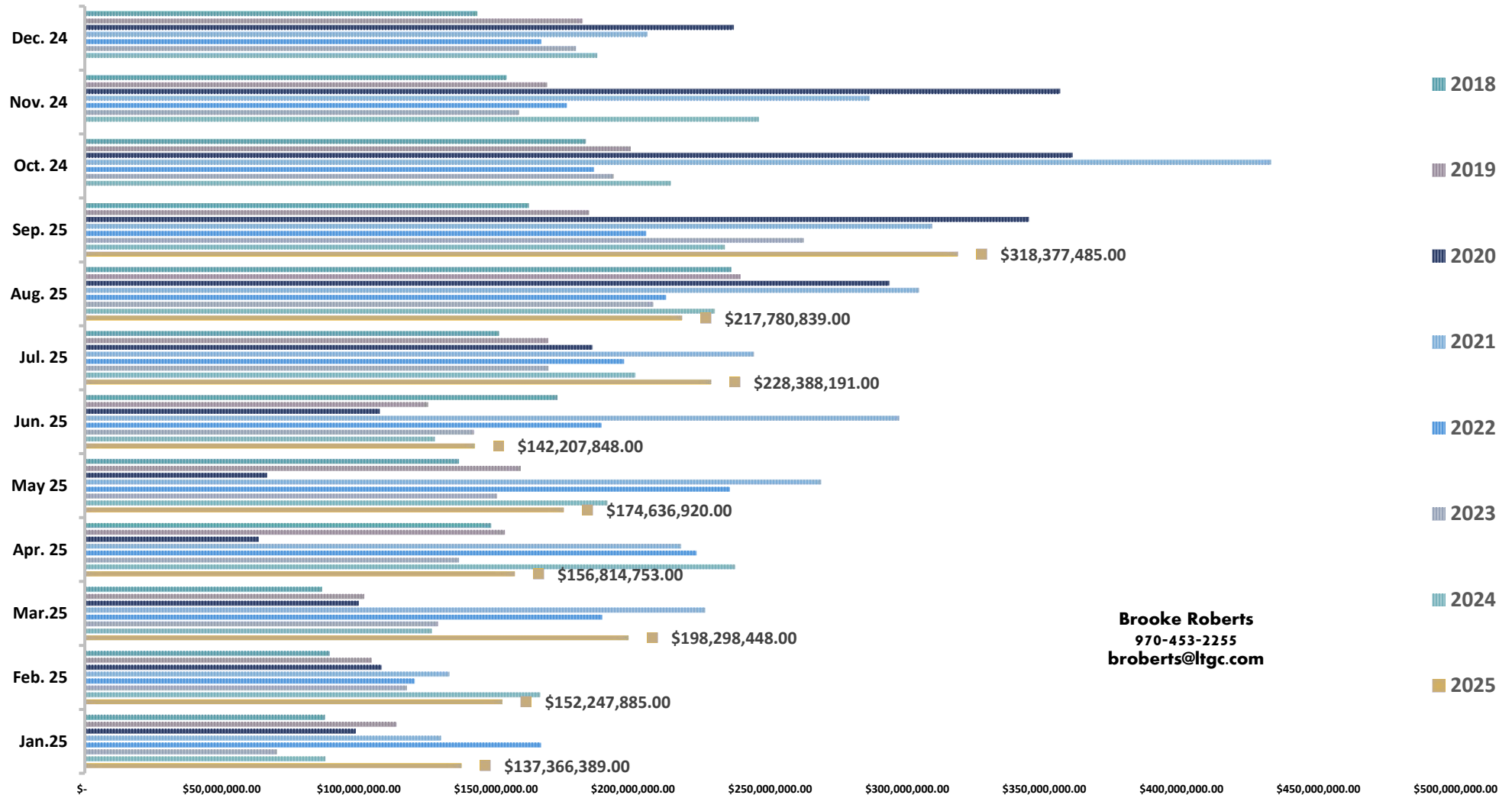




Summit County MARKET ANALYSIS



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Market Analysis by Area

September 2025

All Transaction Summary

Residential Summary

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price	Average \$ Residential Price	Median \$ Residential Price	Average \$ Residential PPSF
Blue River & South to County Line	\$13,923,653	4%	11	5%	\$1,265,787	\$1,515,000	\$1,510,073	\$1,525,000	\$656
Breckenridge	\$82,272,625	26%	43	21%	\$1,913,317	\$1,278,000	\$2,037,674	\$1,340,000	\$1,070
Breckenridge Golf Course	\$47,220,500	15%	21	10%	\$2,248,595	\$1,100,000	\$3,239,654	\$3,100,000	\$892
Copper Mountain	\$7,393,000	2%	9	4%	\$821,444	\$845,000	\$1,050,000	\$940,000	\$1,040
Corinthian Hills & Summerwood	\$4,925,000	2%	1	0%	\$4,925,000	n/a	\$4,925,000	n/a	\$919
Dillon Town & Lake	\$5,008,625	2%	7	3%	\$715,518	\$765,000	\$782,688	\$782,500	\$639
Dillon Valley	\$4,466,800	1%	7	3%	\$638,114	\$465,000	\$638,114	\$465,000	\$594
Farmers Corner	\$0	0%	0	0%	\$0	n/a	n/a	n/a	\$0
Frisco	\$49,450,000	16%	27	13%	\$1,831,481	\$1,400,000	\$1,379,229	\$1,400,000	\$902
Heeney	\$0	0%	0	0%	\$0	n/a	n/a	n/a	\$0
Keystone	\$46,907,500	15%	28	14%	\$1,675,268	\$1,362,500	\$1,675,268	\$1,362,500	\$793
Montezuma	\$400,000	0%	1	0%	\$400,000	n/a	n/a	n/a	\$0
North Summit County (rural)	\$6,015,000	2%	3	1%	\$2,005,000	\$1,900,000	\$2,005,000	\$1,900,000	\$845
Peak 7	\$5,300,000	2%	3	1%	\$1,766,667	\$1,660,000	\$2,630,000	n/a	\$722
Silverthorne	\$18,891,270	6%	13	6%	\$1,453,175	\$1,182,000	\$1,524,273	\$1,191,000	\$733
Summit Cove	\$5,978,500	2%	4	2%	\$1,494,625	\$1,669,250	\$1,494,625	\$1,669,250	\$640
Wilderness	\$4,090,355	1%	7	3%	\$584,336	\$625,000	\$630,830	\$649,990	\$548
Woodmoor	\$7,150,000	2%	4	2%	\$1,787,500	\$1,967,500	\$2,003,333	\$2,050,000	\$694
(Deed Restricted Units)	\$8,376,859	3%	13	6%	\$644,374	\$556,801	\$644,374	\$556,801	\$486
Quit Claim Deeds	\$607,798	0%	3	1%	\$202,599	\$1,499	n/a	n/a	n/a
TOTAL	\$318,377,485	100%	205	100%	\$1,636,999	\$1,176,770	\$1,717,328	\$1,350,000	\$852

(New Improved Residential Sales)	\$47,709,270	15%	15	7%	\$3,180,618	\$2,599,000	\$3,180,618	\$2,599,000	\$1,122
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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: Sept. 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	\$86,873,762	5%	63	5%	\$1,378,949	\$1,350,000	\$1,760,769	\$1,625,000	\$659
Breckenridge	\$473,958,944	27%	233	18%	\$2,034,159	\$1,298,000	\$1,998,281	\$1,322,000	\$1,093
Breckenridge Golf Course	\$132,207,500	8%	72	6%	\$1,836,215	\$1,150,000	\$2,751,155	\$2,660,000	\$825
Copper Mountain	\$62,738,812	4%	60	5%	\$1,045,647	\$936,250	\$1,260,553	\$1,070,000	\$996
Corinthian Hills & Summerwood	\$14,784,500	1%	8	1%	\$1,848,063	\$1,262,500	\$1,848,063	\$1,262,500	\$660
Dillon Town & Lake	\$36,198,850	2%	42	3%	\$861,877	\$800,000	\$863,774	\$800,000	\$788
Dillon Valley	\$20,895,300	1%	37	3%	\$564,738	\$465,000	\$582,751	\$470,000	\$569
Farmers Corner	\$5,782,500	0%	3	0%	\$1,927,500	\$1,100,000	\$941,250	n/a	\$652
Frisco	\$216,545,691	13%	138	11%	\$1,569,172	\$1,220,000	\$1,454,803	\$1,215,000	\$937
Heeney	\$1,285,000	0%	3	0%	\$428,333	\$375,000	\$660,000	n/a	\$688
Keystone	\$207,520,125	12%	161	13%	\$1,288,945	\$940,000	\$1,295,095	\$949,000	\$853
Montezuma	\$400,000	0%	1	0%	\$400,000	n/a	n/a	n/a	\$0
North Summit County (rural)	\$53,808,442	3%	25	2%	\$2,152,338	\$2,380,000	\$2,152,338	\$2,380,000	\$788
Peak 7	\$29,983,000	2%	17	1%	\$1,763,706	\$1,467,500	\$2,148,385	\$1,684,000	\$731
Silverthorne	\$190,092,191	11%	132	10%	\$1,440,092	\$1,120,000	\$1,475,940	\$1,135,000	\$745
Summit Cove	\$41,547,712	2%	35	3%	\$1,187,077	\$1,250,000	\$1,215,082	\$1,375,000	\$617
Wilderness	\$44,602,505	3%	67	5%	\$665,709	\$620,000	\$752,859	\$652,500	\$584
Woodmoor	\$29,480,100	2%	21	2%	\$1,403,814	\$1,150,000	\$1,463,339	\$1,262,000	\$656
Deed Restricted Units	\$74,832,726	4%	135	11%	\$554,316	\$485,000	\$554,316	\$485,000	\$479
Quit Claim Deeds	\$2,581,098	0%	15	1%	\$172,073	\$160,000	n/a	n/a	n/a
TOTAL	\$1,726,118,758	100%	1268	100%	\$1,474,691	\$1,050,000	\$1,530,394	\$1,115,000	\$849

