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Market Analysis by Area

Summit County, Colorado

February, 2005

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Sales Price
Blue River & South to County Line	\$7,060,400	9.79%	15	8.77%	\$470,693
Breckenridge	\$22,574,300	31.29%	43	25.15%	\$524,984
Breckenridge Golf Course	\$5,984,600	8.29%	10	5.85%	\$598,460
Central Summit County (non-town)	\$209,400	0.29%	3	1.75%	\$0
Copper Mountain	\$2,812,500	3.90%	9	5.26%	\$312,500
Corinthian Hills & Summerwood	\$0	0.00%	0	0.00%	#DIV/0!
Dillon Town & Lake	\$390,000	0.54%	1	0.58%	\$390,000
Dillon Valley	\$1,095,400	1.52%	6	3.51%	\$182,567
Farmers Corner	\$291,500	0.40%	1	0.58%	\$291,500
Frisco	\$4,728,600	6.55%	15	8.77%	\$315,240
Heeney	\$0	0.00%	0	0.00%	\$0
Keystone	\$6,663,200	9.24%	23	13.45%	\$289,704
Montezuma	\$0	0.00%	0	0.00%	\$0
North Summit County (rural)	\$700,000	0.97%	2	1.17%	\$0
Peak 7	\$865,000	1.20%	2	1.17%	\$432,500
Silverthorne	\$11,441,800	15.86%	12	7.02%	\$953,483
Summit Cove	\$2,609,300	3.62%	10	5.85%	\$260,930
Wilderness	\$4,498,200	6.23%	18	10.53%	\$249,900
Woodmoor	\$227,000	0.31%	1	0.58%	\$227,000
Misc. & Out of County	\$0	0.00%	0	0.00%	\$0
TOTAL	\$72,151,200	100.00%	171	100.00%	\$421,937

Please note: The above figures do not include time share interests and are an unofficial tabulation of Summit County records that are believed to be reasonably accurate.