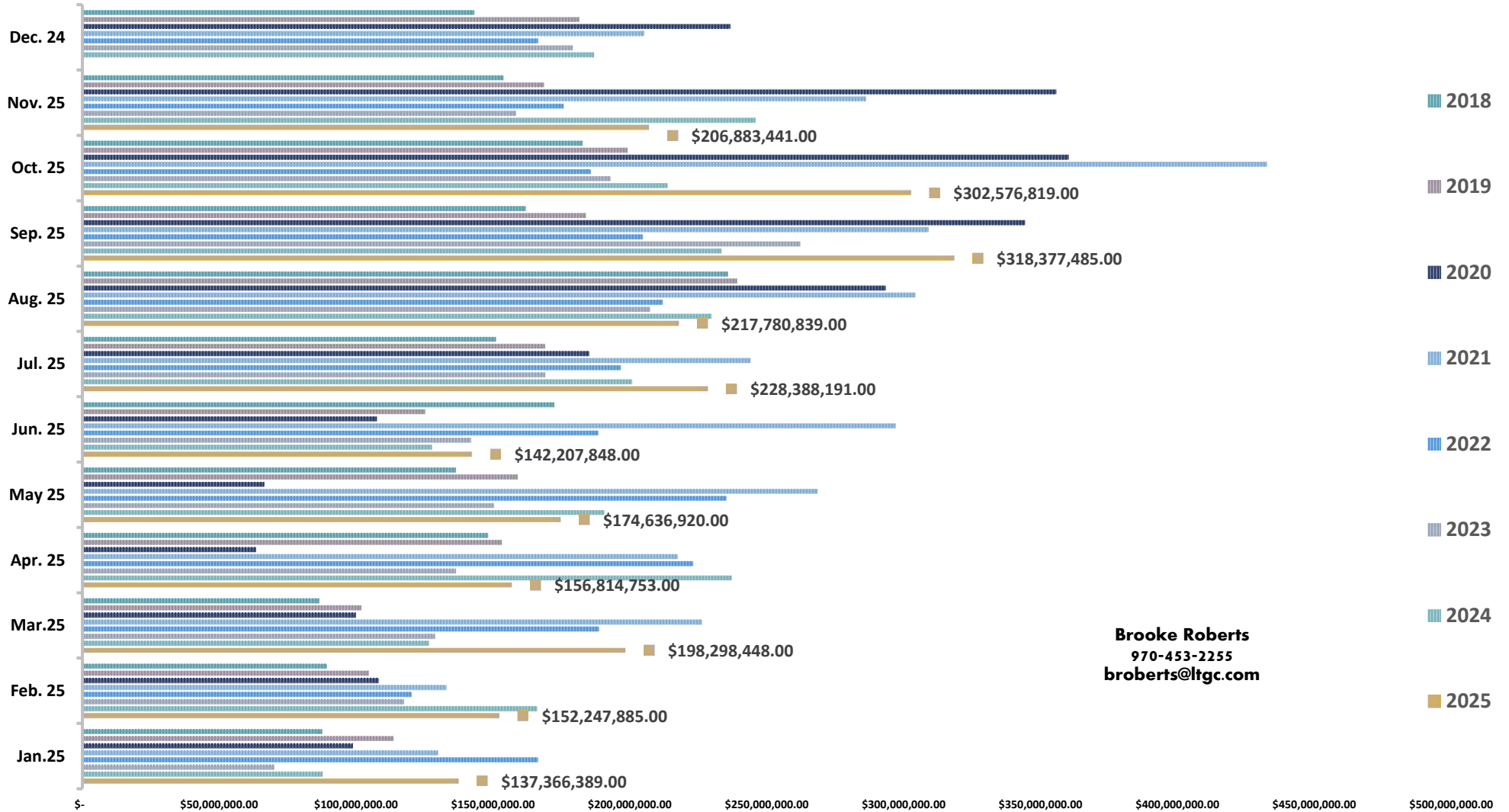




Summit County MARKET ANALYSIS



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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
Wilderness	\$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
Wilderness	\$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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Land Title