(NEW UNIT SALES)	\$219,458,761	13%	119	9%	\$1,844,191	\$1,259,000	\$1,844,191	\$1,259,000	\$980
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**Breckenridge
Land Title**

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

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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	\$1,788,232	-1%	\$782,500	\$497,500	-36%	\$361,862	\$266,063	-26%
Breckenridge	\$3,317,057	\$3,994,890	20%	\$1,215,172	\$1,144,658	-6%	\$951,900	\$2,515,750	164%
Breckenridge Golf Course	\$3,299,050	\$3,309,016	0%	\$1,107,363	\$966,000	-13%	\$1,344,444	\$801,250	-40%
Copper Mountain	\$4,904,000	\$3,394,000	-31%	\$962,628	\$1,104,447	15%	\$2,000,000	\$1,465,000	-27%
Corinthian Hills/Summerwood	\$1,752,500	\$2,286,500	30%	\$1,152,500	\$1,117,333	-3%	--	--	--
Dillon Town & Lake	\$1,404,988	--	--	\$901,724	\$863,774	-4%	\$585,000	\$560,000	-4%
Dillon Valley	\$1,069,900	\$1,079,125	1%	\$428,125	\$435,678	2%	--	--	--
Farmers Corner	\$3,140,505	\$941,250	-70%	--	--	--	\$930,000	--	--
Frisco	\$2,286,643	\$2,051,726	-10%	\$1,191,392	\$1,187,943	0%	\$1,250,000	\$768,500	-39%
Heeney	\$410,000	\$660,000	61%	--	--	--	\$142,000	\$312,500	120%
Keystone	\$2,369,124	\$2,910,294	23%	\$1,169,910	\$1,101,726	-6%	\$1,225,000	\$660,000	-46%
Montezuma	\$654,000	--	--	--	--	--	--	\$400,000	--
North Summit County (Rural)	\$3,076,625	\$2,152,338	-30%	--	--	--	\$336,433	--	--
Peak 7	\$1,978,558	\$2,148,385	9%	--	--	--	\$619,000	\$671,333	8%
Silverthorne	\$2,041,905	\$2,002,477	-2%	\$1,082,788	\$957,895	-12%	\$657,667	\$425,000	-35%
Summit Cove	\$1,559,060	\$1,495,214	-4%	\$625,933	\$654,818	5%	\$712,500	\$675,000	-5%
Wildernest	\$1,202,246	\$1,557,286	30%	\$631,168	\$637,941	1%	--	\$524,000	--
Woodmoor	\$2,265,083	\$2,011,760	-11%	\$676,667	\$852,500	26%	\$975,000	\$550,000	-44%
Gross Average:	\$2,388,692	\$2,440,912	2%	\$1,041,536	\$1,013,694	-3%	\$713,414	\$890,021	25%

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	\$1,632,500	15%	\$650,000	n/a	--	\$281,750	\$220,000	-22%
Breckenridge	\$2,700,000	\$3,240,000	20%	\$1,020,000	\$1,085,000	6%	\$573,200	\$3,362,500	487%
Breckenridge Golf Course	\$2,950,000	\$2,902,500	-2%	\$985,000	\$848,500	-14%	\$1,300,000	\$980,000	-25%
Copper Mountain	\$5,638,000	\$3,525,000	-37%	\$840,000	\$990,000	18%	n/a	n/a	--
Corinthian Hills/Summerwood	\$1,617,500	\$1,425,000	-12%	\$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	\$1,125,000	9%	\$396,250	\$419,500	6%	n/a	n/a	--
Farmers Corner	\$2,940,000	n/a	--	n/a	n/a	--	n/a	n/a	--
Frisco	\$2,125,000	\$1,740,000	-18%	\$1,038,500	\$990,000	-5%	n/a	n/a	--
Heeney	\$505,000	n/a	--	n/a	n/a	--	n/a	n/a	--
Keystone	\$1,950,000	\$2,295,000	18%	\$919,400	\$881,250	-4%	n/a	n/a	--
Montezuma	n/a	n/a	--	n/a	n/a	--	n/a	n/a	--
North Summit County (Rural)	\$2,112,500	\$2,380,000	13%	n/a	n/a	--	\$45,595	n/a	--
Peak 7	\$1,527,000	\$1,684,000	10%	n/a	n/a	--	\$675,000	\$660,000	-2%
Silverthorne	\$1,949,700	\$1,780,000	-9%	\$1,001,100	\$930,000	-7%	\$670,000	n/a	--
Summit Cove	\$1,495,000	\$1,487,500	-1%	\$608,750	\$695,000	14%	n/a	n/a	--
Wildernest	\$1,255,500	\$1,773,000	41%	\$579,000	\$639,000	10%	n/a	n/a	--
Woodmoor	\$2,250,000	\$1,967,500	-13%	\$711,000	\$790,000	11%	\$775,000	n/a	--
Gross Median:	\$1,986,750	\$1,950,000	-2%	\$875,000	\$865,000	-1%	\$592,500	\$550,000	-7%

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Historic Market Analysis Percentage Market Change: 2015 - 2025

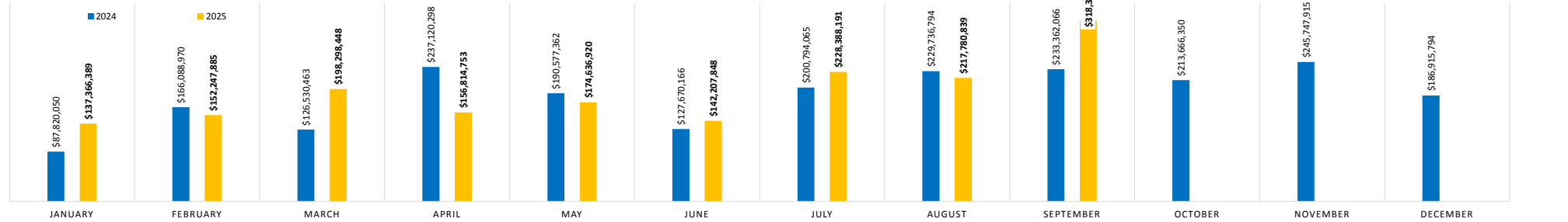
Month to Month Comparison: Gross Volume

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	-100%	
November	\$109,915,500	68%	\$184,563,658	-18%	\$151,871,354	1%	\$153,815,804	10%	\$168,612,665	111%	\$355,464,800	-25%	\$268,148,104	-34.50%	\$175,638,348	-10%	\$158,322,380	55%	\$245,747,915	-100%	
December	\$141,435,873	-13%	\$122,880,919	25%	\$153,007,686	-6%	\$143,100,278	27%	\$181,553,368	30%	\$236,644,433	-13%	\$205,268,620	-18.93%	\$166,410,583	8%	\$179,068,160	4%	\$186,915,794	-100%	
YTD Comparison	\$964,551,561	-1%	\$951,530,665	20%	\$1,140,959,768	11%	\$1,269,111,655	6%	\$1,349,672,510	1%	\$1,366,883,676	56%	\$2,129,251,016	-19%	\$1,734,004,299	-20%	\$1,382,976,689	16%	\$1,599,700,234	8%	\$1,726,118,758
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	-23%	\$1,726,118,758

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	-100%	
November	205	31%	268	-14%	230	-1%	227	2%	231	71%	394	-40%	238	-44%	134	-10%	120	41%	169	-100%	
December	276	-26%	203	13%	230	-23%	178	29%	230	23%	283	-35%	183	-34%	121	6%	128	2%	131	-100%	
YTD Comparison	1,772	-1%	1,752	4%	1,825	2%	1,866	-9%	1,696	-1%	1,681	26%	2,122	-35%	1,374	-16%	1,150	0%	1,148	10%	1,268
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	-22%	1,268

CURRENT MONTH TO MONTH



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Residential Cost Analysis

Residential Improved Units - Price Point Summary

September 2025

Average Price:	\$1,717,328		
	# Transactions	Gross Volume	Percentage Gross
<=200,000	0	\$0	0%
200,001 to 300,000	0	\$0	0%
300,001 to 400,000	8	\$2,925,800	1%
400,001 to 500,000	3	\$1,450,000	1%
500,001 to 600,000	6	\$3,413,075	1%
600,001 to 700,000	14	\$9,158,605	3%
700,001 to 800,000	12	\$9,097,050	3%
800,001 to 900,000	7	\$5,971,000	2%
900,001 to 1,000,000	10	\$9,451,153	3%
1,000,001 to 1,500,000	34	\$42,655,270	15%
1,500,001 to 2,000,000	29	\$50,582,500	18%
2,000,001 to 2,500,000	13	\$28,758,500	10%
2,500,001 to 3,000,000	8	\$22,584,000	8%
over \$ 3 Million	19	\$93,877,500	34%
Total:	163	\$279,924,453	100%

September 2025

New Construction	Number Trans.	Total Volume	Average Price
Single Family	6	\$32,445,000	\$5,407,500
Multi Family	9	\$15,264,270	\$1,696,030
Vacant Land	0	\$0	\$0
Resales	Number Trans.	Total Volume	Average Price
Single Family	58	\$144,796,153	\$2,496,485
Multi Family	90	\$87,419,030	\$971,323
Vacant Land	7	\$4,069,000	\$581,286
Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	64	\$177,241,153	\$2,769,393
Multi Family	99	\$102,683,300	\$1,037,205
Vacant Land	7	\$4,069,000	\$581,286
YTD: Sept. 2025	Number Trans.	Total Volume	Average Price
Single Family	349	\$851,878,150	\$2,440,912
Multi Family	615	\$623,421,978	\$1,013,694
Vacant Land	41	\$36,490,880	\$890,021
2024	Number Trans.	Total Volume	Average Price
Single Family	440	\$1,051,024,696	\$2,388,692
Multi Family	829	\$863,433,342	\$1,041,536
Vacant Land	72	\$51,365,825	\$713,414
2023	Number Trans.	Total Volume	Average Price
Single Family	433	\$903,545,142	\$2,086,709
Multi Family	788	\$751,126,378	\$953,206
Vacant Land	74	\$50,287,270	\$679,558
2022	Number Trans.	Total Volume	Average Price
Single Family	515	\$1,060,925,385	\$2,060,049
Multi Family	886	\$796,924,827	\$899,464
Vacant Land	86	\$57,284,197	\$666,095
2021	Number Trans.	Total Volume	Average Price
Single Family	895	\$1,536,739,844	\$1,717,028
Multi Family	1459	\$1,094,282,519	\$750,022
Vacant Land	180	\$90,806,450	\$504,480
2020	Number Trans.	Total Volume	Average Price
Single Family	872	\$1,209,049,692	\$1,386,525
Multi Family	1419	\$860,605,564	\$606,487
Vacant Land	223	\$82,255,625	\$368,859

