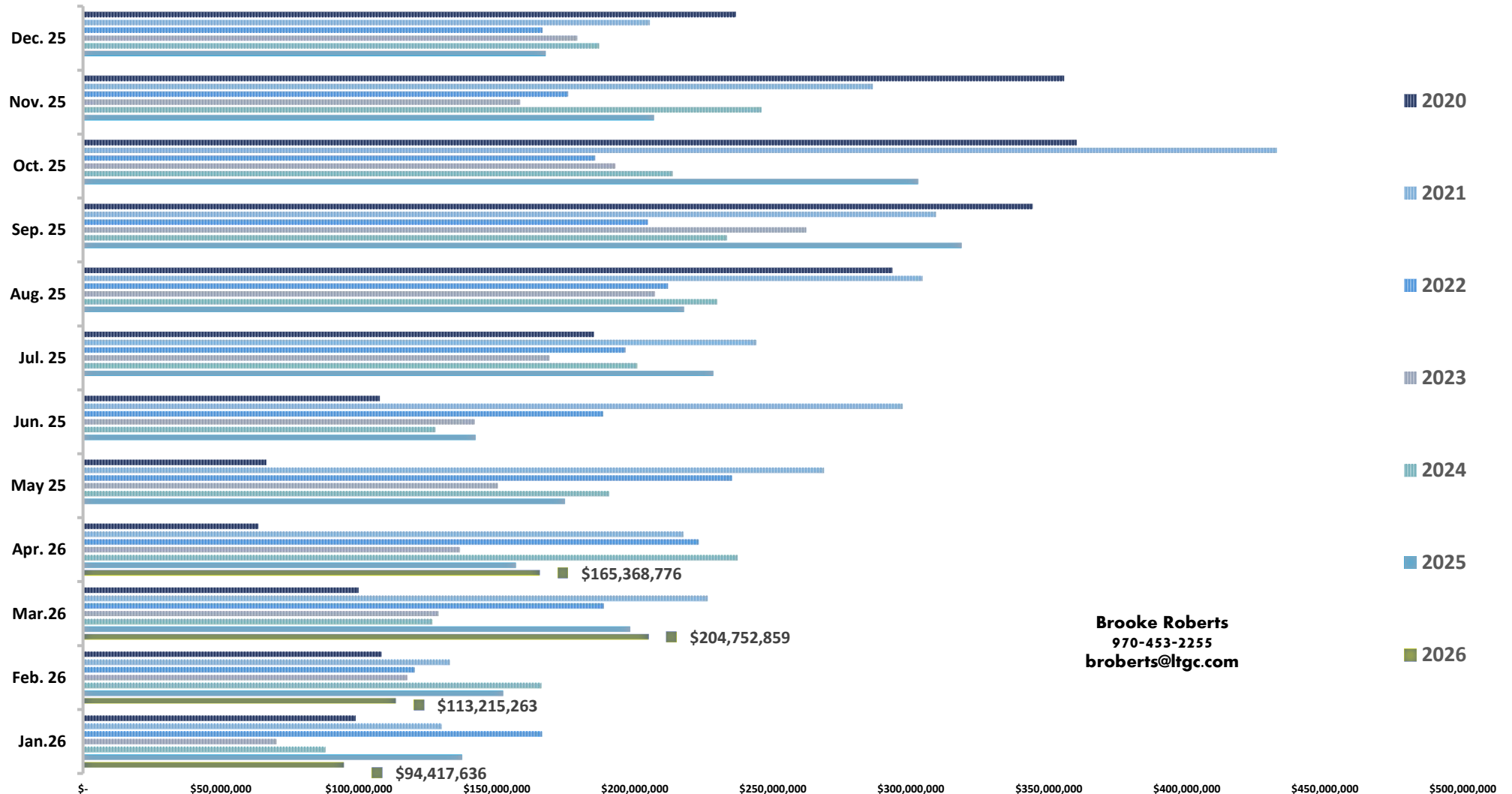




Summit County MARKET ANALYSIS



Brooke Roberts
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Market Analysis by Area

April 2026

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 | \$11,215,000 | 7% | 7 | 5% | \$1,602,143 | \$1,750,000 | \$1,788,333 | \$1,757,500 | \$542 |
| Breckenridge | \$32,868,000 | 20% | 20 | 15% | \$1,643,400 | \$1,040,000 | \$1,715,722 | \$1,095,000 | \$1,110 |
| Breckenridge Golf Course | \$9,635,000 | 6% | 3 | 2% | \$3,211,667 | \$575,000 | \$8,635,000 | n/a | \$1,607 |
| Copper Mountain | \$9,942,500 | 6% | 15 | 11% | \$662,833 | \$630,000 | \$1,018,689 | \$698,000 | \$1,023 |
| Corinthian Hills & Summerwood | \$0 | 0% | 0 | 0% | \$0 | n/a | n/a | n/a | \$0 |
| Dillon Town & Lake | \$2,860,000 | 2% | 2 | 2% | \$1,430,000 | n/a | \$1,430,000 | n/a | \$632 |
| Dillon Valley | \$440,000 | 0% | 1 | 1% | \$440,000 | n/a | \$440,000 | n/a | \$577 |
| Farmers Corner | \$0 | 0% | 0 | 0% | \$0 | n/a | n/a | n/a | \$0 |
| Frisco | \$26,871,813 | 16% | 18 | 14% | \$1,492,879 | \$884,000 | \$1,169,801 | \$884,000 | \$938 |
| Heeney | \$0 | 0% | 0 | 0% | \$0 | n/a | n/a | n/a | \$0 |
| Keystone | \$18,458,000 | 11% | 19 | 15% | \$971,474 | \$865,000 | \$992,111 | \$882,500 | \$1,010 |
| Montezuma | \$0 | 0% | 0 | 0% | \$0 | n/a | n/a | n/a | \$0 |
| North Summit County (rural) | \$6,875,000 | 4% | 3 | 2% | \$2,291,667 | \$2,175,000 | \$2,291,667 | \$2,175,000 | \$830 |
| Peak 7 | \$10,915,800 | 7% | 5 | 4% | \$2,183,160 | \$1,549,000 | \$2,183,160 | \$1,549,000 | \$681 |
| Silverthorne | \$21,692,800 | 13% | 14 | 11% | \$1,549,486 | \$1,256,375 | \$1,549,486 | \$1,256,375 | \$676 |
| Summit Cove | \$2,039,400 | 1% | 3 | 2% | \$679,800 | \$685,000 | \$977,500 | n/a | \$696 |
| Wilderness | \$6,912,600 | 4% | 11 | 8% | \$628,418 | \$630,000 | \$669,650 | \$652,500 | \$529 |
| Woodmoor | \$0 | 0% | 0 | 0% | \$0 | n/a | n/a | n/a | \$0 |
| (Deed Restricted Units) | \$4,542,863 | 3% | 9 | 7% | \$504,763 | \$400,000 | \$504,763 | \$400,000 | \$541 |
| Quit Claim Deeds | \$100,000 | 0% | 1 | 1% | \$100,000 | n/a | n/a | n/a | n/a |
| TOTAL | \$165,368,776 | 100% | 131 | 100% | \$1,328,313 | \$939,000 | \$1,410,811 | \$1,145,000 | \$870 |

(NEW UNIT SALES) \$37,952,313 23% 19 15% \$1,997,490 \$1,320,000 \$1,997,490 \$1,320,000 \$1,123

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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: Apr. 2026

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 | \$34,693,334 | 6% | 27 | 6% | \$1,284,938 | \$1,275,000 | \$1,648,421 | \$1,550,000 | \$576 |
| Breckenridge | \$123,133,101 | 21% | 65 | 15% | \$1,894,355 | \$1,300,000 | \$1,783,808 | \$1,335,000 | \$1,039 |
| Breckenridge Golf Course | \$45,212,000 | 8% | 22 | 5% | \$2,055,091 | \$726,000 | \$3,212,269 | \$2,199,000 | \$878 |
| Copper Mountain | \$20,500,600 | 4% | 29 | 7% | \$706,917 | \$625,000 | \$971,040 | \$774,000 | \$959 |
| Corinthian Hills & Summerwood | \$2,270,000 | 0% | 2 | 0% | \$1,135,000 | n/a | \$1,135,000 | n/a | \$616 |
| Dillon Town & Lake | \$12,707,000 | 2% | 10 | 2% | \$1,270,700 | \$960,000 | \$963,125 | \$855,000 | \$742 |
| Dillon Valley | \$3,084,000 | 1% | 7 | 2% | \$440,571 | \$440,000 | \$440,571 | \$440,000 | \$589 |
| Farmers Corner | \$4,915,000 | 1% | 2 | 0% | \$2,457,500 | n/a | \$4,425,000 | n/a | \$981 |
| Frisco | \$67,223,643 | 12% | 47 | 11% | \$1,430,290 | \$1,000,000 | \$1,332,529 | \$1,050,000 | \$914 |
| Heeney | \$0 | 0% | 0 | 0% | \$0 | n/a | n/a | n/a | \$0 |
| Keystone | \$82,333,300 | 14% | 68 | 16% | \$1,210,784 | \$1,160,000 | \$1,179,958 | \$1,150,000 | \$949 |
| Montezuma | \$0 | 0% | 0 | 0% | \$0 | n/a | n/a | n/a | \$0 |
| North Summit County (rural) | \$11,464,000 | 2% | 5 | 1% | \$2,292,800 | \$2,175,000 | \$2,292,800 | \$2,175,000 | \$881 |
| Peak 7 | \$16,426,800 | 3% | 8 | 2% | \$2,053,350 | \$1,552,500 | \$2,053,350 | \$1,552,500 | \$627 |
| Silverthorne | \$83,560,800 | 14% | 53 | 12% | \$1,576,619 | \$1,205,000 | \$1,597,389 | \$1,230,000 | \$705 |
| Summit Cove | \$13,828,400 | 2% | 12 | 3% | \$1,152,367 | \$1,225,000 | \$1,249,455 | \$1,270,000 | \$579 |
| Wilderness | \$16,661,700 | 3% | 31 | 7% | \$537,474 | \$483,000 | \$548,187 | \$488,500 | \$517 |
| Woodmoor | \$13,555,000 | 2% | 7 | 2% | \$1,936,429 | \$1,775,000 | \$1,509,167 | \$1,367,500 | \$557 |
| Deed Restricted Units | \$26,019,356 | 5% | 40 | 9% | \$650,484 | \$624,079 | \$650,484 | \$624,079 | \$483 |
| Quit Claim Deeds | \$166,500 | 0% | 3 | 1% | \$55,500 | \$65,000 | n/a | n/a | n/a |
| TOTAL | \$577,754,534 | 100% | 438 | 100% | \$1,396,376 | \$1,050,000 | \$1,423,370 | \$1,150,000 | \$820 |

