	\$ 1,075,000.00	FOREST PARK SUBD Lot 140	\$ 589.04	11/5/2025	140 FOREST DRIVE	PORT ANGELES	WA
			1993	\$ 1,069,750.00	FIRST BRECKENRIDGE GROUP CONDO Unit B-1B	\$ 533.28	11/6/2025	1805 AIRPORT ROAD	FRISCO	CO
1	2.00	2008	755	\$ 1,060,000.00	WATER HOUSE ON MAIN STREET CONDO Bldg EAST Unit 5306	\$ 1,403.97	11/26/2025	600 COLUMBINE ROAD	FORT MYERS	FL
3	3.00	1996	1652	\$ 1,060,000.00	ASPENS AT EAGLES NEST SUBD Block 2 Lot 25	\$ 641.65	11/5/2025	147 BLUE GROUSE LANE	SILVERTHORNE	CO
2	3.00	1975	1360	\$ 1,050,000.00	COPPER MOUNTAIN INN CONDO Unit 810	\$ 772.06	11/12/2025	158 TEN MILE CIR	FRISCO	CO
3	3.00	1972	1877	\$ 1,050,000.00	BUFFALO MOUNTAIN TH Unit 5A	\$ 559.40	11/12/2025	51 SALT LICK CIRCLE	SILVERTHORNE	CO
2	2.00	1980	1124	\$ 1,030,000.00	TYRA SUMMIT CONDO Bldg A Unit A1E	\$ 916.37	11/10/2025	840 FOUR OCLOCK ROAD	BELLE ISLE	FL
2	2.00	1999	845	\$ 1,025,000.00	COPPER ONE LODGE CONDO Unit 206	\$ 1,213.02	11/17/2025	184 COPPER CIRCLE	MORRISON	CO
2	2.00	1975	1017	\$ 1,020,000.00	LAKE CLIFFE CONDO Bldg E Unit 303	\$ 1,002.95	11/6/2025	112 E LA BONTE STREET	BALLWIN	MO
4	3.00	1968	1856	\$ 1,020,000.00	SILVER SHEKEL SUBD Lot 51	\$ 549.57	11/7/2025	422 FAIRVIEW BOULEVARD	BRECKENRIDGE	CO

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page 16 & (additional page)

Purchaser Titlement Abstract

November 2025

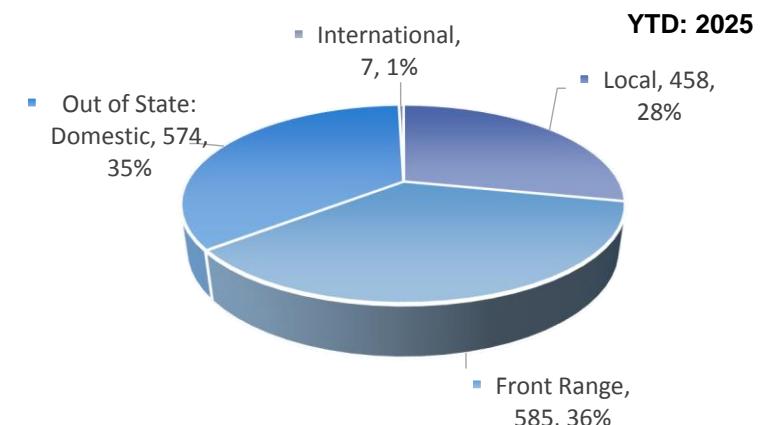
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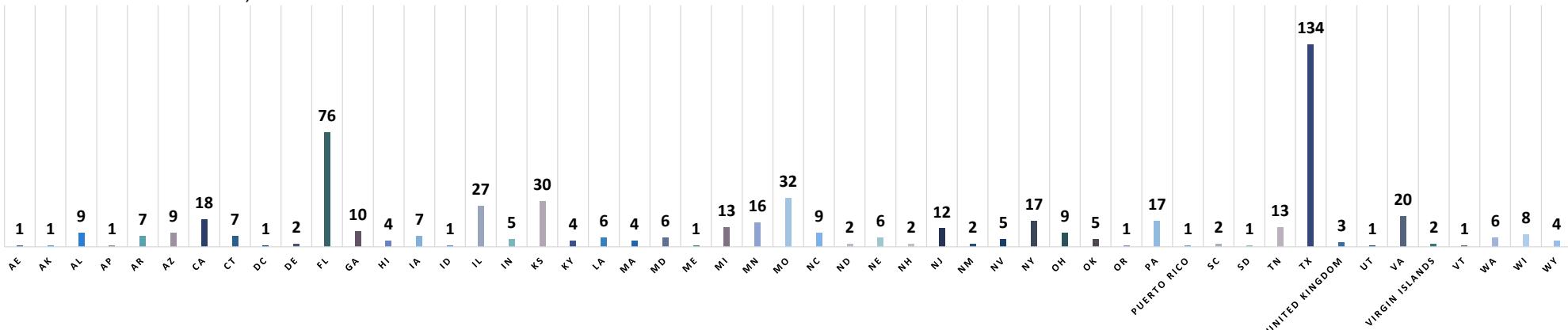
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Origin of Buyer	# of Trans.	% Overall
Local	34	21%
Front Range	62	38%
Out of State: Domestic	68	41%
International	0	0%
Total Sales	164	100%