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Frisco
Land Title
60 Main Street
Frisco, CO 80443
970.668.2205

Dillon
Land Title
256 Dillon Ridge
Dillon, CO 80435
970.262.1883

Breckenridge
Land Title
200 North Ridge Street
Breckenridge, CO
80424
970.453.2255

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Historic Residential Cost Analysis

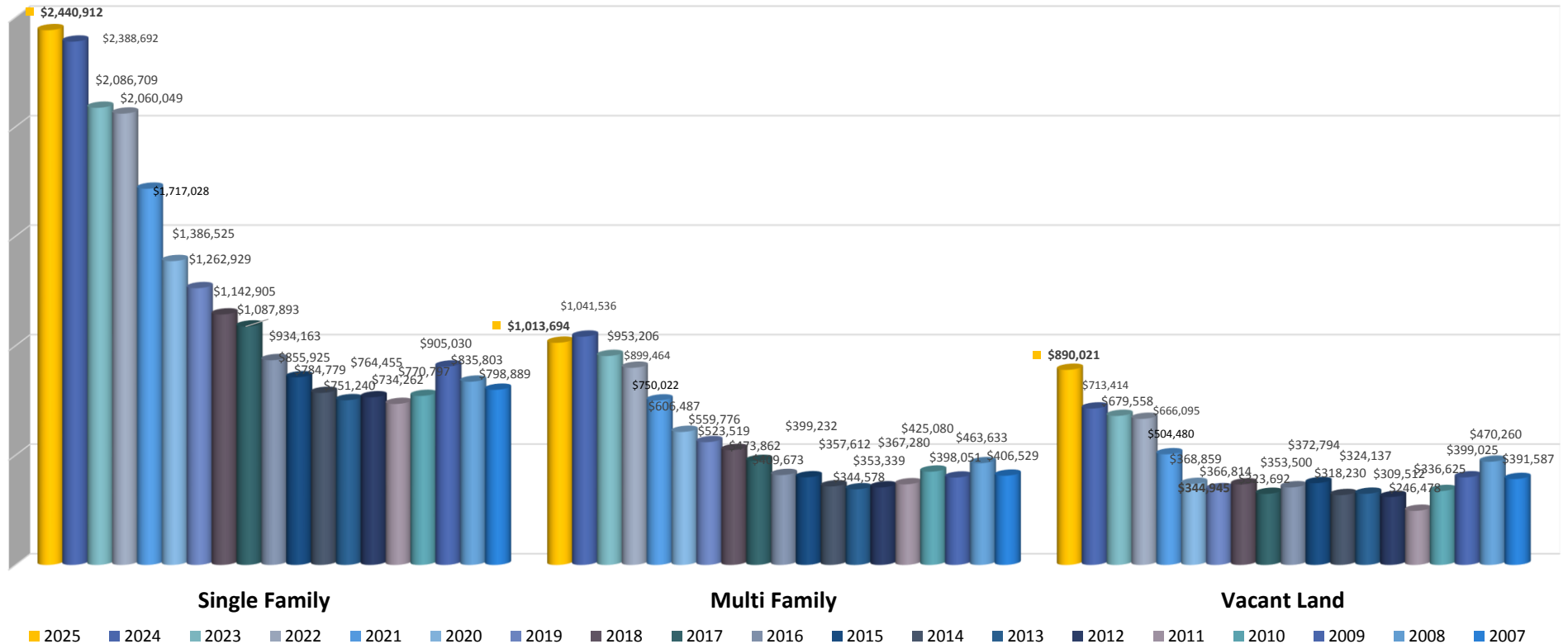
Historical Residential Improved Units - Price Point Summary

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:			\$1,530,394
	# Transactions	Gross Volume	Percentage Gross
<=200,000	0	\$0	0%
200,001 to 300,000	7	\$1,919,500	0%
300,001 to 400,000	33	\$11,942,811	1%
400,001 to 500,000	35	\$16,292,010	1%
500,001 to 600,000	62	\$34,876,255	2%
600,001 to 700,000	71	\$46,765,780	3%
700,001 to 800,000	75	\$56,901,781	4%
800,001 to 900,000	66	\$56,251,790	4%
900,001 to 1,000,000	70	\$66,923,240	5%
1,000,001 to 1,500,000	207	\$254,321,355	17%
1,500,001 to 2,000,000	131	\$230,194,492	16%
2,000,001 to 2,500,000	76	\$174,330,980	12%
2,500,001 to 3,000,000	50	\$137,005,134	9%
over \$ 3 Million	81	\$387,575,000	26%
Total:	964	\$1,475,300,128	100%

YTD. 2024 Price Point Summary for Residential Volume - Average Price:			\$1,506,609
	# Transactions	Gross Volume	Percentage Gross
<=200,000	0	\$0	0%
200,001 to 300,000	2	\$579,000	0%
300,001 to 400,000	24	\$8,644,600	1%
400,001 to 500,000	30	\$13,638,000	1%
500,001 to 600,000	63	\$34,973,255	3%
600,001 to 700,000	71	\$46,274,586	3%
700,001 to 800,000	72	\$54,416,564	4%
800,001 to 900,000	64	\$54,519,190	4%
900,001 to 1,000,000	63	\$60,547,802	5%
1,000,001 to 1,500,000	211	\$260,624,531	20%
1,500,001 to 2,000,000	100	\$172,436,900	13%
2,000,001 to 2,500,000	56	\$125,489,300	9%
2,500,001 to 3,000,000	49	\$136,618,517	10%
over \$ 3 Million	80	\$364,586,989	27%
Total:	885	\$1,333,349,234	100%

YTD. 2023 Price Point Summary for Residential Volume - Average Price:			\$1,335,103
	# Transactions	Gross Volume	Percentage Gross
<=200,000	0	\$0	0%
200,001 to 300,000	2	\$551,000	0%
300,001 to 400,000	23	\$8,425,200	1%
400,001 to 500,000	31	\$14,074,400	1%
500,001 to 600,000	80	\$44,802,550	4%
600,001 to 700,000	79	\$50,719,250	4%
700,001 to 800,000	65	\$48,793,550	4%
800,001 to 900,000	78	\$67,043,700	6%
900,001 to 1,000,000	69	\$66,379,125	6%
1,000,001 to 1,500,000	199	\$247,372,062	21%
1,500,001 to 2,000,000	107	\$186,430,826	16%
2,000,001 to 2,500,000	61	\$138,310,793	12%
2,500,001 to 3,000,000	40	\$111,170,487	9%
over \$ 3 Million	46	\$190,817,965	16%
Total:	880	\$1,174,890,908	100%

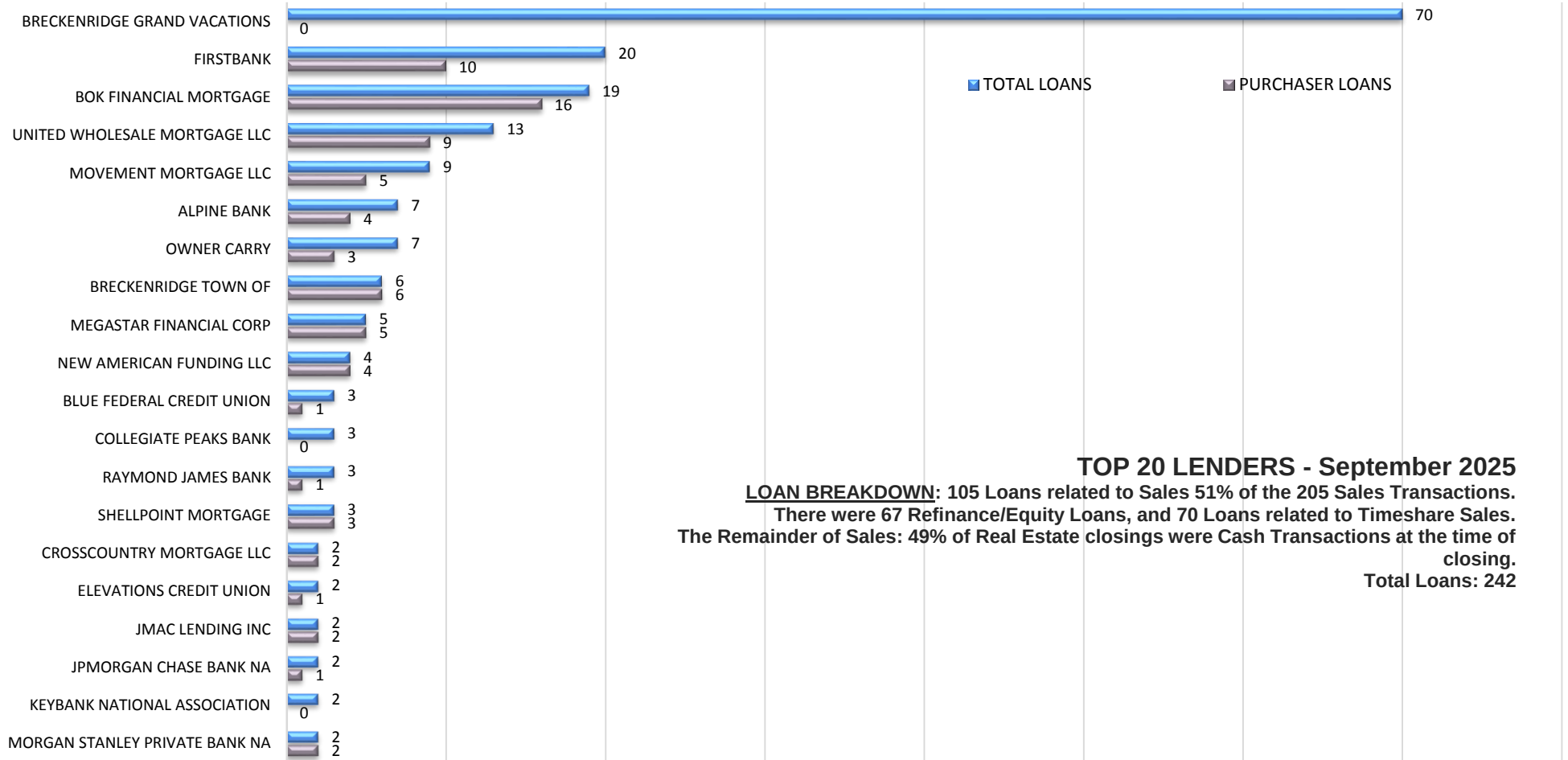
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Lender Analysis