(NEW UNIT SALES) \$121,202,913 21% 64 15% \$1,893,796 \$1,322,500 \$1,893,796 \$1,322,500 \$1,059

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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



Market Snapshot by Area

2025 versus 2026

| Area | Average Price Single Family 2025 | Average Price Single Family YTD: 2026 | % Change | Average Price Multi-Family 2025 | Average Price Multi-Family YTD: 2026 | % Change | Average Price Vacant Land 2025 | Average Price Vacant Land YTD: 2026 | % Change |
|-----------------------------|----------------------------------|---------------------------------------|------------|---------------------------------|--------------------------------------|-----------|--------------------------------|-------------------------------------|------------|
| Blue River | \$1,725,771 | \$1,708,611 | -1% | \$418,750 | \$565,000 | 35% | \$260,049 | \$241,000 | -7% |
| Breckenridge | \$3,635,010 | \$3,500,500 | -4% | \$1,096,799 | \$1,311,718 | 20% | \$3,542,946 | \$6,227,267 | 76% |
| Breckenridge Golf Course | \$3,274,573 | \$4,595,375 | 40% | \$953,714 | \$999,300 | 5% | \$909,286 | -- | -- |
| Copper Mountain | \$3,394,000 | -- | -- | \$1,039,006 | \$971,040 | -7% | \$1,465,000 | -- | -- |
| Corinthian Hills/Summerwood | \$3,092,500 | \$1,450,000 | -53% | \$976,230 | \$820,000 | -16% | -- | -- | -- |
| Dillon Town & Lake | \$1,225,000 | \$1,925,000 | 57% | \$829,493 | \$825,714 | 0% | \$560,000 | -- | -- |
| Dillon Valley | \$1,039,417 | \$550,000 | -47% | \$418,127 | \$422,333 | 1% | -- | -- | -- |
| Farmers Corner | \$1,626,875 | \$4,425,000 | 172% | -- | -- | -- | \$1,500,000 | \$490,000 | -67% |
| Frisco | \$2,236,746 | \$2,065,216 | -8% | \$1,149,089 | \$1,079,879 | -6% | \$768,500 | -- | -- |
| Heeney | \$861,250 | -- | -- | -- | -- | -- | \$312,500 | -- | -- |
| Keystone | \$2,749,320 | \$5,350,000 | 95% | \$1,069,868 | \$1,114,802 | 4% | \$660,000 | \$1,287,000 | 95% |
| Montezuma | -- | -- | -- | -- | -- | -- | \$400,000 | -- | -- |
| North Summit County (Rural) | \$2,327,025 | \$2,292,800 | -1% | -- | -- | -- | \$942,500 | -- | -- |
| Peak 7 | \$1,929,833 | \$2,246,429 | 16% | -- | -- | -- | \$641,000 | \$701,800 | 9% |
| Silverthorne | \$2,038,071 | \$2,089,538 | 3% | \$988,800 | \$1,083,843 | 10% | \$637,143 | \$620,875 | -3% |
| Summit Cove | \$1,459,190 | \$1,373,222 | -6% | \$631,529 | \$692,500 | 10% | \$675,000 | -- | -- |
| Wildernest | \$1,412,214 | \$856,867 | -39% | \$637,360 | \$513,889 | -19% | \$477,000 | -- | -- |
| Woodmoor | \$2,374,829 | \$1,896,250 | -20% | \$852,500 | \$735,000 | -14% | \$550,000 | \$4,500,000 | 718% |
| Gross Average: | \$2,388,559 | \$2,309,886 | -3% | \$986,635 | \$1,017,212 | 3% | \$1,196,350 | \$1,834,319 | 53% |

| Area | Median Price Single Family 2025 | Median Price Single Family YTD: 2026 | % Change | Median Price Multi-Family 2025 | Median Price Multi-Family YTD: 2026 | % Change | Median Price Vacant Land 2025 | Median Price Vacant Land YTD: 2026 | % Change |
|-----------------------------|---------------------------------|--------------------------------------|------------|--------------------------------|-------------------------------------|-----------|-------------------------------|------------------------------------|------------|
| Blue River | \$1,525,000 | \$1,550,000 | 2% | n/a | n/a | -- | \$241,140 | \$200,000 | -17% |
| Breckenridge | \$2,600,000 | \$3,300,000 | 27% | \$968,250 | \$1,160,000 | 20% | \$3,387,500 | \$5,961,300 | 76% |
| Breckenridge Golf Course | \$2,912,500 | \$4,325,000 | 48% | \$852,500 | \$750,000 | -12% | \$1,100,000 | n/a | -- |
| Copper Mountain | \$3,525,000 | n/a | -- | \$945,000 | \$774,000 | -18% | n/a | n/a | -- |
| Corinthian Hills/Summerwood | \$2,999,000 | n/a | -- | \$792,000 | n/a | -- | n/a | n/a | -- |
| Dillon Town & Lake | n/a | n/a | -- | \$800,000 | \$775,000 | -3% | n/a | n/a | -- |
| Dillon Valley | \$980,000 | n/a | -- | \$399,000 | \$430,000 | 8% | n/a | n/a | -- |
| Farmers Corner | \$1,112,500 | n/a | -- | n/a | n/a | -- | n/a | n/a | -- |
| Frisco | \$1,850,000 | \$1,694,082 | -8% | \$902,500 | \$840,000 | -7% | n/a | n/a | -- |
| Heeney | n/a | n/a | -- | n/a | n/a | -- | n/a | n/a | -- |
| Keystone | \$2,375,000 | n/a | -- | \$857,250 | \$1,117,500 | 30% | n/a | n/a | -- |
| Montezuma | n/a | n/a | -- | n/a | n/a | -- | n/a | n/a | -- |
| North Summit County (Rural) | \$2,390,000 | \$2,175,000 | -9% | n/a | n/a | -- | n/a | n/a | -- |
| Peak 7 | \$1,635,000 | \$1,556,000 | -5% | n/a | n/a | -- | \$642,500 | n/a | -- |
| Silverthorne | \$1,822,000 | \$1,883,075 | 3% | \$920,000 | \$1,060,000 | 15% | \$660,000 | \$541,750 | -18% |
| Summit Cove | \$1,463,731 | \$1,399,000 | -4% | \$685,000 | n/a | -- | n/a | n/a | -- |
| Wildernest | \$1,332,500 | \$877,500 | -34% | \$625,000 | \$440,000 | -30% | \$480,000 | n/a | -- |
| Woodmoor | \$2,062,500 | \$2,037,500 | -1% | \$790,000 | n/a | -- | n/a | n/a | -- |
| Gross Median: | \$1,900,000 | \$1,745,000 | -8% | \$838,750 | \$896,700 | 7% | \$550,000 | \$541,750 | -2% |

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Historic Market Analysis Percentage Market Change: 2016 - 2026