256 Dillon Ridge
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970.262.1883

Breckenridge
Land Title

200 North Ridge Street
Breckenridge, CO 80424

970.453.2255



Market Snapshot by Area

2024 versus 2025

Area	Average Price Single Family 2024	Average Price Single Family YTD: 2025	% Change	Average Price Multi-Family 2024	Average Price Multi-Family YTD: 2025	% Change	Average Price Vacant Land 2024	Average Price Vacant Land YTD: 2025	% Change
Blue River	\$1,800,800	\$1,747,452	-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%
Wilderness	\$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	--
Wilderness	\$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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Historic Market Analysis Percentage Market Change: 2015 - 2025

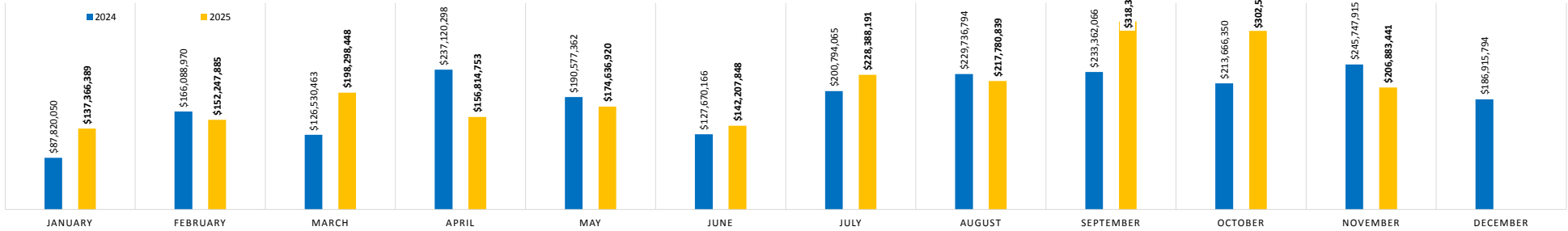
Month to Month Comparison: Gross Volume

Month	2015	% Change 15 to 16	2016	% Change 16 to 17	2017	% Change 17 to 18	2018	% Change 18 to 19	2019	% Change 19 to 20	2020	% Change 20 to 21	2021	% Change 21 to 22	2022	% Change 22 to 23	2023	% Change 23 to 24	2024	% Change 24 to 25	2025
January	\$66,536,300	-5%	\$63,231,650	45%	\$91,901,074	-5%	\$87,565,946	30%	\$113,690,300	-13%	\$98,820,800	32%	\$129,958,844	27.93%	\$166,258,421	-58%	\$70,101,194	25%	\$87,820,050	56%	\$137,366,389
February	\$50,326,500	33%	\$66,997,100	6%	\$71,152,600	26%	\$89,403,682	17%	\$104,726,584	3%	\$108,221,070	23%	\$132,914,988	-9.60%	\$120,161,549	-2%	\$117,407,701	41%	\$166,088,970	-8%	\$152,247,885
March	\$83,058,500	4%	\$86,347,800	43%	\$123,142,000	-30%	\$86,558,600	18%	\$101,948,344	-2%	\$99,852,065	127%	\$226,309,300	-16.60%	\$188,605,550	-32%	\$128,782,372	-2%	\$126,530,463	57%	\$198,298,448
April	\$92,373,585	-4%	\$89,007,327	28%	\$114,226,938	30%	\$148,159,921	3%	\$153,170,489	-59%	\$63,531,993	242%	\$217,485,200	2.49%	\$222,906,754	-39%	\$136,469,755	74%	\$237,120,298	-34%	\$156,814,753
May	\$116,330,500	-1%	\$114,889,906	10%	\$126,580,300	8%	\$136,423,916	17%	\$158,950,200	-58%	\$66,469,300	304%	\$268,489,073	-12.49%	\$234,963,489	-38%	\$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%	\$141,899,900	-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%	\$432,497,649	-57.11%	\$185,508,240	4%	\$192,797,403	11%	\$213,666,350	42%	\$302,576,819
November	\$109,915,500	68%	\$184,563,658	-18%	\$151,871,354	1%	\$153,815,804	10%	\$168,612,665	111%	\$355,464,800	-25%	\$268,148,104	-34.50%	\$175,638,348	-10%	\$158,322,380	55%	\$245,747,915	-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: Numbe