TOP 20 LENDERS - September 2025

LOAN BREAKDOWN: 105 Loans related to Sales 51% of the 205 Sales Transactions.
 There were 67 Refinance/Equity Loans, and 70 Loans related to Timeshare Sales.
 The Remainder of Sales: 49% of Real Estate closings were Cash Transactions at the time of closing.
Total Loans: 242

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Market Highlights

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September 2025

Top Priced Improved Residential Sale:

ACCOUNT	6505282	
BEDROOM	5	
BATH	6.00	
YOC	2013	
HEATED SQFT	5143	
LANDSIZE	1.0600	
RECEPTION	1360484	
PRICE	\$	7,300,000.00
AREA	BRECKEN	
LEGAL	SHOCK HILL SUBD Lot 22	
PPSF	\$	1,419.41
DATE	9/30/2025	

Top Priced PSF Improved Residential Sale:

6510710	
3	
3.00	
2001	
1236	
1359750	
\$	1,940,000.00
BRECKEN	
MOUNTAIN THUNDER LODGE CONDO Unit 1402 Bldg 1	
\$	1,569.58
9/22/2025	



Foreclosure Document Breakdown

September 2025	Total	Timeshare	Fee Simple	Unknown: No legal shown
#1 Notice Election & Demand: (NED)	1	0	1	0
#2 Certificate of Purchase: (CTP)	0	0	0	0
#3 Public Trustee's Deeds: (PTD)	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
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:	35
Withdrawn NED'S	5	Withdrawn NED'S	15
Active NED's for 2023:	42	Active NED's for 2024:	20

Public Trustee's Deeds Issued:	20	Public Trustee's Deeds Issued:	8
2025 Summary:			
NED:	35		
Withdrawn NED'S			
Active NED's for 2023:			

Public Trustee's Deeds Issued:	8		
Summary Foreclosure Actions:			
Total Active NED's for Period: 1/1/2009 thru 12/31/2024		1,002	
Total PTD's Issued: 1/1/2009 thru 12/31/2022		974	
Unissued Public Trustee's Deeds Remaining:		28	

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Summary of Foreclosure Actions

YTD: Sept. 2025

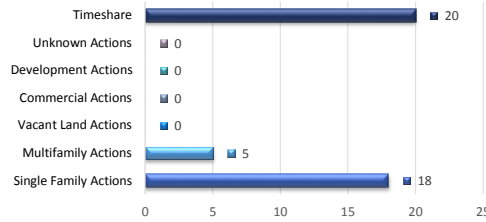
Property Foreclosure Summary:

Fee Simple Actions	23
Timeshare Actions	20
Unknown Actions	0

Property Type Breakdown:

Single Family Actions	18
Multifamily Actions	5
Vacant Land Actions	0
Commercial Actions	0
Development Actions	0
Unknown Actions	0
Timeshare	20

Foreclosure Document Summary: Property Type
YTD: 2025



Foreclosure Document Summary by Category: YTD: 2025



Location Summary: ALL TYPES

Blue River	1	Blue River	1
Breckenridge	7	Breckenridge	3
Breckenridge Golf Course	2	Breckenridge Golf Course	2
Central Summit County	0	Central Summit County	0
Copper Mountain	0	Copper Mountain	0
Corinthian Hill & Summerwood	1	Corinthian Hill & Summerwood	1
Dillon, Town & Lake	1	Dillon, Town & Lake	1
Dillon Valley	2	Dillon Valley	2
Farmers Corner	1	Farmers Corner	1
Frisco	1	Frisco	1
Heeney	0	Heeney	0
Keystone	1	Keystone	1
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

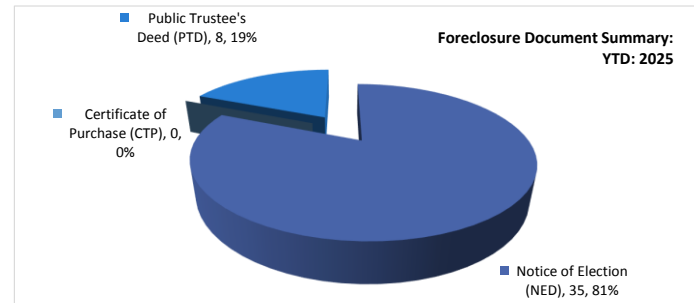
Blue River	1	Blue River	1
Breckenridge	7	Breckenridge	3
Breckenridge Golf Course	2	Breckenridge Golf Course	2
Central Summit County	0	Central Summit County	0
Copper Mountain	0	Copper Mountain	0
Corinthian Hill & Summerwood	1	Corinthian Hill & Summerwood	1
Dillon, Town & Lake	1	Dillon, Town & Lake	1
Dillon Valley	2	Dillon Valley	2
Farmers Corner	1	Farmers Corner	1
Frisco	1	Frisco	1
Heeney	0	Heeney	0
Keystone	1	Keystone	1
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

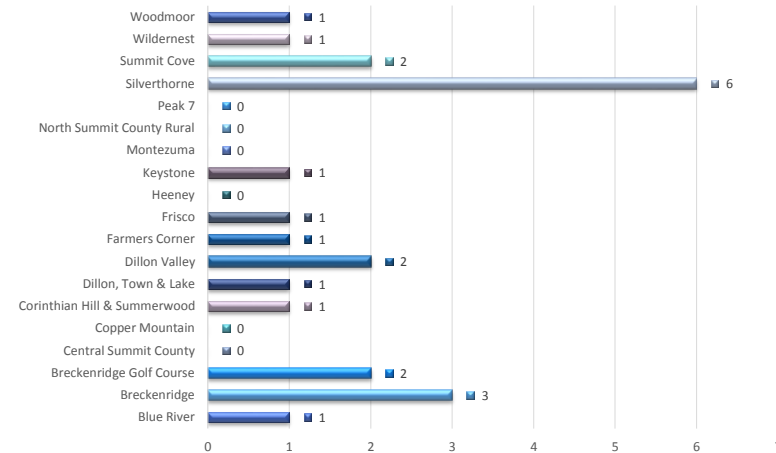
Document Summary:

Notice of Election (NED)	35
Certificate of Purchase (CTP)	0
Public Trustee's Deed (PTD)	8

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



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Top Lender Listing

LENDER	NUMBER LOANS	(PURCHASE LOANS)	PERCENTAGE TOTAL
BRECKENRIDGE GRAND VACATIONS	70		28.93%
FIRSTBANK	20	10	8.26%
BOK FINANCIAL MORTGAGE	19	16	7.85%
UNITED WHOLESALE MORTGAGE LLC	13	9	5.37%
MOVEMENT MORTGAGE LLC	9	5	3.72%
ALPINE BANK	7	4	2.89%
OWNER CARRY	7	3	2.89%
BRECKENRIDGE TOWN OF	6	6	2.48%
MEGASTAR FINANCIAL CORP	5	5	2.07%
NEW AMERICAN FUNDING LLC	4	4	1.65%
BLUE FEDERAL CREDIT UNION	3	1	1.24%
COLLEGIATE PEAKS BANK	3		1.24%
RAYMOND JAMES BANK	3	1	1.24%
SHELLPOINT MORTGAGE	3	3	1.24%
CROSSCOUNTRY MORTGAGE LLC	2	2	0.83%
ELEVATIONS CREDIT UNION	2	1	0.83%
JMAC LENDING INC	2	2	0.83%
JPMORGAN CHASE BANK NA	2	1	0.83%
KEYBANK NATIONAL ASSOCIATION	2		0.83%
MORGAN STANLEY PRIVATE BANK NA	2	2	0.83%
NOVA FINANCIAL & INVESTMENT CORPORATION	2	1	0.83%
PENNYMAC LOAN SERVICES LLC	2	1	0.83%
ROCKET MORTGAGE LLC	2		0.83%
US BANK NATIONAL ASSOCIATION	2	1	0.83%
AMERICAN FINANCIAL RESOURCES LLC	1		0.41%
AMERICAN LIBERTY MORTGAGE INCORPORATED	1	1	0.41%
ARVEST BANK	1	1	0.41%
BANK OF WASHINGTON	1	1	0.41%
BANK-FUND STAFF FEDERAL CREDIT UNION	1	1	0.41%
BETTER MORTGAGE CORPORATION	1	1	0.41%
CANOPY MORTGAGE LLC	1	1	0.41%
CHAMPIONS FUNDING LLC	1	1	0.41%
CITIZENS BANK NA	1	1	0.41%
CLIMB CREDIT UNION	1		0.41%
COMMERCE BANK	1	1	0.41%
CONTOUR MORTGAGE CORPORATION	1	1	0.41%
CREDIT UNION OF COLORADO	1		0.41%
CREDIT UNION OF DENVER	1		0.41%
CREDIT UNION OF THE ROCKIES	1		0.41%
DEEPHAVEN MORTGAGE LLC	1	1	0.41%
ENT CREDIT UNION	1	1	0.41%
FAIRWAY INDEPENDENT MORTGAGE CORPORATION	1	1	0.41%
FIFTH THIRD BANK NATIONAL ASSOCIATION	1		0.41%
FIGURE LENDING LLC	1		0.41%
FIRST WESTERN TRUST BANK	1		0.41%
FIRST-CITIZENS BANK & TRUST COMPANY	1	1	0.41%
GLACIER BANK	1		0.41%
GOLDMAN SACHS BANK USA	1	1	0.41%
HOME MORTGAGE ADVISORS LLC	1	1	0.41%
HOMETRUST BANK	1		0.41%
HOMEXPRESS MORTGAGE CORP	1		0.41%
HOUSEMAX FUNDING LLC	1		0.41%
INDEPENDENCE HOME LOANS LLC	1		0.41%
INVESTOR MORTGAGE FINANCE LLC	1	1	0.41%
LEGACY UNITED CAPITAL LLC	1	1	0.41%
LUMINATE BANK	1	1	0.41%
MEGA CAPITAL FUNDING INC	1	1	0.41%
NORTHPOINTE BANK	1	1	0.41%
PARAMOUNT RESIDENTIAL MORTGAGE GROUP INC	1	1	0.41%
PHH MORTGAGE CORPORATION	1		0.41%
PRIMIS MORTGAGE COMPANY	1	1	0.41%
SECRETARY OF HOUSING AND URBAN DEVELOPMENT	1		0.41%
SOLUTIONS NORTH BANK	1		0.41%
STIFEL BANK & TRUST	1	1	0.41%
UBS BANK USA	1	1	0.41%
UMB BANK NA	1		0.41%
UNION BANK AND TRUST COMPANY	1		0.41%
UNITED COMMUNITY BANK	1		0.41%
VALON MORTGAGE INC	1		0.41%
VECTRA COLORADO BANKI	1		0.41%
VENTURE FINANCIAL INC	1	1	0.41%
VIP MORTGAGE INC	1		0.41%
WELLS FARGO BANK NA	1	1	0.41%
WEST CAPITAL LENDING INC	1		0.41%
TOTAL LOANS FOR SEPTEMBER 2025	242	105	100.00%