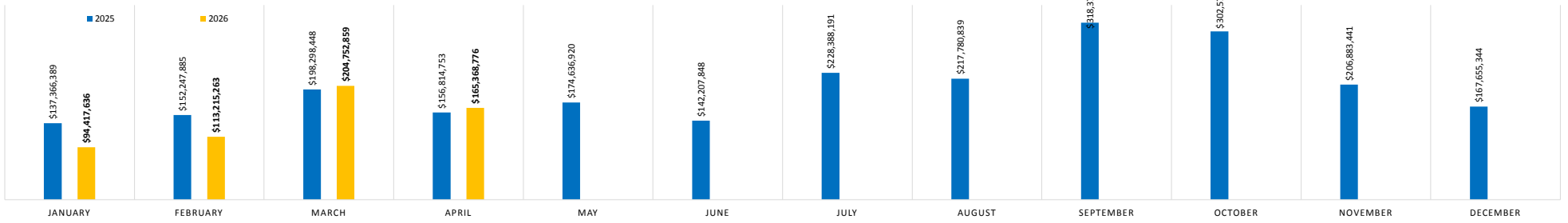
Month to Month Comparison: Gross Volume

| Month | 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 | % Change 25 to 26 | 2026 |
|----------------------------|-----------------|-------------------|-----------------|-------------------|-----------------|-------------------|-----------------|-------------------|-----------------|-------------------|-----------------|-------------------|-----------------|-------------------|-----------------|-------------------|-----------------|-------------------|-----------------|-------------------|---------------|
| January | \$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 | -31% | \$94,417,636 |
| February | \$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 | -26% | \$113,215,263 |
| March | \$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 | 3% | \$204,752,859 |
| April | \$89,007,327 | 28% | \$114,226,938 | 30% | \$148,159,921 | 3% | \$153,170,489 | -59% | \$63,531,993 | 242% | \$217,485,200 | 2.49% | \$222,906,754 | -39% | \$136,469,755 | 74% | \$237,120,298 | -34% | \$156,814,753 | 5% | \$165,368,776 |
| May | \$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 | -100% | |
| June | \$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 | -100% | |
| July | \$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 | -100% | |
| August | \$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 | -100% | |
| September | \$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 | -100% | |
| October | \$149,691,558 | 43% | \$213,311,500 | -14% | \$182,673,300 | 9% | \$199,109,927 | 81% | \$360,036,310 | 20% | \$432,497,649 | -57.11% | \$185,508,240 | 4% | \$192,797,403 | 11% | \$213,666,350 | 42% | \$302,576,819 | -100% | |
| November | \$184,653,568 | -18% | \$151,871,354 | 1% | \$153,815,804 | 10% | \$168,612,665 | 11% | \$355,464,800 | -25% | \$268,148,104 | -34.50% | \$175,638,348 | -10% | \$158,322,380 | 55% | \$245,747,915 | -16% | \$206,883,441 | -100% | |
| December | \$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 | -10% | \$167,655,344 | -100% | |
| YTD Comparison | \$305,583,877 | 31% | \$400,422,612 | 3% | \$411,688,149 | 15% | \$473,535,717 | -22% | \$370,425,928 | 91% | \$706,668,332 | -1% | \$697,932,274 | -35% | \$452,761,022 | 36% | \$617,559,781 | 4% | \$644,727,475 | -10% | \$577,754,534 |
| Full Year Cumulative Total | \$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 | 7% | \$2,403,234,362 | -76% | \$577,754,534 |

Month to Month Comparison: Number of Transactions

| Month | 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 | % Change 25 to 26 | 2026 |
|----------------------------|-------|-------------------|-------|-------------------|-------|-------------------|-------|-------------------|-------|-------------------|-------|-------------------|-------|-------------------|-------|-------------------|-------|-------------------|-------|-------------------|------|
| January | 124 | 11% | 138 | 6% | 146 | -5% | 138 | -3% | 134 | 19% | 160 | -23% | 124 | -48% | 64 | 17% | 75 | 36% | 102 | -20% | 82 |
| February | 126 | -8% | 116 | 20% | 139 | -5% | 132 | -5% | 126 | 20% | 151 | -29% | 107 | -15% | 91 | 35% | 123 | -21% | 97 | -4% | 93 |
| March | 136 | 31% | 178 | -21% | 140 | -4% | 135 | -1% | 133 | 95% | 260 | -37% | 165 | -26% | 122 | -14% | 105 | 24% | 130 | 2% | 132 |
| April | 155 | 22% | 189 | 10% | 207 | -20% | 166 | -45% | 92 | 151% | 231 | -32% | 156 | -30% | 109 | 16% | 126 | 0% | 126 | 4% | 131 |
| May | 197 | 0% | 197 | -1% | 196 | 13% | 222 | -59% | 92 | 173% | 251 | -38% | 156 | -13% | 135 | 9% | 147 | -4% | 141 | -100% | |
| June | 220 | 6% | 234 | 6% | 249 | -28% | 179 | -32% | 121 | 136% | 285 | -44% | 161 | -20% | 128 | -20% | 102 | 25% | 127 | -100% | |
| July | 215 | 18% | 253 | -17% | 211 | 3% | 218 | 6% | 231 | 6% | 246 | -46% | 132 | 11% | 146 | 8% | 158 | 12% | 177 | -100% | |
| August | 282 | -4% | 272 | 17% | 313 | -18% | 261 | 41% | 368 | -28% | 262 | -26% | 194 | -8% | 179 | -13% | 156 | 4% | 163 | -100% | |
| September | 297 | -16% | 248 | 4% | 259 | -5% | 245 | 57% | 384 | -28% | 276 | -35% | 179 | -2% | 176 | -11% | 156 | 31% | 205 | -100% | |
| October | 263 | 22% | 322 | -27% | 236 | 21% | 285 | 55% | 442 | -26% | 325 | -49% | 168 | 9% | 168 | 9% | 183 | 5% | 192 | -100% | |
| November | 268 | -14% | 230 | -1% | 227 | 2% | 231 | 71% | 394 | -40% | 238 | -44% | 134 | -10% | 120 | 41% | 169 | -3% | 164 | -100% | |
| December | 203 | 13% | 230 | -23% | 178 | 29% | 230 | 23% | 283 | -35% | 183 | -34% | 121 | 6% | 128 | 2% | 131 | -2% | 129 | -100% | |
| YTD Comparison | 541 | 15% | 621 | 2% | 632 | -10% | 571 | -15% | 485 | 65% | 802 | -31% | 552 | -30% | 386 | 11% | 429 | 6% | 455 | -4% | 438 |
| Full Year Cumulative Total | 2,486 | 5% | 2,607 | -4% | 2,507 | -4% | 2,442 | 15% | 2,800 | 2% | 2,868 | -37% | 1,794 | -13% | 1,566 | 4% | 1,631 | 7% | 1,753 | -75% | 438 |

CURRENT MONTH TO MONTH



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200 North Ridge Street
Breckenridge, CO 80424
970.453.2255



Residential Cost Analysis

Residential Improved Units - Price Point Summary

April 2026

| Average Price: | | | \$1,410,811 |
|--------------------------|----------------|----------------------|------------------|
| | # Transactions | Gross Volume | Percentage Gross |
| <=500,000 | 9 | \$3,713,000 | 3% |
| 500,001 to 750,000 | 20 | \$12,798,213 | 9% |
| 750,001 to 1,000,000 | 20 | \$17,183,500 | 12% |
| 1,000,001 to 2,000,000 | 41 | \$56,966,600 | 39% |
| 2,000,001 to 3,000,000 | 6 | \$14,785,000 | 10% |
| 3,000,001 to 4,000,000 | 4 | \$13,320,000 | 9% |
| 4,000,001 to 5,000,000 | 2 | \$9,323,000 | 6% |
| 5,000,001 to 6,000,000 | 0 | \$0 | 0% |
| 6,000,001 to 7,000,000 | 0 | \$0 | 0% |
| 7,000,001 to 8,000,000 | 0 | \$0 | 0% |
| 8,000,001 to 9,000,000 | 1 | \$8,635,000 | 6% |
| 9,000,001 to 10,000,000 | 1 | \$10,000,000 | 7% |
| 10,000,001 to 15,000,000 | 0 | \$0 | 0% |
| over \$ 15 Million | 0 | \$0 | 0% |
| Total: | 104 | \$146,724,313 | 100% |

April 2026

| New Construction | | | |
|-------------------------------|---------------|-----------------|---------------|
| | Number Trans. | Total Volume | Average Price |
| Single Family | 4 | \$20,233,000 | \$5,058,250 |
| Multi Family | 15 | \$17,719,313 | \$1,181,288 |
| Vacant Land | 0 | \$0 | \$0 |
| Resales | | | |
| | Number Trans. | Total Volume | Average Price |
| Single Family | 28 | \$59,348,400 | \$2,119,586 |
| Multi Family | 57 | \$49,423,600 | \$867,081 |
| Vacant Land | 1 | \$701,800 | \$701,800 |
| Gross Residential Price Index | | | |
| | Number Trans. | Total Volume | Average Price |
| Single Family | 32 | \$79,581,400 | \$2,486,919 |
| Multi Family | 72 | \$67,142,913 | \$932,540 |
| Vacant Land | 1 | \$701,800 | \$701,800 |
| YTD: Apr. 2026 | | | |
| | Number Trans. | Total Volume | Average Price |
| Single Family | 104 | \$240,228,163 | \$2,309,886 |
| Multi Family | 227 | \$230,907,181 | \$1,017,212 |
| Vacant Land | 16 | \$29,349,100 | \$1,834,319 |
| 2025 | | | |
| | Number Trans. | Total Volume | Average Price |
| Single Family | 510 | \$1,218,165,339 | \$2,388,559 |
| Multi Family | 850 | \$838,639,405 | \$986,635 |
| Vacant Land | 66 | \$78,959,130 | \$1,196,350 |
| 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 |

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970.668.2205

Dillon
Land Title
256 Dillon Ridge
Dillon, CO 80435
970.262.1883

Breckenridge
Land Title
200 North Ridge
Street
Breckenridge, CO



Historic Residential Cost Analysis

Historical Residential Improved Units - Price Point Summary

| 2021: Gross Residential Price Index | 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: Gross Residential Price Index | 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 |
| 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 |