Month	2015	% Change 15 to 16	2016	% Change 16 to 17	2017	% Change 17 to 18	2018	% Change 18 to 19	2019	% Change 19 to 20	2020	% Change 20 to 21	2021	% Change 21 to 22	2022	% Change 22 to 23	2023	% Change 23 to 24	2024	% Change 24 to 25	2025
January	127	-2%	124	11%	138	6%	146	-5%	138	-3%	134	19%	160	-23%	124	-48%	64	17%	75	36%	102
February	106	19%	126	-8%	116	20%	139	-5%	132	-5%	126	20%	151	-29%	107	-15%	91	35%	123	-21%	97
March	149	-9%	136	31%	178	-21%	140	-4%	135	-1%	133	95%	260	-37%	165	-26%	122	-14%	105	24%	130
April	153	1%	155	22%	189	10%	207	-20%	166	-45%	92	151%	231	-32%	156	-30%	109	16%	126	0%	126
May	205	-4%	197	0%	197	-1%	196	13%	222	-59%	92	173%	251	-13%	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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Residential Cost Analysis

Residential Improved Units - Price Point Summary

November 2025

Average Price:			\$1,303,159
	# Transactions	Gross Volume	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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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
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 200 North Ridge Street
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Historic Residential Cost Analysis

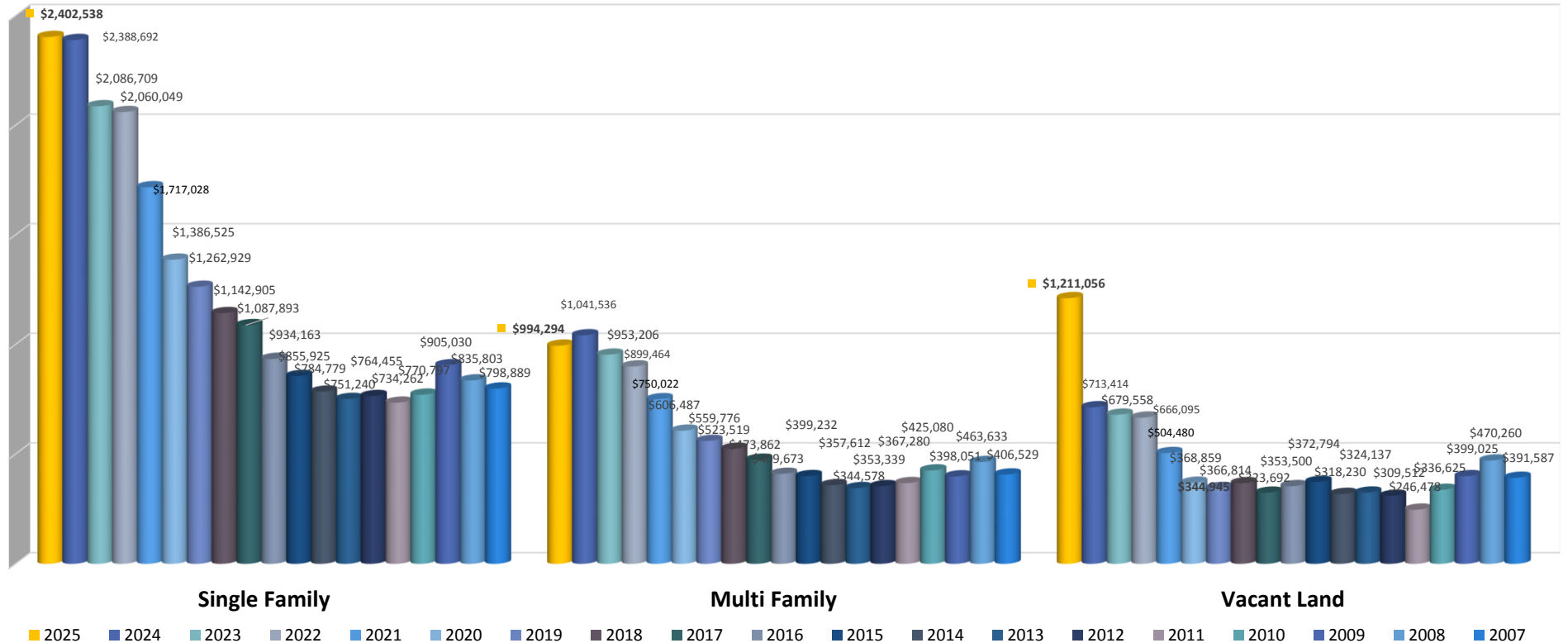
Historical Residential Improved Units - Price Point Summary