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Upper End Transaction Detail

September 2025

Upper End Purchaser Details

	Bath	Year Built	Size	Price	Legal	PPSF	Date	Street Address	Origin of Buyer: City	Origin of Buyer: State
		2005	35642	\$ 15,000,000.00	SUMMIT COUNTY MEDICAL OFFICE BUILDING ONE CONDO Units 180, 190, 240, 260, 330, 340, 350, 370, 380, 390	\$ 420.85	9/23/2025	300 PEAK ONE DRIVE	MIAMI	FL
5	6.00	2013	5143	\$ 7,300,000.00	SHOCK HILL SUBD Lot 22	\$ 1,419.41	9/30/2025	282 PEERLESS DRIVE	AUSTIN	TX
5	8.00	2021	6106	\$ 7,100,000.00	BOULDER RIDGE SUBD Filing 1 Phase 2 Lot 11	\$ 1,162.79	9/30/2025	99 BOULDER CIRCLE	DENVER	CO
6	7.00	2023	6528	\$ 7,000,000.00	SWAN RIVER RANCH Filing 1 Lot 1	\$ 1,072.30	9/12/2025	403 REVETT DRIVE	HOUSTON	TX
5	5.00	2022	4556	\$ 6,995,000.00	BEKKEDAL SUBD Block 2 Lot 3	\$ 1,535.34	9/4/2025	237 WAGON ROAD	SAINT LOUIS	MO
5	6.00	2021	5158	\$ 6,000,000.00	PENN LODGE SUBD Parcel A	\$ 1,163.24	9/4/2025	30 CUCUMBER CREEK ROAD	MIAMI BEACH	FL
4	5.00	2001	5458	\$ 5,500,000.00	SNOWY RIDGE SUBD Lot 7	\$ 1,007.70	9/25/2025	68 SNOWY RIDGE ROAD	JOPLIN	MO
4	6.00	2019	4908	\$ 5,335,000.00	ESTATES AT THE ALDERS SUBD Filing 1 Lot 1	\$ 1,087.00	9/12/2025	0628 INDEPENDENCE RD	GOLDEN	CO
5	7.00	2007	6637	\$ 5,300,000.00	HIGHLANDS AT BRECK-HIGHLANDS PARK Lot 59	\$ 798.55	9/2/2025	174 SAGE DRIVE	LENEXA	KS
4	6.00	2021	4661	\$ 5,275,000.00	HIGHLANDS AT BRECK GOLD RUN Lot 260	\$ 1,131.73	9/25/2025	444 GLEN EAGLE LOOP	CHATTANOOGA	TN
5	7.00	2022	5466	\$ 5,000,000.00	DERCUMS DASH SUBD Lot 10	\$ 914.75	9/18/2025	77 EAST TRADE COURT	KANSAS CITY	MO
4	6.00	2008	5360	\$ 4,925,000.00	PINNACLE AT SUMMERWOOD SUBD Lot C	\$ 918.84	9/19/2025	265 HIGH MEADOW DRIVE	LAKE FOREST PARK	WA
5	7.00	2021	4714	\$ 4,050,000.00	EAGLES NEST GOLF COURSE SUBD Filing 6 Lot 10	\$ 859.14	9/23/2025	2800 HONORS COURT	SILVERTHORNE	CO
4	4.00	2020	3773	\$ 3,950,000.00	SUMMIT ESTATES SUBD Filing 2 Lot 44	\$ 1,046.91	9/18/2025	0242 POINT VIEW PLACE	RUSSELLVILLE	AL
4	5.00	2007	4416	\$ 3,617,500.00	SUMMIT ESTATES SUBD Filing 1 Lot 25	\$ 819.18	9/8/2025	1279 ESTATES DRIVE	FORT MYERS	FL
6	5.00	2021	4285	\$ 3,600,000.00	PLACER ACRES SUBD Lot 4	\$ 840.14	9/8/2025	31 BURRO LANE	LITTLETON	CO
5	5.00	2001	4163	\$ 3,390,000.00	HIGHLANDS AT BRECKENRIDGE SUBD Filing 8 Lot 191	\$ 814.32	9/26/2025	1809 HIGHLANDS DRIVE	BRECKENRIDGE	CO
3	4.00	1991	3313	\$ 3,240,000.00	CHRISTIE HEIGHTS REPLAT SUBD Filing 1 Lot 6	\$ 977.97	9/30/2025	110 WINDWOOD CIRCLE	CORNELIUS	NC
5	7.00	2024	3247	\$ 3,200,000.00	TINKS PLACE AT FRISCO SUNNYSIDE TH Phase 1 Unit B	\$ 985.53	9/4/2025	749 PITKIN ALY	DENVER	CO
5	4.00	2000	4017	\$ 3,100,000.00	HIGHLANDS AT BRECKENRIDGE SUBD Filing 4 Lot 105	\$ 771.72	9/26/2025	58 ROUNDS ROAD	DENVER	CO
4	5.00	2020	3295	\$ 3,000,000.00	ESTATES AT SETTLERS CREEK SUBD Filing 1 Lot 23	\$ 910.47	9/16/2025	0030 WOLF ROCK ROAD	KEYSTONE	CO
5	5.00	2008	4410	\$ 3,000,000.00	EAGLES NEST GOLF COURSE SUBD Filing 1 Lot 103	\$ 680.27	9/30/2025	460 TWO CABINS DRIVE	AUSTIN	TX
3	3.00	2010	2577	\$ 2,905,000.00	HIGHLANDS AT BRECK HIGHLANDS PARK SUBD Lot 26	\$ 1,127.28	9/17/2025	95 GOLD RUN ROAD	BATON ROUGE	LA
3	4.00	1998	4602	\$ 2,880,000.00	ROYAL MOUNTAIN RANCH PUD Filing 2 Lot 8	\$ 625.81	9/5/2025	204 MOUNT ROYAL DRIVE	GREENWOOD VILLAGE	CO
3	4.00	1993	3772	\$ 2,875,000.00	MOON VALLEY SUBD Filing 2 Lot 58	\$ 762.20	9/4/2025	1736 SODA RIDGE ROAD	DENVER	CO
4	5.00	2024	3154	\$ 2,750,000.00	HIGHLANDS RIVERFRONT SUBD Lot 13A	\$ 871.91	9/16/2025	228 MONITOR DRIVE	DENVER	CO
3	4.00	2023	2192	\$ 2,599,000.00	GALENA BROOKSIDE TH Unit 1	\$ 1,185.68	9/4/2025	307 GALENA STREET	LEWISVILLE	NC
5	3.00	1998	3818	\$ 2,575,000.00	SUNBEAM ESTATES SUBD Filing 1 Lot 8	\$ 674.44	9/23/2025	89 SUNBEAM DRIVE	BRECKENRIDGE	CO
5	6.00	1981	5772	\$ 2,395,000.00	KEYSTONE RANCH SUBD Lot 4 Tract B	\$ 414.93	9/11/2025	272 PENSTEMON ROAD	NASHVILLE	TN
5	6.00	1994	4450	\$ 2,375,000.00	KEYSTONE WEST RANCH SUBD Phase 2 Lot 7	\$ 533.71	9/15/2025	1118 PENSTEMON ROAD	DENVER	CO
3	4.00	2017	2737	\$ 2,342,000.00	SHORES AT THE HIGHLANDS SUBD Filing 8 Lot 15B	\$ 855.68	9/30/2025	77 RED QUILL LANE	CASTLE ROCK	CO
3	4.00	2023	2068	\$ 2,340,000.00	GALENA BROOKSIDE TH Unit 3	\$ 1,131.53	9/4/2025	311 GALENA STREET	DENVILLE	NJ
5	6.00	1994	4053	\$ 2,295,000.00	KEYSTONE WEST RANCH SUBD Phase 5 Lot E-21	\$ 566.25	9/8/2025	812 PENSTEMON ROAD	DENVER	CO
3	2.00	1978	2640	\$ 2,269,000.00	SPILLWAY SUBD Filing 1 Lot 12	\$ 859.47	9/16/2025	359 WAGON ROAD	BAL HARBOR	FL