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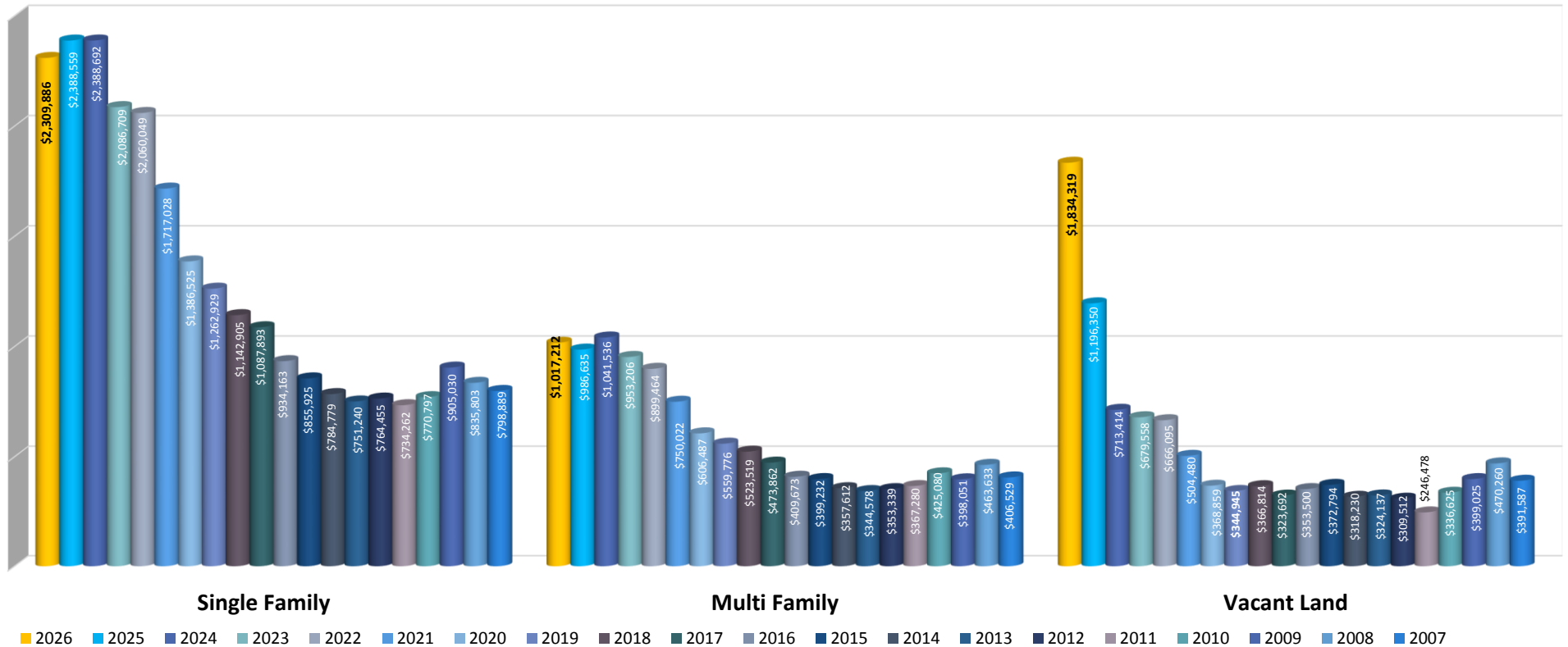
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 970.668.2205

Dillon
 Land Title
 256 Dillon Ridge
 Dillon, CO 80435
 970.262.1883

Breckenridge
 Land Title
 200 North Ridge
 Street
 Breckenridge, CO
 80424

Average Price History by Type: 2007 - 2026



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Comparative Historic Cost Analysis

YTD. 2026 Price Point Summary for Residential Volume - Average Price: \$1,423,370

| | # Transactions | Gross Volume | Percentage Gross |
|--------------------------|----------------|----------------------|------------------|
| <=500,000 | 32 | \$12,309,467 | 3% |
| 500,001 to 750,000 | 59 | \$38,529,313 | 8% |
| 750,001 to 1,000,000 | 51 | \$44,421,200 | 9% |
| 1,000,001 to 2,000,000 | 136 | \$192,639,363 | 41% |
| 2,000,001 to 3,000,000 | 28 | \$68,198,001 | 14% |
| 3,000,001 to 4,000,000 | 14 | \$48,250,000 | 10% |
| 4,000,001 to 5,000,000 | 5 | \$22,748,000 | 5% |
| 5,000,001 to 6,000,000 | 2 | \$10,530,000 | 2% |
| 6,000,001 to 7,000,000 | 0 | \$0 | 0% |
| 7,000,001 to 8,000,000 | 2 | \$14,875,000 | 3% |
| 8,000,001 to 9,000,000 | 1 | \$8,635,000 | 2% |
| 9,000,001 to 10,000,000 | 1 | \$10,000,000 | 2% |
| 10,000,001 to 15,000,000 | 0 | \$0 | 0% |
| over \$15 Million | 0 | \$0 | 0% |
| Total: | 331 | \$471,135,344 | 100% |

YTD. 2025 Price Point Summary for Residential Volume - Average Price: \$1,589,010

| | # Transactions | Gross Volume | Percentage Gross |
|--------------------------|----------------|----------------------|------------------|
| <=500,000 | 32 | \$13,293,510 | 3% |
| 500,001 to 750,000 | 47 | \$30,615,231 | 6% |
| 750,001 to 1,000,000 | 69 | \$60,535,290 | 11% |
| 1,000,001 to 2,000,000 | 105 | \$153,650,442 | 29% |
| 2,000,001 to 3,000,000 | 53 | \$130,847,318 | 25% |
| 3,000,001 to 4,000,000 | 15 | \$53,238,500 | 10% |
| 4,000,001 to 5,000,000 | 2 | \$8,625,000 | 2% |
| 5,000,001 to 6,000,000 | 3 | \$16,630,000 | 3% |
| 6,000,001 to 7,000,000 | 2 | \$12,985,000 | 2% |
| 7,000,001 to 8,000,000 | 1 | \$7,100,000 | 1% |
| 8,000,001 to 9,000,000 | 2 | \$17,570,000 | 3% |
| 9,000,001 to 10,000,000 | 1 | \$9,200,000 | 2% |
| 10,000,001 to 15,000,000 | 1 | \$14,850,000 | 3% |
| over \$15 Million | 0 | \$0 | 0% |
| Total: | 333 | \$529,140,291 | 100% |

YTD. 2024 Price Point Summary for Residential Volume - Average Price: \$1,504,309

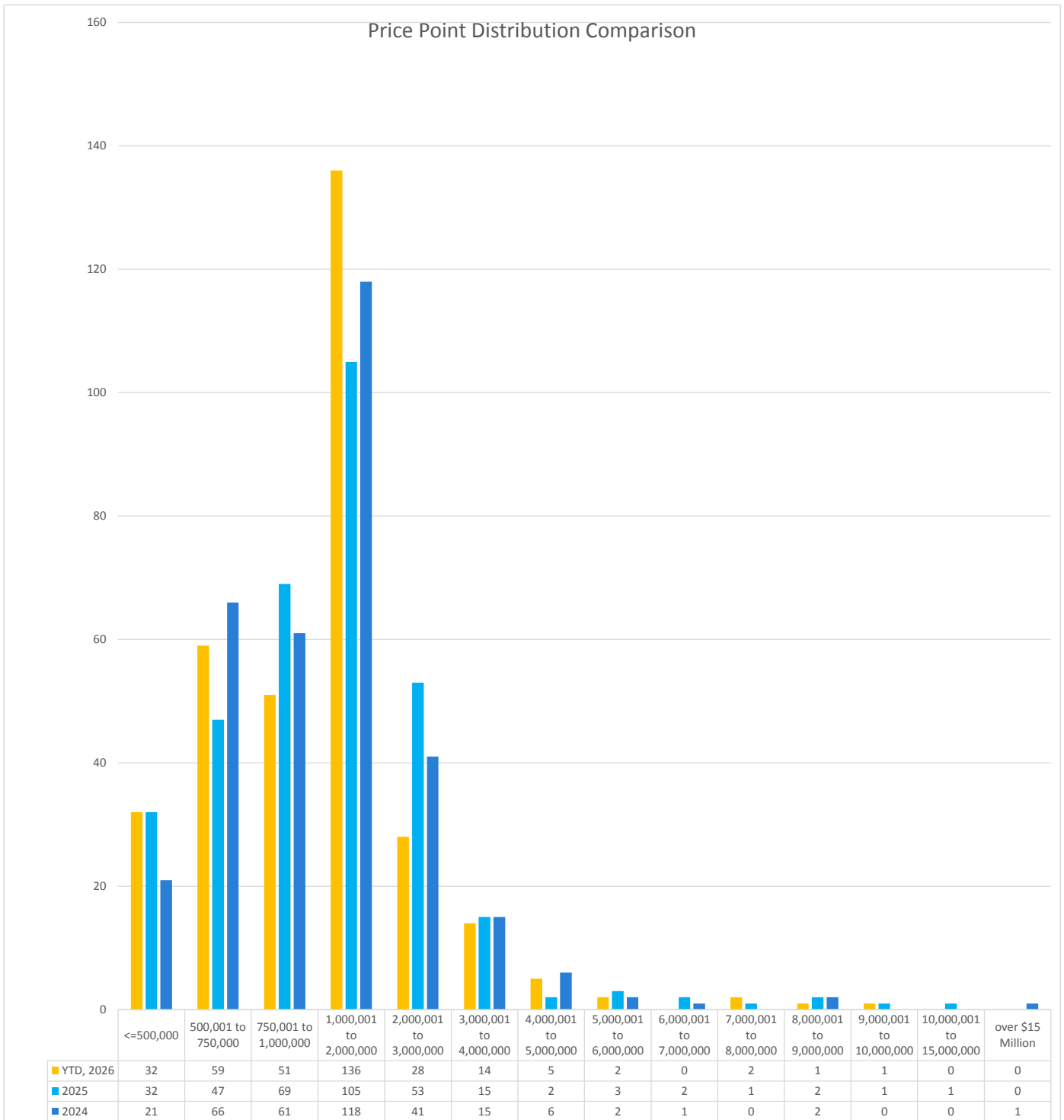
| | # Transactions | Gross Volume | Percentage Gross |
|--------------------------|----------------|----------------------|------------------|
| <=500,000 | 21 | \$8,254,000 | 2% |
| 500,001 to 750,000 | 66 | \$41,420,098 | 8% |
| 750,001 to 1,000,000 | 61 | \$52,706,272 | 10% |
| 1,000,001 to 2,000,000 | 118 | \$164,708,400 | 33% |
| 2,000,001 to 3,000,000 | 41 | \$103,323,550 | 21% |
| 3,000,001 to 4,000,000 | 15 | \$49,270,000 | 10% |
| 4,000,001 to 5,000,000 | 6 | \$26,938,000 | 5% |
| 5,000,001 to 6,000,000 | 2 | \$11,224,000 | 2% |
| 6,000,001 to 7,000,000 | 1 | \$6,245,000 | 1% |
| 7,000,001 to 8,000,000 | 0 | \$0 | 0% |
| 8,000,001 to 9,000,000 | 2 | \$17,350,000 | 3% |
| 9,000,001 to 10,000,000 | 0 | \$0 | 0% |
| 10,000,001 to 15,000,000 | 0 | \$0 | 0% |
| over \$15 Million | 1 | \$21,000,000 | 4% |
| Total: | 334 | \$502,439,320 | 100% |