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%

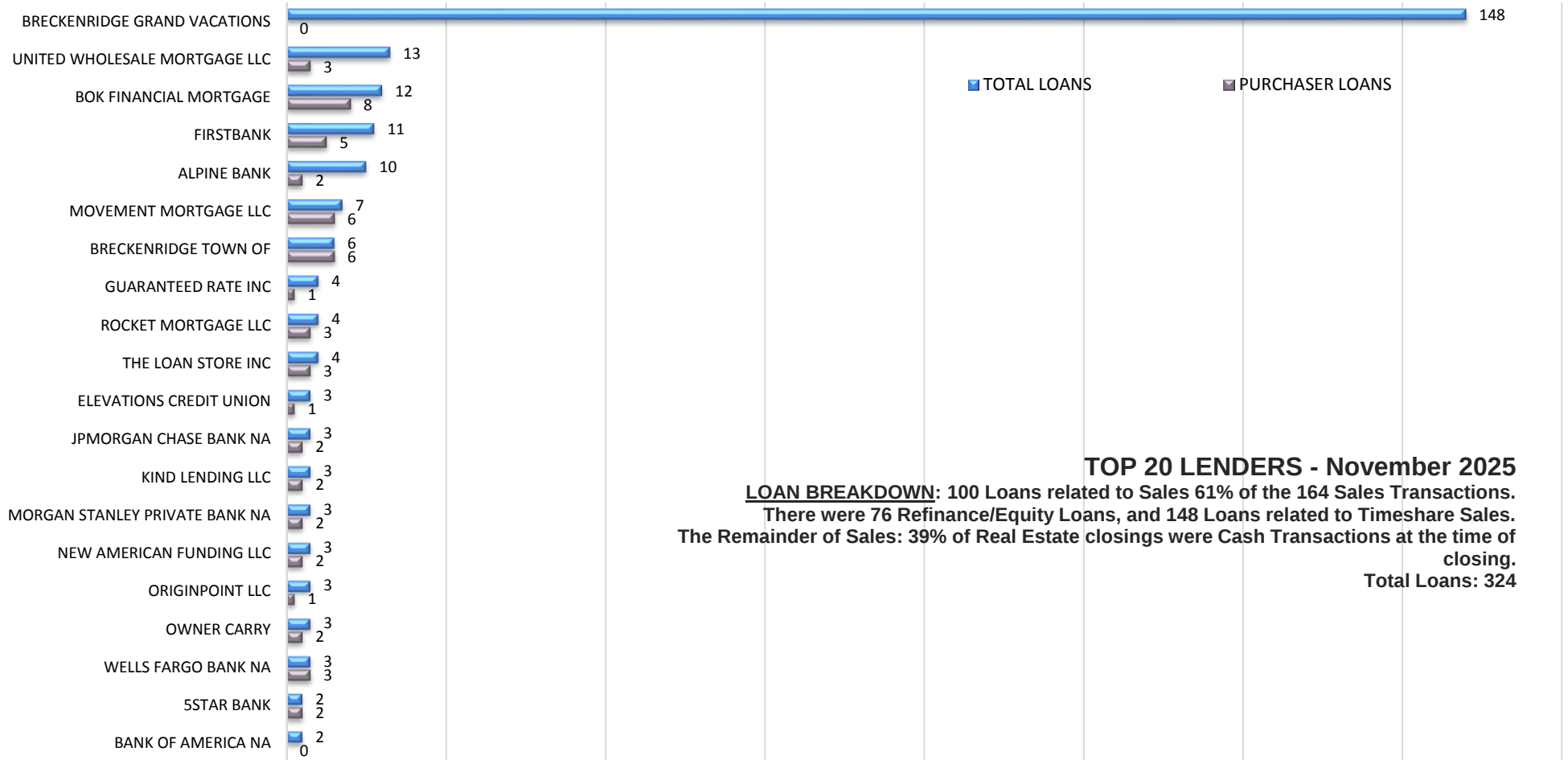
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Lender Analysis