4	4.00	1995	3311	\$ 2,240,000.00	ACORN CREEK RANCH ESTATES SUBD Lot 8A, TRACT 8A	\$ 676.53	9/19/2025	212 SPRUCE RIDGE ROAD	GREENWICH	CT
5	5.00	2010	3014	\$ 2,100,000.00	WEST PINES GOLF COURSE SUBD Lot 14	\$ 696.75	9/23/2025	321 ELK CROSSING LANE	MEMPHIS	TN
3	3.00	1992	1736	\$ 2,095,000.00	SAWMILL CREEK VILLAGE TH Unit 13	\$ 1,206.80	9/22/2025	107 STREAMSIDE CIRCLE	CARVERSVILLE	PA
3	3.00	1995	1805	\$ 2,095,000.00	ONE BRECKENRIDGE PLACE CONDO Lot 34	\$ 1,160.66	9/30/2025	315 S PARK AVENUE	JASPER	IN
4	5.00	2020	2491	\$ 2,087,500.00	SANCTUARY AT KEYSTONE CONDO Bldg 12 Unit 20	\$ 838.02	9/5/2025	184 CARAVELLE DRIVE	GRANTHAM	NH
4	3.00	1995	2656	\$ 2,075,000.00	WOODMOOR AT BRECKENRIDGE SUBD Block 1 Lot 19B	\$ 781.25	9/26/2025	71 EMMETT LODGE ROAD	CHICAGO	IL
4	5.00	1995	2684	\$ 2,050,000.00	WOODMOOR AT BRECKENRIDGE SUBD Block 1 Lot 64A	\$ 763.79	9/8/2025	85 UNCLE SAM LODE	COLORADO SPRINGS	CO
4	3.00	2012	1902	\$ 1,975,000.00	WARRIORS MARK WEST SUBD Filing 6 Lot 2A	\$ 1,038.38	9/22/2025	564 WHITE CLOUD DRIVE	SPRING	TX
3	3.00	2001	1236	\$ 1,940,000.00	MOUNTAIN THUNDER LODGE CONDO Unit 1402 Bldg 1	\$ 1,569.58	9/22/2025	50 MOUNTAIN THUNDER DRIVE	ANTHONY	FL
3	4.00	2017	1865	\$ 1,900,000.00	SOUTH MARYLAND CREEK RANCH SUBD Lot 11 TRACT 5	\$ 1,018.77	9/15/2025	7 MOSS WAY	SPRING BRANCH	TX
3	3.00	2019	1903	\$ 1,900,000.00	ESTATES ON GALENA TH Unit 11	\$ 998.42	9/5/2025	190 GALENA STREET	ENGLEWOOD	CO
3	3.00	2017	2181	\$ 1,900,000.00	ALDERS TH Phase 3 Unit 6B	\$ 871.16	9/26/2025	67 OUTPOST DRIVE	GREENWOOD VILLAGE	CO
5	5.00	1975	3938	\$ 1,898,000.00	YINGLING & MICKLES ADDITION SUBD Block 7 Lot 12	\$ 481.97	9/22/2025	109 S HIGH STREET	DUBUQUE	IA
3	4.00	2017	2643	\$ 1,895,000.00	WHISPERING PINES RANCH SUB Filing 8 Block 16 Lot 1	\$ 716.99	9/2/2025	21 MULE DEER COURT	DENVER	CO
4	4.00	1994	3516	\$ 1,885,000.00	WOODMOOR AT BRECKENRIDGE SUBD Block 1 Lot 19A	\$ 536.12	9/4/2025	63 EMMETT LODGE ROAD	MEQUON	WI
2	4.00	2001	2231	\$ 1,875,000.00	M&B Sec. 21 Twmshp 35 Range 78W Lot 33	\$ 840.43	9/24/2025	1840 ELK RUN RD	BRECKENRIDGE	CO
4	5.00	2020	2491	\$ 1,875,000.00	SANCTUARY AT KEYSTONE CONDO Bldg 12 Unit 19	\$ 752.71	9/5/2025	0188 CARAVELLE DRIVE	CROWN POINT	IN
3	4.00	2004	2779	\$ 1,865,000.00	VISTA POINT SUBD Filing 1 Block 7 Lot 4	\$ 671.10	9/16/2025	186 RACHEL LANE	LITTLETON	CO
3	3.00	2000	1481	\$ 1,830,000.00	PASSAGE POINT CONDO Unit 305	\$ 1,235.65	9/19/2025	910 COPPER ROAD	CEDAR PARK	TX
3	3.00	1994	1954	\$ 1,825,000.00	PARK FOREST ESTATES SUBD Filing 2 Lot 29	\$ 933.98	9/5/2025	349 PARK FOREST DRIVE	DENVER	CO
4	4.00	2002	3084	\$ 1,752,500.00	WHISPERING PINES RANCH SUB Filing 4 Block 18 Lot 5	\$ 568.26	9/19/2025	46 SAGE VIEW COURT	SPRING	TX
4	4.00	2008	2973	\$ 1,735,000.00	QUANDARY VILLAGE SUBD Filing 2 Block 5 Lot 21	\$ 583.59	9/26/2025	306 ROBERTSON LANE	FORT WORTH	TX
3	3.00	1964	1839	\$ 1,725,000.00	WEISSHORN SUBD Filing 2 Block 12 Lot 11	\$ 938.01	9/22/2025	128 ROYAL RIGER ROAD	GAINESVILLE	FL
3	3.00	1979	2345	\$ 1,675,000.00	MEADOW CREEK SUBD Block 2 Lots 18-B	\$ 714.29	9/24/2025	32 HAWN DRIVE	DENVER	CO
4	4.00	2002	2747	\$ 1,660,000.00	MINERS RIDGE SUBD Filing 1 Lot 19	\$ 604.30	9/4/2025	0062 GLORY HOLE DRIVE	DENVER	CO
4	3.00	1997	2666	\$ 1,640,000.00	ASPEN VIEW SUBD Lot 9	\$ 615.15	9/30/2025	285 DAVIS COURT	HIGHLANDS RANCH	CO
2	3.00	2025	1347	\$ 1,629,000.00	9097 FLATS CONDO Unit 209	\$ 1,209.35	9/9/2025	80 WEST MAIN STREET	WINDERMERE	FL
2	2.00	1980	1440	\$ 1,627,000.00	TEN MILE VISTA SUBD Filing 2 Lot 11	\$ 1,129.86	9/3/2025	922 BRADDOCK DRIVE	FRISCO	CO
3	3.00	2000	1481	\$ 1,625,000.00	PASSAGE POINT CONDO Unit 105	\$ 1,097.23	9/30/2025	910 COPPER ROAD	GOLDEN	CO
3	4.00	2002	3254	\$ 1,625,000.00	ASPEN VIEW SUBD Lot 15	\$ 499.39	9/15/2025	322 DAVIS COURT	WESTMINSTER	CO
3	3.00	1997	1826	\$ 1,600,000.00	RIVER PARK TH Unit 62A	\$ 876.23	9/24/2025	100 RIVER PARK DRIVE	BRECKENRIDGE	CO
3	4.00	1995	2741	\$ 1,586,000.00	SNOWBERRY SUBD Block 1 Lot 4	\$ 578.62	9/9/2025	222 IDLEWILD DRIVE	MINNEAPOLIS	MN
3	3.00	1984	1848	\$ 1,550,000.00	WEST FRISCO 70 SUBD Filing 1 Lots 12-B	\$ 838.74	9/15/2025	6078 LITTLE CHIEF WAY	FRISCO	TX
3	3.00	1998	1957	\$ 1,550,000.00	SOLE TH Filing 2 Unit C	\$ 792.03	9/4/2025	16 LARSON LANE	SHREVEPORT	LA
3	3.00	1993	2286	\$ 1,525,000.00	LOUISE PLACER SUBD Lot 8	\$ 667.10	9/26/2025	482 SPRUCE CREEK ROAD	RUMSON	NJ
3	3.00	1998	2290	\$ 1,515,000.00	ASPEN VIEW SUBD Lot 16	\$ 661.57	9/12/2025	294 DAVIS COURT	EDINBURG	VA
3	3.00	1999	1516	\$ 1,500,000.00	CORRAL AT BRECKENRIDGE CONDO Unit 1207S	\$ 989.45	9/30/2025	33 BROKEN LANCE DRIVE	UNITED KINGDOM	NITTED KINGDO