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Comparative Historic Cost Analysis



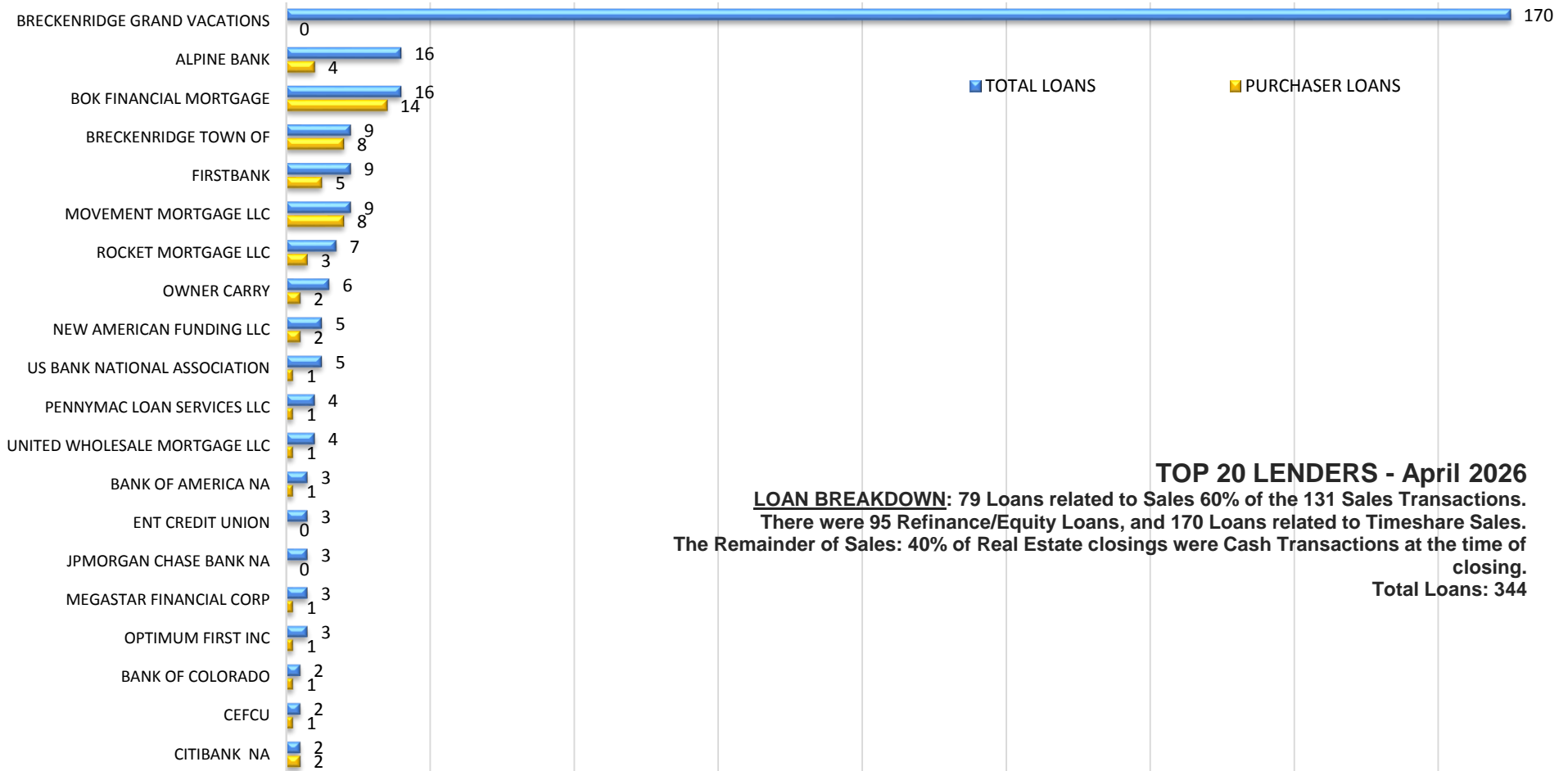
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Lender Analysis



TOP 20 LENDERS - April 2026

LOAN BREAKDOWN: 79 Loans related to Sales 60% of the 131 Sales Transactions. There were 95 Refinance/Equity Loans, and 170 Loans related to Timeshare Sales. The Remainder of Sales: 40% of Real Estate closings were Cash Transactions at the time of closing. Total Loans: 344

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Market Highlights

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April 2026

Top Priced Improved Residential Sale:

| | |
|--------------------|---------------------------------------|
| ACCOUNT | 2803736 |
| BEDROOM | 5 |
| BATH | 7.00 |
| YOC | 2017 |
| HEATED SQFT | 5879 |
| LANDSIZE | 10.0000 |
| RECEPTION | 1373806 |
| PRICE | \$ 10,000,000.00 |
| AREA | BRECKEN |
| LEGAL | RANCH AT BRECKENRIDGE Homestead Lot 5 |
| PPSF | \$ 1,700.97 |
| DATE | 4/30/2026 |

Top Priced PSF Improved Residential Sale:

| |
|---------------------------------------|
| 2803736 |
| 5 |
| 7.00 |
| 2017 |
| 5879 |
| 10.0000 |
| 1373806 |
| \$ 10,000,000.00 |
| BRECKEN |
| RANCH AT BRECKENRIDGE Homestead Lot 5 |
| \$ 1,700.97 |
| 4/30/2026 |





Foreclosure Document Breakdown

| April 2026 | 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) | 1 | 0 | 1 | 0 |
| Total Foreclosure Docs Filed: | 2 | 0 | 2 | 0 |

Land Title Historical Foreclosure Summary

| 2013 Summary: | | 2014 Summary: | |
|-------------------------------|-----------|-------------------------------|-----------|
| NED: | 138 | NED: | 86 |
| Withdrawn NED'S | 86 | Withdrawn NED'S | 27 |
| <i>Active NED's for 2013:</i> | <i>52</i> | <i>Active NED's for 2014:</i> | <i>59</i> |

| 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 |
| <i>Active NED's for 2015:</i> | <i>18</i> | <i>Active NED's for 2016:</i> | <i>9</i> |

| 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 |
| <i>Active NED's for 2017:</i> | <i>16</i> | <i>Active NED's for 2018:</i> | <i>7</i> |

| 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 |
| <i>Active NED's for 2019:</i> | <i>15</i> | <i>Active NED's for 2020:</i> | <i>20</i> |

| 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 |
| <i>Active NED's for 2021:</i> | <i>16</i> | <i>Active NED's for 2022:</i> | <i>22</i> |

| Public Trustee's Deeds Issued: | 32 | Public Trustee's Deeds Issued: | 14 |
|---------------------------------------|-----------|---------------------------------------|-----------|
| 2023 Summary: | | 2024 Summary: | |
| NED: | 47 | NED: | 7 |
| Withdrawn NED'S | 5 | Withdrawn NED'S | 15 |
| <i>Active NED's for 2023:</i> | <i>42</i> | <i>Active NED's for 2024:</i> | <i>-8</i> |

| Public Trustee's Deeds Issued: | 20 | Public Trustee's Deeds Issued: | 2 |
|---------------------------------------|-----------|---------------------------------------|----------|
| 2025 Summary: | | 2026 Summary: | |
| NED: | 41 | NED: | 7 |
| Withdrawn NED'S | 4 | Withdrawn NED'S | 7 |
| <i>Active NED's for 2025:</i> | <i>37</i> | <i>Active NED's for 2026:</i> | <i>7</i> |

| Public Trustee's Deeds Issued: | 26 | Public Trustee's Deeds Issued: | 2 |
|---|-----------|---------------------------------------|----------|
| Summary Foreclosure Actions: | | | |
| Total Active NED's for Period: 1/1/2009 thru 12/31/2025 | | 1,039 | |
| Total PTD's Issued: 1/1/2009 thru 12/31/2025 | | 1,000 | |
| Unissued Public Trustee's Deeds Remaining: | | 39 | |

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Summary of Foreclosure Actions