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:			Top Priced PSF Improved Residential Sale:		
ACCOUNT	2800687		6514498		
BEDROOM	6		1		
BATH	8.00		2.00		
YOC	2018		2008		
HEATED SQFT	6299		858		
LANDSIZE	0.5000				
RECEPTION	1363728		1363362		
PRICE	\$	6,880,000.00	\$	1,625,000.00	
AREA	BRECKEN		BRECKEN		
LEGAL	FOUR O'CLOCK SUBD Lot 2		ONE SKI HILL PLACE CONDO Unit 8510		
PPSF	\$	1,092.24	\$	1,893.94	
DATE	11/6/2025		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

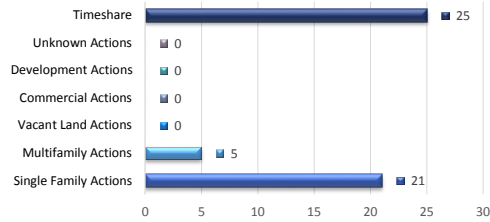
Property Foreclosure Summary:

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	12
Breckenridge Golf Course	2	Breckenridge Golf Course	2
Central Summit County	0	Central Summit County	0
Copper Mountain	0	Copper Mountain	0
Corinthian Hill & Summerwood	1	Corinthian Hill & Summerwood	1
Dillon, Town & Lake	1	Dillon, Town & Lake	1
Dillon Valley	2	Dillon Valley	2
Farmers Corner	1	Farmers Corner	1
Frisco	1	Frisco	1
Heeney	0	Heeney	0
Keystone	2	Keystone	2
Montezuma	0	Montezuma	0
North Summit County Rural	0	North Summit County Rural	0
Peak 7	0	Peak 7	0
Silverthorne	6	Silverthorne	6
Summit Cove	2	Summit Cove	2
Wilderness	1	Wilderness	1
Woodmoor	1	Woodmoor	1

Location Summary: Fee Simple Only

Blue River	3	Blue River	3
Breckenridge	12	Breckenridge	12
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

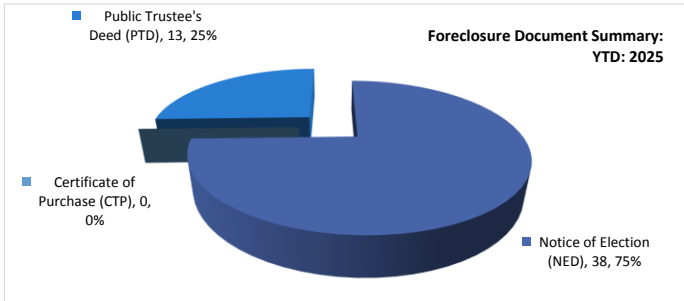
* Location Summaries do not include recordings with Unknown Legal Descriptions