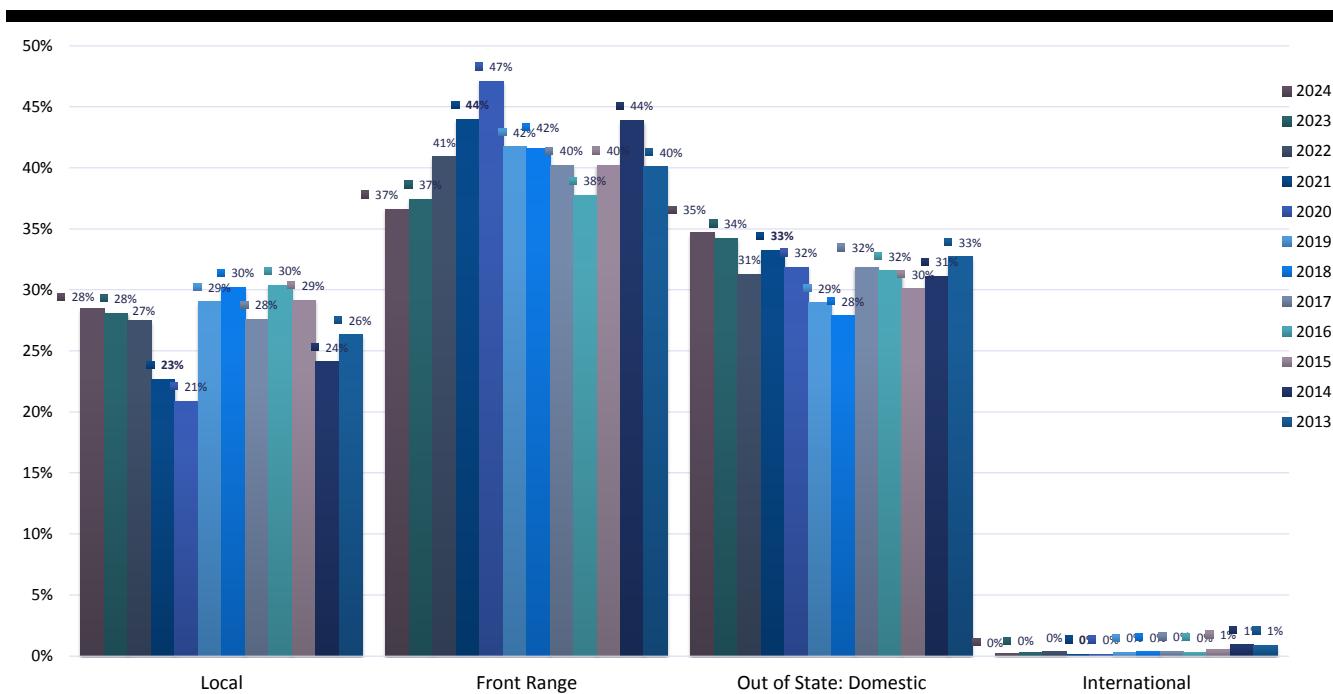
Origin of Buyer	# of Trans.	% Overall
Local	458	28%
Front Range	585	36%
Out of State: Domestic	574	35%
International	7	0%
Total Sales	1624	100%



Colorado Purchasers: 1,043



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%

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%

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

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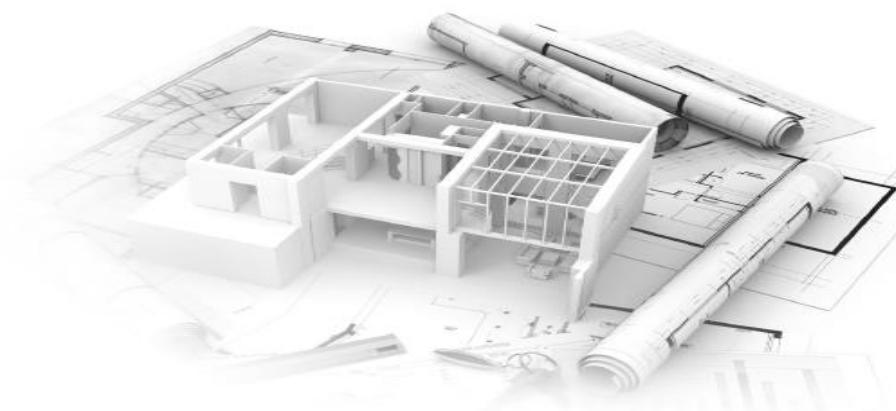
November 2025

Improved Residential New Unit Sales:

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
5	7.00	2022	5684	\$ 5,300,000.00	FAIRWAYS AT BRECKENRIDGE SUBD Lot 23	SINGLEFAM	\$ 932.44	245 FAIRWAYS DRIVE
3	3.00	2023	1668	\$ 2,469,000.00	9097 FLATS CONDO Unit 301	MULTIFAM	\$ 1,480.22	80 WEST MAIN STREET
3	3.00	2024	1461	\$ 1,411,299.00	CAMBER TH Unit B1	MULTIFAM	\$ 965.98	620 MONTEZUMA RD
3	3.00	2024	1461	\$ 1,346,700.00	CAMBER TH Unit A4	MULTIFAM	\$ 921.77	616 MONTEZUMA RD
2	2.00	2023	1005	\$ 775,000.00	APRES SHORES CONDO Unit B14	MULTIFAM	\$ 771.14	740 BLUE RIVER PARKWAY
5	6.00	2024	5061	\$ 2,000,000.00	BILLS RANCH SUBD Lot 148R	SINGLEFAM	\$ 395.18	550 TEMPLE TRAIL FRISCO
3	4.00	2024	1525	\$ 1,350,255.00	CAMBER TH Unit A3	MULTIFAM	\$ 885.41	616 MONTEZUMA RD
3	2.00	2022	1557	\$ 1,195,000.00	SKYWALK FLATS AT FOURTH ST CROSSING CONDO Unit 201-E & PKG. 1E,2E & STORAGE SS 1E	MULTIFAM	\$ 767.50	37 W 4TH ST
2	2.00	2023	1052	\$ 1,164,000.00	BLUE RIVER FLATS CONDO Phase 2 Bldg C Unit 103	MULTIFAM	\$ 1,106.46	1044 BLUE RIVER PARKWAY
2	3.00	2022	1470	\$ 865,000.00	ARROWLEAF TH Filing 1 Lot 104	MULTIFAM	\$ 588.44	1301 ADAMS AVENUE
2	2.00	2025	1360	\$ 1,200,000.00	RIVERCREST TH Unit D-B Unit B	MULTIFAM	\$ 882.35	180 RIVERCREST DRIVE
2	3.00	2023	1527	\$ 900,000.00	ARROWLEAF TH Filing 1 Unit 122	MULTIFAM	\$ 589.39	1301 ADAMS AVENUE

Summary of Improved Residential New Unit Sales:

Average Price:	\$ 1,664,688
Average PPSF:	\$ 857.19
Median Price:	\$ 1,273,350
# Transactions:	12
Gross Volume:	\$ 19,976,254



Deed Restricted Unit Sales Summary

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November 2025

Deed Restricted Unit Sales:

Brn	Bath	Year Built	Size	Price
3	3.00	2023	1609	\$ 730,721.00
3	2.50	2025	1499	\$ 709,961.00
2	2.00	2024	1106	\$ 599,000.00
2	2.00	2024	1106	\$ 590,000.00
4	3.00	2000	1860	\$ 1,225,000.00
3	2.00	2025	1452	\$ 885,000.00
3	2.50	2025	1499	\$ 654,121.00
2	2.50	2025	1289	\$ 556,801.00
2	3.00	2024	1416	\$ 556,801.00
3	2.00	2017	1211	\$ 464,052.00
2	1.00	1980	810	\$ 359,000.00
2	1.00	2007	1043	\$ 313,751.00
1	1.00	1979	650	\$ 239,000.00

Legal
STABLES VILLAGE SUBD Filing 1 Lot 7
STABLES VILLAGE SUBD Filing 2 Lot 39
CAMBER TH Unit B2
CAMBER TH Unit A2
WELLINGTON NEIGHBORHOOD SUBD Block 4 Lot 9
HIGHLANDS RIVERFRONT SUBD Lot 22B
STABLES VILLAGE SUBD Filing 2 Lot 38
STABLES VILLAGE SUBD Filing 2 Lot 37
STABLES VILLAGE SUBD Filing 2 Lot 31
WEST HILLS TH Filing 1 Unit 5A
WEST LAKE LODGE CONDO Unit 105
VICS LANDING CONDO Unit 33A
BRIDGE END CONDO Unit 109

Unit Type	PPSF	PRIMARY TOWN	PRIMARY STATE
SINGLEFAM	\$ 454.15	CASTLE PINES	CO
SINGLEFAM	\$ 473.62	MORRISON	CO
MULTIFAM	\$ 541.59	GOLDEN	CO
MULTIFAM	\$ 533.45	ENGLEWOOD	CO
SINGLEFAM	\$ 658.60	BRECKENRIDGE	CO
SINGLEFAM	\$ 609.50	SILVERTHORNE	CO
SINGLEFAM	\$ 436.37	BRECKENRIDGE	CO
SINGLEFAM	\$ 431.96	BRECKENRIDGE	CO
SINGLEFAM	\$ 393.22	BRECKENRIDGE	CO
MULTIFAM	\$ 383.20	DILLON	CO
MULTIFAM	\$ 443.21	FRISCO	CO
MULTIFAM	\$ 300.82	BRECKENRIDGE	CO
MULTIFAM	\$ 367.69	FRISCO	CO

Summary of Deed Restricted Unit Sales:

Average Price:	\$ 606,401
Average PPSF:	\$ 463.65
Median Price:	\$ 590,000
# Transactions:	13
Gross Volume:	\$ 7,883,208
Avg. PPSF Deed Restricted/Residential:	54.29%