YTD: Apr. 2026

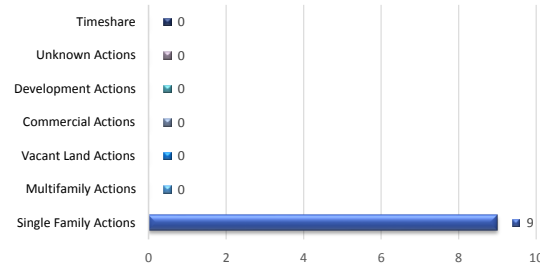
Property Foreclosure Summary:

| | |
|--------------------|---|
| Fee Simple Actions | 9 |
| Timeshare Actions | 0 |
| Unknown Actions | 0 |

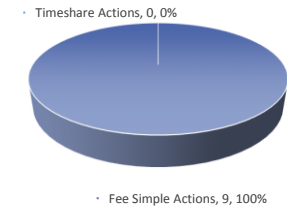
Property Type Breakdown:

| | |
|-----------------------|---|
| Single Family Actions | 9 |
| Multifamily Actions | 0 |
| Vacant Land Actions | 0 |
| Commercial Actions | 0 |
| Development Actions | 0 |
| Unknown Actions | 0 |
| Timeshare | 0 |

Foreclosure Document Summary: Property Type 2026



Foreclosure Document Summary by Category 2026



Location Summary: ALL TYPES

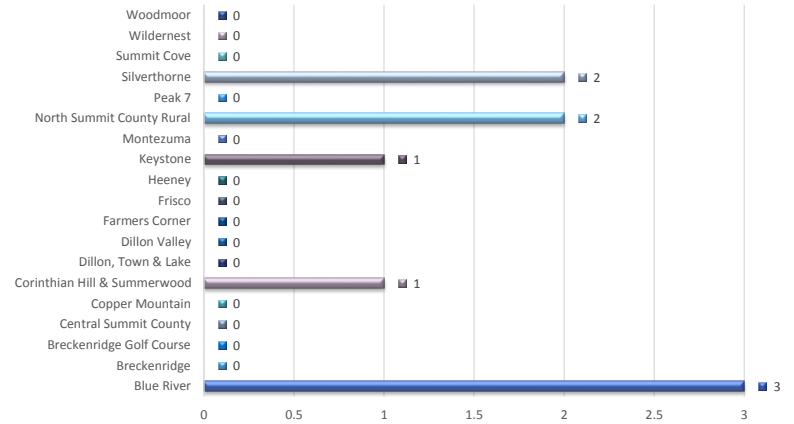
| | |
|------------------------------|---|
| Blue River | 3 |
| Breckenridge | 0 |
| Breckenridge Golf Course | 0 |
| Central Summit County | 0 |
| Copper Mountain | 0 |
| Corinthian Hill & Summerwood | 1 |
| Dillon, Town & Lake | 0 |
| Dillon Valley | 0 |
| Farmers Corner | 0 |
| Frisco | 0 |
| Heeney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

Location Summary: Fee Simple Only

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

* Location Summaries do not include recordings with Unknown Legal Descriptions

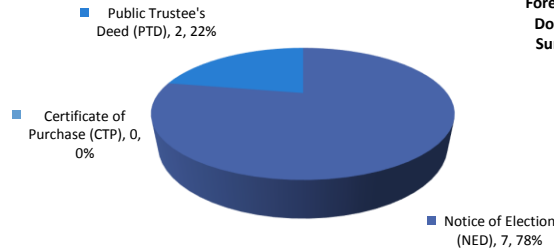
Foreclosure Document Summary: Fee Simple Only - Location by Market Area: 2026



Document Summary:

| | |
|-------------------------------|---|
| Notice of Election (NED) | 7 |
| Certificate of Purchase (CTP) | 0 |
| Public Trustee's Deed (PTD) | 2 |

Foreclosure Document Summary: 2026



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Top Lender Listing

| LENDER | NUMBER LOANS | (PURCHASE LOANS) | PERCENTAGE TOTAL |
|--|--------------|------------------|------------------|
| BRECKENRIDGE GRAND VACATIONS | 170 | | 49.42% |
| ALPINE BANK | 16 | 4 | 4.65% |
| BOK FINANCIAL MORTGAGE | 16 | 14 | 4.65% |
| BRECKENRIDGE TOWN OF | 9 | 8 | 2.62% |
| FIRSTBANK | 9 | 5 | 2.62% |
| MOVEMENT MORTGAGE LLC | 9 | 8 | 2.62% |
| ROCKET MORTGAGE LLC | 7 | 3 | 2.03% |
| OWNER CARRY | 6 | 2 | 1.74% |
| NEW AMERICAN FUNDING LLC | 5 | 2 | 1.45% |
| US BANK NATIONAL ASSOCIATION | 5 | 1 | 1.45% |
| PENNYMAC LOAN SERVICES LLC | 4 | 1 | 1.16% |
| UNITED WHOLESALE MORTGAGE LLC | 4 | 1 | 1.16% |
| BANK OF AMERICA NA | 3 | 1 | 0.87% |
| ENT CREDIT UNION | 3 | | 0.87% |
| JPMORGAN CHASE BANK NA | 3 | | 0.87% |
| MEGASTAR FINANCIAL CORP | 3 | 1 | 0.87% |
| OPTIMUM FIRST INC | 3 | 1 | 0.87% |
| BANK OF COLORADO | 2 | 1 | 0.58% |
| CEFCU | 2 | 1 | 0.58% |
| CITIBANK NA | 2 | 2 | 0.58% |
| CREDIT UNION OF THE ROCKIES | 2 | | 0.58% |
| CROSSCOUNTRY MORTGAGE LLC | 2 | 1 | 0.58% |
| SHELLPOINT MORTGAGE | 2 | 1 | 0.58% |
| THE LOAN STORE INC | 2 | 1 | 0.58% |
| UNION HOME MORTGAGE CORP | 2 | 1 | 0.58% |
| WELLS FARGO BANK NA | 2 | 1 | 0.58% |
| ABLE FINANCIAL INC | 1 | | 0.29% |
| AIR ACADEMY FEDERAL CREDIT UNION | 1 | | 0.29% |
| AMERICAN FINANCIAL RESOURCES LLC | 1 | 1 | 0.29% |
| AMWEST FUNDING CORP | 1 | | 0.29% |
| BLUE FEDERAL CREDIT UNION | 1 | 1 | 0.29% |
| BLUE SKY MORTGAGE LLC | 1 | | 0.29% |
| CHEVRON FEDERAL CREDIT UNION | 1 | 1 | 0.29% |
| CITIZENS BANK NA | 1 | | 0.29% |
| CLIMB CU | 1 | | 0.29% |
| CMG MORTGAGE INC | 1 | 1 | 0.29% |
| COLORADO CREDIT UNION | 1 | | 0.29% |
| CREDIT UNION OF COLORADO | 1 | | 0.29% |
| DART COLLATERAL MANAGER LLC | 1 | | 0.29% |
| FAIRWAY INDEPENDENT MORTGAGE CORPORATION | 1 | | 0.29% |
| FIGURE LENDING LLC | 1 | | 0.29% |
| FIRST NATIONAL BANK | 1 | | 0.29% |
| FLAT BRANCH MORTGAGE INC | 1 | | 0.29% |
| FREEDOM MORTGAGE CORPORATION | 1 | | 0.29% |
| GOLDEN EMPIRE MORTGAGE INC | 1 | 1 | 0.29% |
| GUARANTEED RATE INC | 1 | | 0.29% |
| GUILD MORTGAGE COMPANY LLC | 1 | 1 | 0.29% |
| HIGH PLAINS BANK | 1 | | 0.29% |
| HOME MORTGAGE ADVISORS LLC | 1 | 1 | 0.29% |
| INWOOD NATIONAL BANK | 1 | | 0.29% |
| JEFFERSON BANK | 1 | 1 | 0.29% |
| KIND LENDING LLC | 1 | 1 | 0.29% |
| LAKESIDE BANK | 1 | | 0.29% |
| LENSURE MORTGAGE CORP | 1 | 1 | 0.29% |
| LOANDEPOT.COM LLC | 1 | | 0.29% |
| MERITRUST CREDIT UNION | 1 | | 0.29% |
| MLD MORTGAGE INC | 1 | 1 | 0.29% |
| MORGAN STANLEY PRIVATE BANK NATIONAL ASSOCIATION | 1 | 1 | 0.29% |
| NAVY FEDERAL CREDIT UNION | 1 | | 0.29% |
| NBKC BANK | 1 | 1 | 0.29% |
| ORIGINPOINT LLC | 1 | | 0.29% |
| PARAMOUNT RESIDENTIAL MORTGAGE GROUP INC | 1 | 1 | 0.29% |
| PRIMELENDING | 1 | 1 | 0.29% |
| PRIMESOUTH BANK | 1 | 1 | 0.29% |
| RAYMOND JAMES BANK | 1 | 1 | 0.29% |
| REAL GENIUS LLC | 1 | | 0.29% |
| REDSTONE BANK | 1 | | 0.29% |
| RESICENTRAL LLC | 1 | | 0.29% |
| SAGE HOME LOANS CORPORATION | 1 | | 0.29% |
| SILVERTHORNE TOWN OF | 1 | | 0.29% |
| STIFEL BANK & TRUST | 1 | | 0.29% |
| SUMMIT COMBINED HOUSING AUTHORITY | 1 | 1 | 0.29% |
| SYNERGY ONE LENDING INC | 1 | | 0.29% |
| THIRD FEDERAL SAVINGS AND LOAN | 1 | | 0.29% |
| UMB BANK NA | 1 | | 0.29% |
| UNITED BUSINESS BANK | 1 | | 0.29% |
| VECTRA BANK COLORADO | 1 | | 0.29% |
| TOTAL LOAN FOR APRIL 2026: | 344 | 79 | 100.00% |