Document Summary:

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

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Foreclosure Document Summary:
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%
SSTAR 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		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%
GUILD MORTGAGE 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		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

Brm	Bath	Year Built	Size	Price	Legal	PPSF	Date	Street Address	Origin of Buyer: City	Origin of Buyer: State
6	8.00	2018	6299 0.6907 AC 0.7681 AC	\$ 6,880,000.00 \$ 6,740,250.00 \$ 6,222,500.00	FOUR O'CLOCK SUBD Lot 2 VALOR HERITAGE SUBD Lot 11 VALOR HERITAGE SUBD Lot 5	\$ 1,092.24 N/A N/A	11/6/2025 11/26/2025 11/24/2025	141 SAW MILL RUN ROAD N/A N/A	ERIE BOCA RATON BROOMFIELD	CO FL 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 1	\$ 657.29	11/7/2025	452 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	35245 STATE HIGHWAY 9	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	WEISSHORN 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	11/14/2025	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	918B 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	GRETNNA	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	CHATEAUX 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	928B LAKEPOINT CIRCLE	COLORADO SPRINGS	CO
		1993	2579	\$ 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 EAST 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	2006	\$	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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Purchaser Titlement Abstract

November 2025

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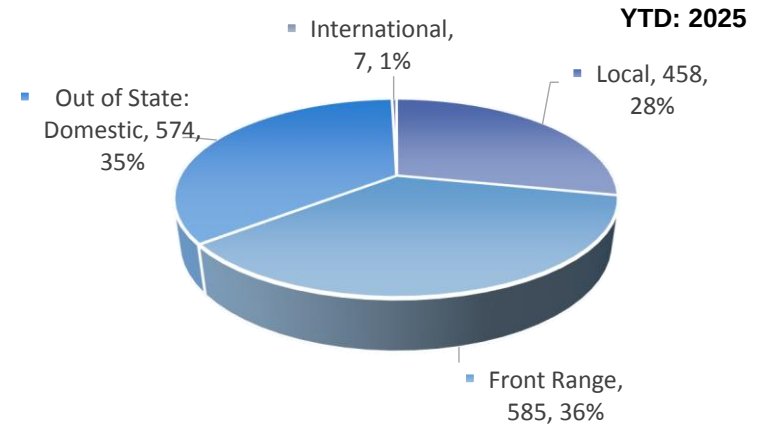
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Origin of Buyer	# of Trans.	% Overall
Local	34	21%
Front Range	62	38%
Out of State: Domestic	68	41%
International	0	0%
Total Sales	164	100%