Upper End Transaction Detail

3	3.00	1999	1516	\$	1,500,000.00	CORRAL AT BRECKENRIDGE CONDO Unit 12075	\$	989.45	9/30/2025	33 BROKEN LANCE DRIVE	UNITED KINGDOM	NITED KINGDO
4	5.00	2000	2136	\$	1,495,000.00	CROSS CREEK CONDO Bldg 231 Unit 102	\$	699.91	9/10/2025	231 CREEKSIDE DR	INDIANAPOLIS	IN
3	3.00	1982	1714	\$	1,455,000.00	CHATEAUX D MONT CONDO Bldg B Unit 2709	\$	848.89	9/8/2025	1203 WEST ROAD	TUCSON	AZ
2	2.00	2025	1020	\$	1,409,000.00	9097 FLATS CONDO Unit 312	\$	1,381.37	9/10/2025	80 WEST MAIN STREET	DENVER	CO
3	3.00	1983	1739	\$	1,400,000.00	BELFORD STREET TRIPLEX Lot A	\$	805.06	9/30/2025	475A BELFORD STREET	DENVER	CO
3	3.00	2010	1770	\$	1,400,000.00	BOULEVARD BEND CONDO Bldg 1 Unit 4	\$	790.96	9/12/2025	310 S 8TH AVENUE	AUSTIN	TX
3	5.00	2002	2949	\$	1,400,000.00	ALPINE BRECKENRIDGE SUBD Filing 1 Block 2 Lot 11	\$	474.74	9/12/2025	0493 CR 672	LAS VEGAS	NV
3	3.00	2019	1613	\$	1,385,000.00	SEASONS AT KEYSTONE CONDO Bldg I Unit 1893	\$	858.65	9/25/2025	102 LAKE RIDGE CIRCLE	MATAWAN	NJ
3	3.00	2005	1648	\$	1,375,000.00	SETTLERS CREEK CONDO TH Unit 6519	\$	834.34	9/19/2025	14 ARABELLA DRIVE	EVERGREEN	CO
3	4.00	1984	3312	\$	1,375,000.00	TANGLEWOOD VILLAGE SUBD Lot 16	\$	415.16	9/12/2025	785 TANGLEWOOD LANE	SILVERTHORNE	CO
2	3.00	1984	1264	\$	1,370,000.00	CHATEAUX CONDO HOTEL Unit 103	\$	1,083.86	9/30/2025	405 VILLAGE ROAD	KATY	TX
4	4.00	2000	1914	\$	1,350,000.00	PONDS AT BLUE RIVER CONDO Bldg N-2 Unit 116	\$	705.33	9/29/2025	116 ALLEGRA LANE	LITTLETON	CO
3	4.00	1981	2498	\$	1,350,000.00	HEARTHSTONE MTNHOMES AT ASPENRIDGE CONDO Bldg 5 Unit 14	\$	540.43	9/2/2025	23177 BARBOUR DRIVE	HOUSTON	TX
2	3.00	1984	1389	\$	1,310,000.00	CHIMNEY RIDGE TH PH 1 Unit 517	\$	943.12	9/2/2025	517 PRIMROSE PATH	BRECKENRIDGE	CO
4	3.00	1993	2538	\$	1,290,000.00	DILLON VALLEY SUBD Block 7 Lot 6	\$	508.27	9/17/2025	114 BIG ELK ROAD	DILLON	CO
2	2.00	1983	1104	\$	1,278,000.00	PLAZA THREE CONDO Unit 305	\$	1,157.61	9/30/2025	645 S PARK AVE	PARKER	CO
2	2.00	1980	1200	\$	1,250,000.00	PINE RIDGE CONDO Phase 2 Bldg 8 Unit C	\$	1,041.67	9/5/2025	400 FOUR OCLOCK ROAD	SAN ANTONIO	TX
4	3.00	1995	2112	\$	1,250,000.00	WILLOWBROOK MEADOWS SUB Filing 5 Block Q Lots 4D-B	\$	591.86	9/9/2025	580 W COYOTE DRIVE	FRISCO	CO
4	5.00	1994	1954	\$	1,240,000.00	STARFIRE TH Bldg 0051 Unit 1983	\$	634.60	9/25/2025	51 STARFIRE LANE	WESTMINSTER	CO
3	2.00	1978	1827	\$	1,230,000.00	WILLOWBROOK MEADOWS SUBD Filing 2 Block C Lot 10	\$	673.23	9/26/2025	249 EAST COYOTE COURT	DENVER	CO
2	2.00	1997	979	\$	1,225,000.00	LOS PINOS CONDO Unit A-12	\$	1,251.28	9/16/2025	43 SNOWFLAKE DRIVE	BETHESDA	MD
2	2.00	2015	1001	\$	1,200,000.00	RIVERS EDGE CONDO Unit 2	\$	1,198.80	9/25/2025	421 RAINBOW DRIVE	SUPERIOR	CO
2	3.00	1971	1300	\$	1,189,000.00	TANNENBAUM BY THE RIVER CONDO Unit 202	\$	914.62	9/5/2025	805 COLUMBINE ROAD	RUNNELLS	IA
3	4.00	2021	1654	\$	1,182,000.00	ELEVATE TH @ FOURTH ST CROSSING Lot 310C	\$	714.63	9/23/2025	310C ADAMS AVENUE	COLORADO SPRINGS	CO
2	2.00	2025	1154	\$	1,176,770.00	BLUE RIVER FLATS CONDO Phase 2 Bldg C Unit 206	\$	1,019.73	9/22/2025	1044 BLUE RIVER PARKWAY	DENVER	CO
2	3.00	1972	1357	\$	1,150,000.00	LIFT CONDO Bldg A Unit 303	\$	847.46	9/30/2025	705 SNOWBERRY LANE	DENVER	CO
3	3.00	1974	1950	\$	1,150,000.00	DILLON VALLEY SUBD Filing 2 Lot 23	\$	589.74	9/10/2025	1194 STRAIGHT CREEK DRIVE	LARAMIE	WY
2	2.00	2003	1078	\$	1,140,000.00	M&B: SEC 22-7-77 ATLANTIC LODE MS#4494	\$	1,057.51	9/16/2025	7177 BOREAS PASS RD	BRECKENRIDGE	CO
1	2.00	2025	775	\$	1,130,500.00	9097 FLATS CONDO Unit 311	\$	1,458.71	9/5/2025	80 WEST MAIN STREET	FRISCO	CO
2	2.00	2025	1260	\$	1,110,000.00	BRIGHTWOOD AT KEYSTONE Bldg WEST Unit 105	\$	880.95	9/5/2025	125 WEST ROAD	JOHNS CREEK	GA
		1998	2181	\$	1,100,000.00	GREENARM COMMERCIAL CONDO Unit 102-A	\$	504.36	9/2/2025	229 CONTINENTAL COURT	DENVER	CO
			1.53 AC	\$	1,100,000.00	HIGHLANDS AT BRECK HIGHLANDS PARK SUBD Lot 58	N/A		9/2/2025	122 SAGE DRIVE	LENEXA	KS
1	2.00	2014	791	\$	1,095,000.00	WATER HOUSE ON MAIN STREET CONDOS Bldg WEST Unit 6109	\$	1,384.32	9/24/2025	610 COLUMBINE ROAD	BOULDER	CO
3	2.00	1977	1886	\$	1,075,000.00	BLUE RIVER VALLEY RANCH LAKES SUBD Block 1 Lot 29	\$	569.99	9/12/2025	1346 RAINBOW DRIVE	SILVERTHORNE	CO
2	2.00	1979	1012	\$	1,052,000.00	MOUNTAINWOOD CONDO Unit C	\$	1,039.53	9/4/2025	720 COLUMBINE DRIVE	WELLINGTON	FL
3	3.00	1996	1646	\$	1,030,000.00	LOOKOUT RIDGE TH Unit 101	\$	625.76	9/5/2025	129 LOOKOUT RIDGE DRIVE	ENGLEWOOD	CO
2	3.00	1994	1357	\$	1,025,000.00	LAKE FOREST CONDO Unit 306F & GARAGE 306F	\$	755.34	9/12/2025	1660 LAKEVIEW TERRACE	LITTLETON	CO
2	2.00	1980	1124	\$	1,003,000.00	TYRA SUMMIT CONDO Bldg A Unit 2A	\$	892.35	9/30/2025	840 FOUR OCLOCK RD	ALPHARETTA	GA

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

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





Purchaser Titlement Abstract

September 2025

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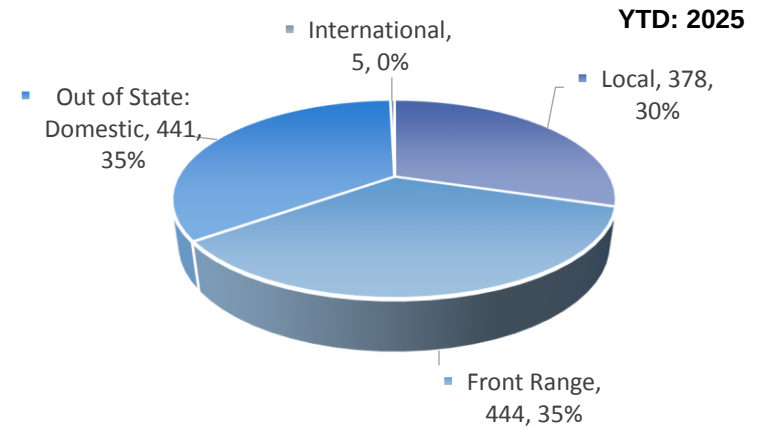
Data are compiled from Clerk & Recording Office &
Assessor Office Records. Data are deemed reliable but are
not guaranteed.