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Upper End Transaction Detail

April 2026

Upper End Purchaser Details

| Brm | Bath | Year Built | Size | Price | Legal | PPSF | Date | Street Address | Origin of Buyer: City | Origin of Buyer: State |
|-----|------|------------|-------|------------------|---|-------------|-----------|--------------------------------|-----------------------|------------------------|
| 5 | 7.00 | 2017 | 5879 | \$ 10,000,000.00 | RANCH AT BRECKENRIDGE Homestead Lot 5 | \$ 1,700.97 | 4/30/2026 | 300 LITTLE SALLIE BARBER TRAIL | DENVER | CO |
| 4 | 6.00 | 2024 | 5373 | \$ 8,635,000.00 | HIGHLANDS AT BRECKENRIDGE Filing 2 Lot 60 | \$ 1,607.11 | 4/16/2026 | 32 ROUNDS ROAD | CARY | NC |
| | | 2004 | 12537 | \$ 7,800,000.00 | TEN MILE SUBD Filing 1 Lot GH1 & LAKEPOINT FRISCO Lot 1A, Block 4 | \$ 622.16 | 4/10/2026 | 940 NORTH TEN MILE DR | CEDAR RAPIDS | IA |
| 4 | 6.00 | 2024 | 4962 | \$ 4,998,000.00 | HAMILTON CREEK SUBD Filing 1 Lot 20R | \$ 1,007.26 | 4/22/2026 | 530 LAKEVIEW CIRCLE | LITTLETON | CO |
| 5 | 7.00 | 2025 | 4326 | \$ 4,325,000.00 | BARTON CREEK RESERVE Lot 22 | \$ 999.77 | 4/6/2026 | 226 BARTON WAY | SEGUIN | TX |
| 4 | 5.00 | 2021 | 3029 | \$ 3,500,000.00 | SOUTH MARYLAND CREEK RANCH Filing 10 Lot 71 | \$ 1,155.50 | 4/24/2026 | 283 MCKAY ROAD | FAIRFAX STATION | VA |
| 3 | 4.00 | 2020 | 2062 | \$ 3,400,000.00 | ABBETTS ADDITION SUBD Lot 7A | \$ 1,648.88 | 4/24/2026 | 208 NORTH RIDGE STREET | WASHINGTON | DC |
| 5 | 5.00 | 2012 | 3404 | \$ 3,300,000.00 | CORKSCREW FLATS SUBD Filing 1 Lot 10 | \$ 969.45 | 4/3/2026 | 168 CORCKSCREW DRIVE | FARGO | ND |
| 4 | 7.00 | 2012 | 4245 | \$ 3,120,000.00 | ZEPPELIN SUBD Lot 3 | \$ 734.98 | 4/23/2026 | 79 ZEPPELIN (CR 929) WAY | BRECKENRIDGE | CO |
| 4 | 4.00 | 2003 | 3435 | \$ 2,965,000.00 | RESERVE AT FRISCO Filing 2 Phase 1 Block 11 Lot 8 | \$ 863.17 | 4/10/2026 | 169 ROSE CROWN CIRCLE | KEYSTONE | CO |
| 3 | 4.00 | 2008 | 3698 | \$ 2,700,000.00 | EAGLES NEST GOLF COURSE SUBD Filing 1 Lot 95 | \$ 730.12 | 4/24/2026 | 210 EASY BEND TRAIL | SILVERTHORNE | CO |
| 4 | 4.00 | 2000 | 2027 | \$ 2,470,000.00 | UNION CREEK TH CONDO Unit 8 | \$ 1,218.55 | 4/1/2026 | 144 STORM KING DRIVE | BOULDER | CO |
| 4 | 5.00 | 2022 | 3729 | \$ 2,275,000.00 | MOUNTAIN VIEW SUBD Lot 169R | \$ 610.08 | 4/16/2026 | 6270 STATE HIGHWAY 9 | MIAMI | FL |
| 3 | 3.00 | 2026 | 1918 | \$ 2,200,000.00 | LAKEPOINT MANOR CONDO Unit 16C | \$ 1,147.03 | 4/2/2026 | 909C LAKEPOINT CIRCLE | TUCSON | AZ |
| 4 | 3.00 | 2019 | 2509 | \$ 2,175,000.00 | SOUTH MARYLAND CREEK RANCH Filing 8 Lot 53 | \$ 866.88 | 4/10/2026 | 63 WEST BARON WAY | PANORIA | IA |

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Purchaser Titement Abstract

April 2026

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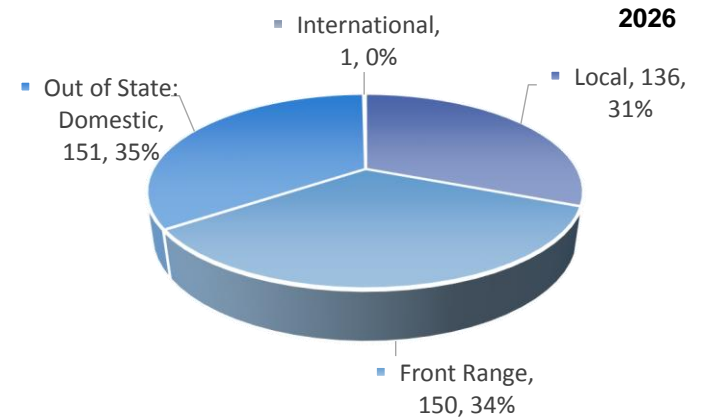
Data are compiled from Clerk & Recording Office & Assessor Office Records. Data are deemed reliable but are not guaranteed.

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| Origin of Buyer | # of Trans. | % Overall |
|------------------------|-------------|-------------|
| Local | 39 | 30% |
| Front Range | 49 | 37% |
| Out of State: Domestic | 43 | 33% |
| International | 0 | 0% |
| Total Sales | 131 | 100% |

YTD: 2026

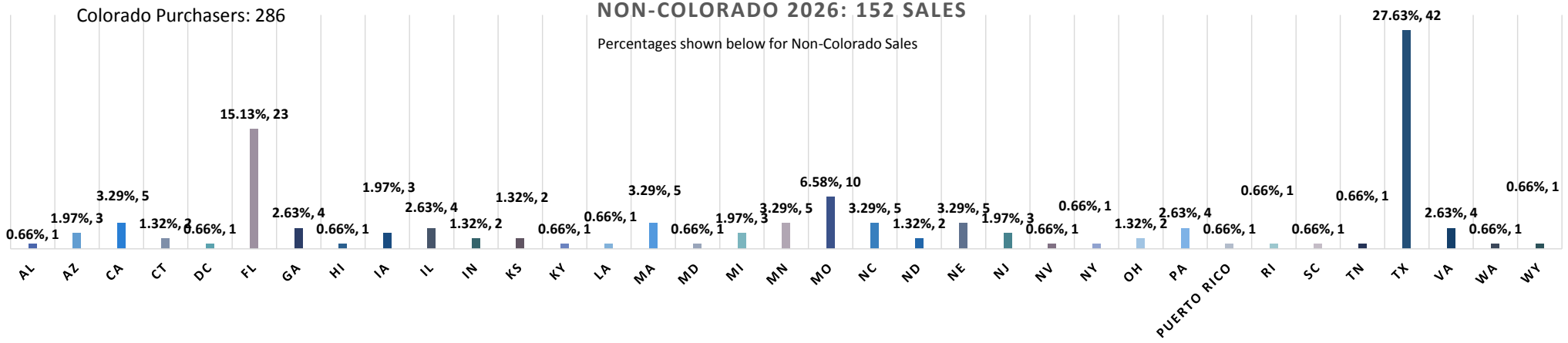
| Origin of Buyer | # of Trans. | % Overall |
|------------------------|-------------|-------------|
| Local | 136 | 31% |
| Front Range | 150 | 34% |
| Out of State: Domestic | 151 | 34% |
| International | 1 | 0% |
| Total Sales | 438 | 100% |