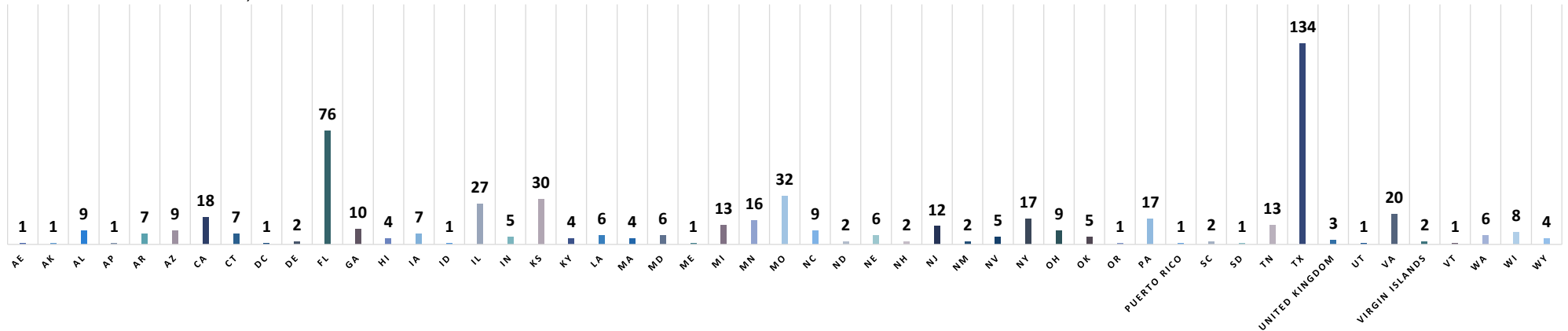
YTD: 2025

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%

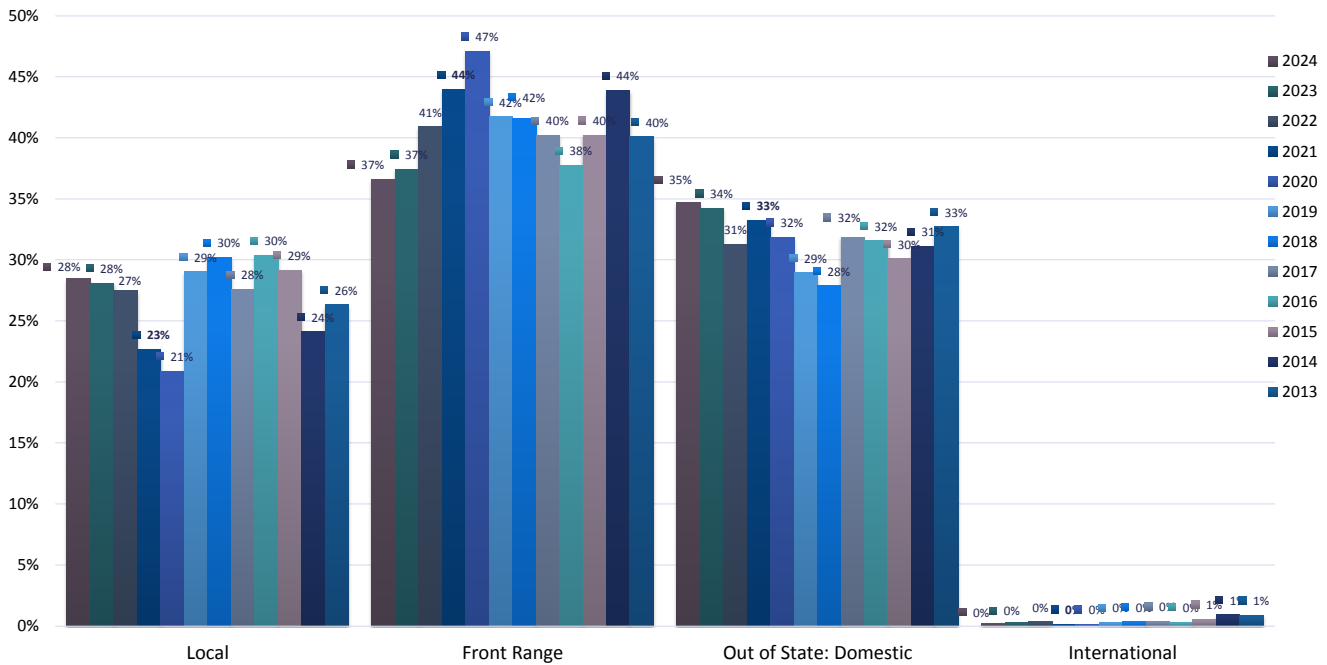


Colorado Purchasers: 1,043

NON-COLORADO YTD: 2025



Purchaser Titlement Abstract History



2022

Origin of Buyer	# of Trans.	% Overall
Local	493	27%
Front Range	734	41%
Out of State: Domestic	561	31%
International	6	0%
Total Sales	1794	100%

2021

Origin of Buyer	# of Trans.	% Overall
Local	650	23%
Front Range	1261	44%
Out of State: Domestic	953	33%
International	4	0%
Total Sales	2868	100%