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

Origin of Buyer	# of Trans.	% Overall
Local	45	22%
Front Range	78	38%
Out of State: Domestic	80	39%
International	2	1%
Total Sales	205	100%

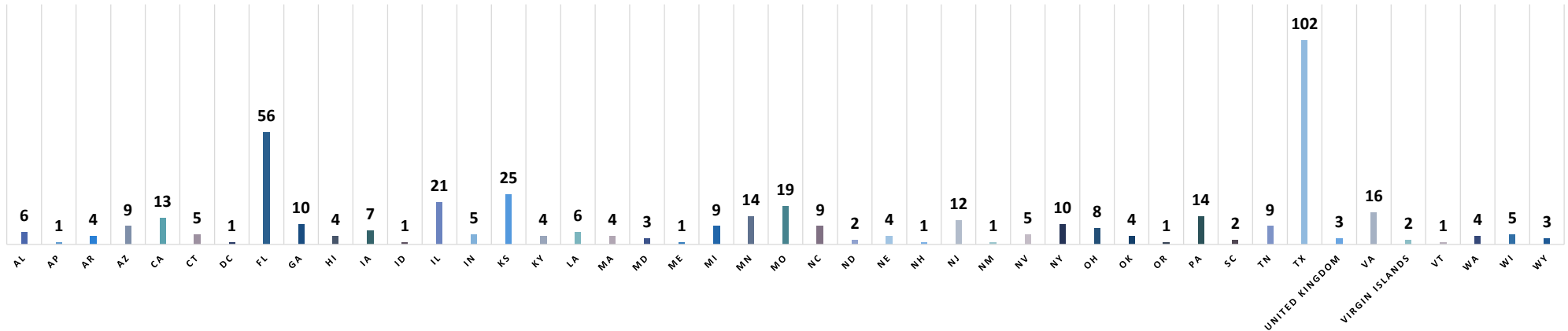
YTD: 2025

Origin of Buyer	# of Trans.	% Overall
Local	378	30%
Front Range	444	35%
Out of State: Domestic	441	35%
International	5	0%
Total Sales	1268	100%

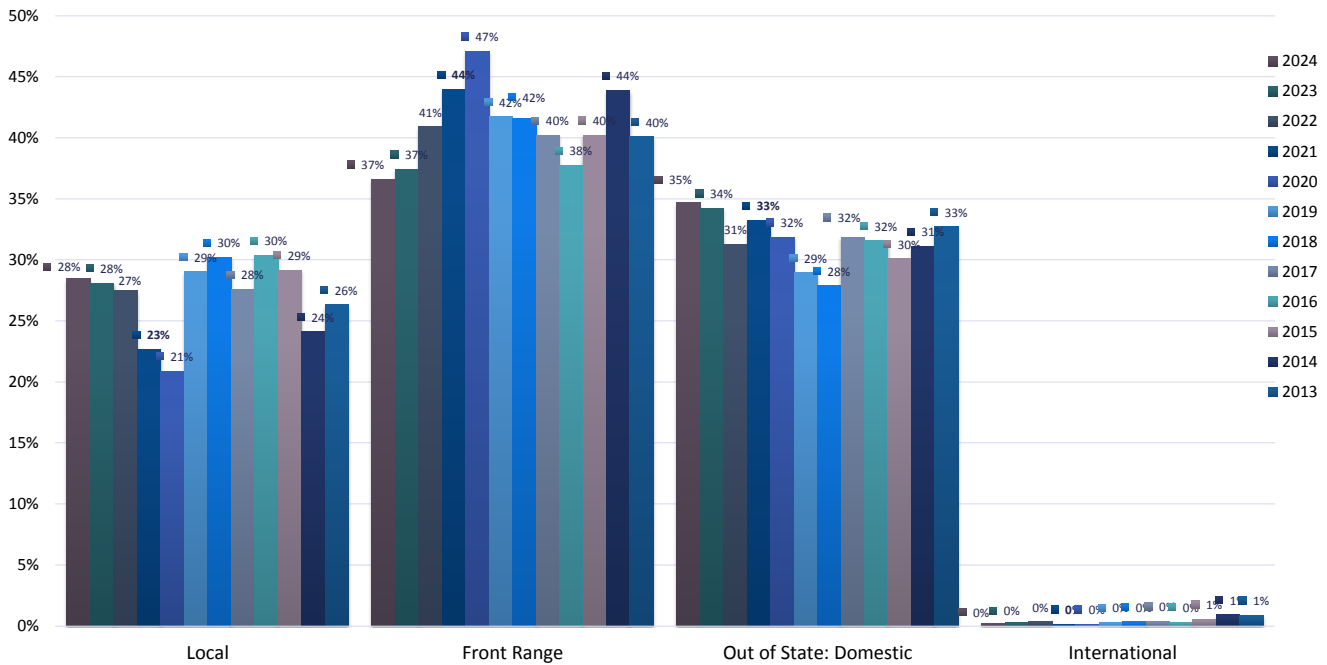


Colorado Purchasers: 822

NON-COLORADO YTD: 2025



Purchaser Titlement Abstract History



2022

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

2021

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

2023

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

2020

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

2024

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

2019

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

2016

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

2018

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

2015

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

2017

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



New Development Summary

Brooke Roberts
970-453-2255
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Data are compiled from Clerk & Recording Office & Assessor Office Records. Data are deemed reliable but are not guaranteed.

September 2025

Improved Residential New Unit Sales:

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
6	7.00	2023	6528	\$ 7,000,000.00	SWAN RIVER RANCH Filing 1 Lot 1	SINGLEFAM	\$ 1,072.30	403 REVETT DRIVE
5	5.00	2022	4556	\$ 6,995,000.00	BEKKEDAL SUBD Block 2 Lot 3	SINGLEFAM	\$ 1,535.34	237 WAGON ROAD
5	7.00	2022	5466	\$ 5,000,000.00	DERCUMS DASH SUBD Lot 10	SINGLEFAM	\$ 914.75	77 EAST TRADE COURT
3	4.00	2023	2192	\$ 2,599,000.00	GALENA BROOKSIDE TH Unit 1	MULTIFAM	\$ 1,185.68	307 GALENA STREET
3	4.00	2023	2068	\$ 2,340,000.00	GALENA BROOKSIDE TH Unit 3	MULTIFAM	\$ 1,131.53	311 GALENA STREET
2	3.00	2025	1347	\$ 1,629,000.00	9097 FLATS CONDO Unit 209	MULTIFAM	\$ 1,209.35	80 WEST MAIN STREET
2	2.00	2025	1260	\$ 1,110,000.00	BRIGHTWOOD AT KEYSTONE Bldg WEST Unit 105	MULTIFAM	\$ 880.95	125 WEST ROAD
5	8.00	2021	6106	\$ 7,100,000.00	BOULDER RIDGE SUBD Filing 1 Phase 2 Lot 11	SINGLEFAM	\$ 1,162.79	99 BOULDER CIRCLE
6	5.00	2021	4285	\$ 3,600,000.00	PLACER ACRES SUBD Lot 4	SINGLEFAM	\$ 840.14	31 BURRO LANE
5	7.00	2024	3247	\$ 3,200,000.00	TINKS PLACE AT FRISCO SUNNYSIDE TH Phase 1 Unit B	MULTIFAM	\$ 985.53	749 PITKIN ALY
4	5.00	2024	3154	\$ 2,750,000.00	HIGHLANDS RIVERFRONT SUBD Lot 13A	SINGLEFAM	\$ 871.91	228 MONITOR DRIVE
2	2.00	2025	1020	\$ 1,409,000.00	9097 FLATS CONDO Unit 312	MULTIFAM	\$ 1,381.37	80 WEST MAIN STREET
2	2.00	2025	1154	\$ 1,176,770.00	BLUE RIVER FLATS CONDO Phase 2 Bldg C Unit 206	MULTIFAM	\$ 1,019.73	1044 BLUE RIVER PARKWAY
1	1.00	2025	567	\$ 670,000.00	BASECAMP LOFTS & STUDIOS Unit 207	MULTIFAM	\$ 1,181.66	185 LUSHER COURT
1	2.00	2025	775	\$ 1,130,500.00	9097 FLATS CONDO Unit 311	MULTIFAM	\$ 1,458.71	80 WEST MAIN STREET

Summary of Improved Residential New Unit Sales:

Average Price: \$ 3,180,618
Average PPSF: \$ 1,122.12
Median Price: \$ 2,599,000
Transactions: 15
Gross Volume: \$ 47,709,270





Deed Restricted Unit Sales Summary

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

September 2025

Deed Restricted Unit Sales:

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	PRIMARY TOWN	PRIMARY STATE
4	3.00	1995	2112	\$ 1,250,000.00	WILLOWBROOK MEADOWS SUB Filing 5 Block Q Lots 4D-B	SINGLEFAM	\$ 591.86	FRISCO	CO
4	2.00	1982	2084	\$ 881,000.00	WILLOWBROOK MEADOWS SUBD Filing 4 Block N Lot 3D-2	SINGLEFAM	\$ 422.74	DILLON	CO
3	2.00	2024	1517	\$ 852,930.00	HIGHLANDS RIVERFRONT SUB Lot 25A	SINGLEFAM	\$ 562.25	BRECKENRIDGE	CO
3	2.00	2024	1517	\$ 840,772.00	HIGHLANDS RIVERFRONT SUB Lot 25B	SINGLEFAM	\$ 554.23	BRECKENRIDGE	CO
4	3.00	2024	2143	\$ 800,411.00	STABLES VILLAGE SUBD Filing 2 Lot 28	SINGLEFAM	\$ 373.50	ALMA	CO
3	3.00	2024	1673	\$ 709,961.00	STABLES VILLAGE SUBD Filing 2 Lot 21	SINGLEFAM	\$ 424.36	BRECKENRIDGE	CO
2	3.00	2024	1416	\$ 556,801.00	STABLES VILLAGE SUBD Filing 2 Lot 20	SINGLEFAM	\$ 393.22	BRECKENRIDGE	CO
2	3.00	2024	1209	\$ 467,591.00	STABLES VILLAGE SUBD Filing 1 Lot 51	SINGLEFAM	\$ 386.76	BRECKENRIDGE	CO
3	3.00	2018	1427	\$ 449,300.00	SMITH RANCH SUBD Filing 1 Lot 10A	SINGLEFAM	\$ 314.86	FRISCO	CO
2	1.00	1972	552	\$ 445,000.00	NOW COLORADO AT WILDERNEST CONDO Units B-2	MULTIFAM	\$ 806.16	DILLON	CO
2	2.00	1973	762	\$ 420,000.00	DILLON VALLEY EAST CONDO Bldg I Unit 102	MULTIFAM	\$ 551.18	DILLON	CO
2	2.00	1973	994	\$ 378,093.00	BILLS RANCH SUBD Block 2 Lot 4 TH AKA UNIT 4	MULTIFAM	\$ 380.38	FRISCO	CO
1	1.00	1972	584	\$ 325,000.00	DILLON VALLEY EAST CONDO Bldg AA Unit 103	MULTIFAM	\$ 556.51	DILLON	CO

Summary of Deed Restricted Unit Sales:

Average Price:	\$ 644,374
Average PPSF:	\$ 486.00
Median Price:	\$ 556,801
# Transactions:	13
Gross Volume:	\$ 8,376,859
Avg. PPSF Deed Restricted/Residential:	57.03%