Colorado Purchasers: 286

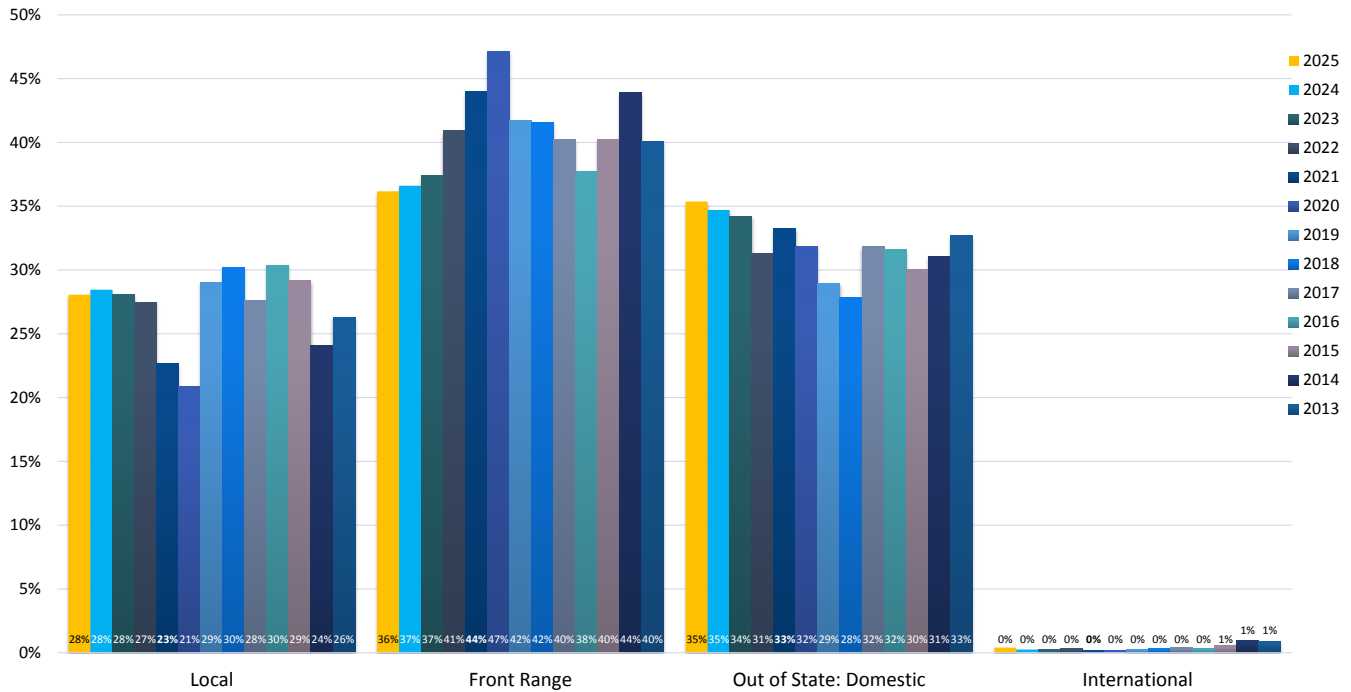
NON-COLORADO 2026: 152 SALES

Percentages shown below for Non-Colorado Sales





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% |

2025

| Origin of Buyer | # of Trans. | % Overall |
|------------------------|-------------|-------------|
| Local | 492 | 28% |
| Front Range | 634 | 36% |
| Out of State: Domestic | 620 | 35% |
| International | 7 | 0% |
| Total Sales | 1753 | 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% |

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New Development Summary

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April 2026

Improved Residential New Unit Sales:

| Brm | Bath | Year Built | Size | Price | Legal | Unit Type | PPSF | Address |
|-----|------|------------|------|-----------------|---|-----------|-------------|-------------------------|
| 4 | 6.00 | 2024 | 5373 | \$ 8,635,000.00 | HIGHLANDS AT BRECKENRIDGE Filing 2 Lot 60 | SINGLEFAM | \$ 1,607.11 | 32 ROUNDS ROAD |
| 5 | 7.00 | 2025 | 4326 | \$ 4,325,000.00 | BARTON CREEK RESERVE Lot 22 | SINGLEFAM | \$ 999.77 | 226 BARTON WAY |
| 4 | 5.00 | 2022 | 3729 | \$ 2,275,000.00 | MOUNTAIN VIEW SUBD Lot 169R | SINGLEFAM | \$ 610.08 | 6270 STATE HIGHWAY 9 |
| 3 | 3.00 | 2026 | 1918 | \$ 2,200,000.00 | LAKEPOINT MANOR CONDO Unit 16C | MULTIFAM | \$ 1,147.03 | 909C LAKEPOINT CIRCLE |
| 2 | 2.00 | 2026 | 1167 | \$ 1,500,000.00 | KINDRED RESIDENCES CONDO UNIT W307 | MULTIFAM | \$ 1,285.35 | 75 HUNKI DORI CT |
| 2 | 3.00 | 2026 | 1289 | \$ 1,499,000.00 | SEASONS AT KEYSTONE CONDO Bldg F Unit 1865 | MULTIFAM | \$ 1,162.92 | 0117 LAKE RIDGE CIRCLE |
| 3 | 4.00 | 2025 | 1525 | \$ 1,320,000.00 | CAMBER TH Unit C2 | MULTIFAM | \$ 865.57 | 632 MONTEZUMA ROAD |
| 1 | 2.00 | 2026 | 743 | \$ 1,300,000.00 | KINDRED RESIDENCES CONDO UNIT W309 | MULTIFAM | \$ 1,749.66 | 75 HUNKI DORI COURT |
| 2 | 2.00 | 2024 | 1174 | \$ 1,185,000.00 | BRIGHTWOOD AT KEYSTONE CONDO Bldg EAST Unit 107 | MULTIFAM | \$ 1,009.37 | 35 ARGENTINE COURT |
| 1 | 2.00 | 2026 | 749 | \$ 900,000.00 | KINDRED RESIDENCES CONDO UNIT W502 | MULTIFAM | \$ 1,201.60 | 75 HUNKI DORI CT |
| 1 | 1.00 | 2026 | 738 | \$ 865,000.00 | KINDRED RESIDENCES CONDO UNIT W308 | MULTIFAM | \$ 1,172.09 | 75 HUNKI DORI COURT |
| 0 | 1.00 | 2024 | 315 | \$ 460,000.00 | BASECAMP LOFTS & STUDIOS CONDO Unit 105 | MULTIFAM | \$ 1,460.32 | 185 LUSHER COURT |
| 4 | 6.00 | 2024 | 4962 | \$ 4,998,000.00 | HAMILTON CREEK SUBD Filing 1 Lot 20R | SINGLEFAM | \$ 1,007.26 | 530 LAKEVIEW CIRCLE |
| 2 | 3.00 | 2026 | 1289 | \$ 1,599,000.00 | SEASONS AT KEYSTONE CONDO Bldg F Unit 1862 | MULTIFAM | \$ 1,240.50 | 0117 LAKE RIDGE CIRCLE |
| 3 | 4.00 | 2022 | 2212 | \$ 1,446,500.00 | ARROWLEAF TH Filing 1 Unit 115 | MULTIFAM | \$ 653.93 | 1301 ADAMS AVE |
| 3 | 3.00 | 2023 | 1366 | \$ 1,225,000.00 | BLUE RIVER FLATS CONDO Phase 2 Bldg C Unit 209 & GARAGE C-209 | MULTIFAM | \$ 896.78 | 1044 BLUE RIVER PARKWAY |
| 2 | 3.00 | 2022 | 1407 | \$ 825,000.00 | ARROWLEAF TH Filing 1 Lot 114 | MULTIFAM | \$ 586.35 | 1301 ADAMS AVENUE |
| 0 | 1.00 | 2023 | 525 | \$ 747,000.00 | BASECAMP LOFTS & STUDIOS CONDO Unit 215 | MULTIFAM | \$ 1,422.86 | 175 LUSHER COURT |
| 0 | 1.00 | 2024 | 518 | \$ 647,813.00 | BASECAMP LOFTS & STUDIOS CONDO Unit 206 | MULTIFAM | \$ 1,250.60 | 185 LUSHER COURT |

Summary of Improved Residential New Unit Sales:

| | |
|------------------------|---------------|
| Average Price: | \$ 1,997,490 |
| Average PPSF: | \$ 1,122.59 |
| Median Price: | \$ 1,320,000 |
| # Transactions: | 19 |
| Gross Volume: | \$ 37,952,313 |





Deed Restricted Unit Sales Summary

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April 2026

Deed Restricted Unit Sales:

| Brm | Bath | Year Built | Size | Price | Legal | Unit Type | PPSF | PRIMARY TOWN | PRIMARY STATE |
|-----|------|------------|------|---------------|--------------------------------------|-----------|-----------|--------------|---------------|
| 2 | 3.00 | 1998 | 1144 | \$ 719,000.00 | BLUE RIVER RUN TH Block 2 Lot 23 | MULTIFAM | \$ 628.50 | FRISCO | CO |
| 3 | 3.00 | 2025 | 1607 | \$ 710,000.00 | STABLES VILLAGE SUBD Filing 2 Lot 41 | SINGLEFAM | \$ 441.82 | BRECKENRIDGE | CO |
| 3 | 3.00 | 2025 | 1607 | \$ 709,961.00 | STABLES VILLAGE SUBD Filing 2 Lot 42 | SINGLEFAM | \$ 441.79 | BRECKENRIDGE | CO |
| 2 | 3.00 | 2024 | 1209 | \$ 482,902.00 | STABLES VILLAGE SUBD Filing 1 Lot 60 | SINGLEFAM | \$ 399.42 | BRECKENRIDGE | CO |
| 1 | 1.00 | 2026 | 648 | \$ 400,000.00 | MILLER FLATS CONDO Unit 200 | MULTIFAM | \$ 617.28 | BRECKENRIDGE | CO |
| 1 | 1.00 | 2026 | 646 | \$ 389,000.00 | MILLER FLATS CONDO Unit 302 | MULTIFAM | \$ 602.17 | BRECKENRIDGE | CO |
| 1 | 1.00 | 2026 | 655 | \$ 382,000.00 | MILLER FLATS CONDO Unit 203 | MULTIFAM | \$ 583.21 | SILVERTHORNE | CO |
| 1 | 1.00 | 2026 | 650 | \$ 381,000.00 | MILLER FLATS CONDO Unit 300 | MULTIFAM | \$ 586.15 | BRECKENRIDGE | CO |
| 1 | 1.00 | 2026 | 650 | \$ 369,000.00 | MILLER FLATS CONDO Unit 202 | MULTIFAM | \$ 567.69 | BRECKENRIDGE | CO |

| | |
|--|--------------|
| Average Price: | \$ 504,763 |
| Average PPSF: | \$ 540.89 |
| Median Price: | \$ 400,000 |
| # Transactions: | 9 |
| Gross Volume: | \$ 4,542,863 |
| Avg. PPSF Deed Restricted/Residential: | 62.20% |