2023

Origin of Buyer	# of Trans.	% Overall
Local	440	28%
Front Range	586	37%
Out of State: Domestic	536	34%
International	4	0%
Total Sales	1566	100%

2020

Origin of Buyer	# of Trans.	% Overall
Local	585	21%
Front Range	1319	47%
Out of State: Domestic	892	32%
International	4	0%
Total Sales	2800	100%

2024

Origin of Buyer	# of Trans.	% Overall
Local	464	28%
Front Range	597	37%
Out of State: Domestic	566	35%
International	4	0%
Total Sales	1631	100%

2019

Origin of Buyer	# of Trans.	% Overall
Local	709	29%
Front Range	1019	42%
Out of State: Domestic	707	29%
International	7	0%
Total Sales	2442	100%

2016

Origin of Buyer	# of Trans.	% Overall
Local	755	30%
Front Range	938	38%
Out of State: Domestic	785	32%
International	8	0%
Total Sales	2486	100%

2018

Origin of Buyer	# of Trans.	% Overall
Local	757	30%
Front Range	1042	42%
Out of State: Domestic	699	28%
International	9	0%
Total Sales	2507	100%

2015

Origin of Buyer	# of Trans.	% Overall
Local	740	29%
Front Range	1020	40%
Out of State: Domestic	763	30%
International	14	1%
Total Sales	2537	100%

2017

Origin of Buyer	# of Trans.	% Overall
Local	719	28%
Front Range	1048	40%
Out of State: Domestic	830	32%
International	10	0%
Total Sales	2607	100%



New Development Summary

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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:

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	PRIMARY TOWN	PRIMARY STATE
3	3.00	2023	1609	\$ 730,721.00	STABLES VILLAGE SUBD Filing 1 Lot 7	SINGLEFAM	\$ 454.15	CASTLE PINES	CO
3	2.50	2025	1499	\$ 709,961.00	STABLES VILLAGE SUBD Filing 2 Lot 39	SINGLEFAM	\$ 473.62	MORRISON	CO
2	2.00	2024	1106	\$ 599,000.00	CAMBER TH Unit B2	MULTIFAM	\$ 541.59	GOLDEN	CO
2	2.00	2024	1106	\$ 590,000.00	CAMBER TH Unit A2	MULTIFAM	\$ 533.45	ENGLEWOOD	CO
4	3.00	2000	1860	\$ 1,225,000.00	WELLINGTON NEIGHBORHOOD SUBD Block 4 Lot 9	SINGLEFAM	\$ 658.60	BRECKENRIDGE	CO
3	2.00	2025	1452	\$ 885,000.00	HIGHLANDS RIVERFRONT SUBD Lot 22B	SINGLEFAM	\$ 609.50	SILVERTHORNE	CO
3	2.50	2025	1499	\$ 654,121.00	STABLES VILLAGE SUBD Filing 2 Lot 38	SINGLEFAM	\$ 436.37	BRECKENRIDGE	CO
2	2.50	2025	1289	\$ 556,801.00	STABLES VILLAGE SUBD Filing 2 Lot 37	SINGLEFAM	\$ 431.96	BRECKENRIDGE	CO
2	3.00	2024	1416	\$ 556,801.00	STABLES VILLAGE SUBD Filing 2 Lot 31	SINGLEFAM	\$ 393.22	BRECKENRIDGE	CO
3	2.00	2017	1211	\$ 464,052.00	WEST HILLS TH Filing 1 Unit 5A	MULTIFAM	\$ 383.20	DILLON	CO
2	1.00	1980	810	\$ 359,000.00	WEST LAKE LODGE CONDO Unit 105	MULTIFAM	\$ 443.21	FRISCO	CO
2	1.00	2007	1043	\$ 313,751.00	VICS LANDING CONDO Unit 33A	MULTIFAM	\$ 300.82	BRECKENRIDGE	CO
1	1.00	1979	650	\$ 239,000.00	BRIDGE END CONDO Unit 109	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%

