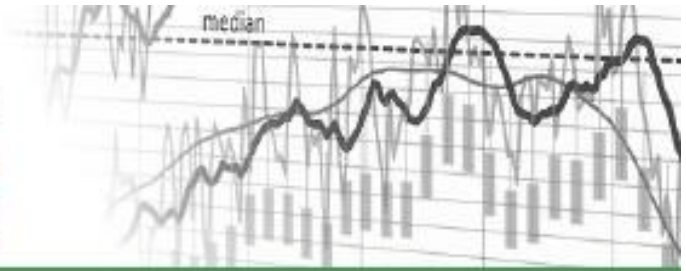
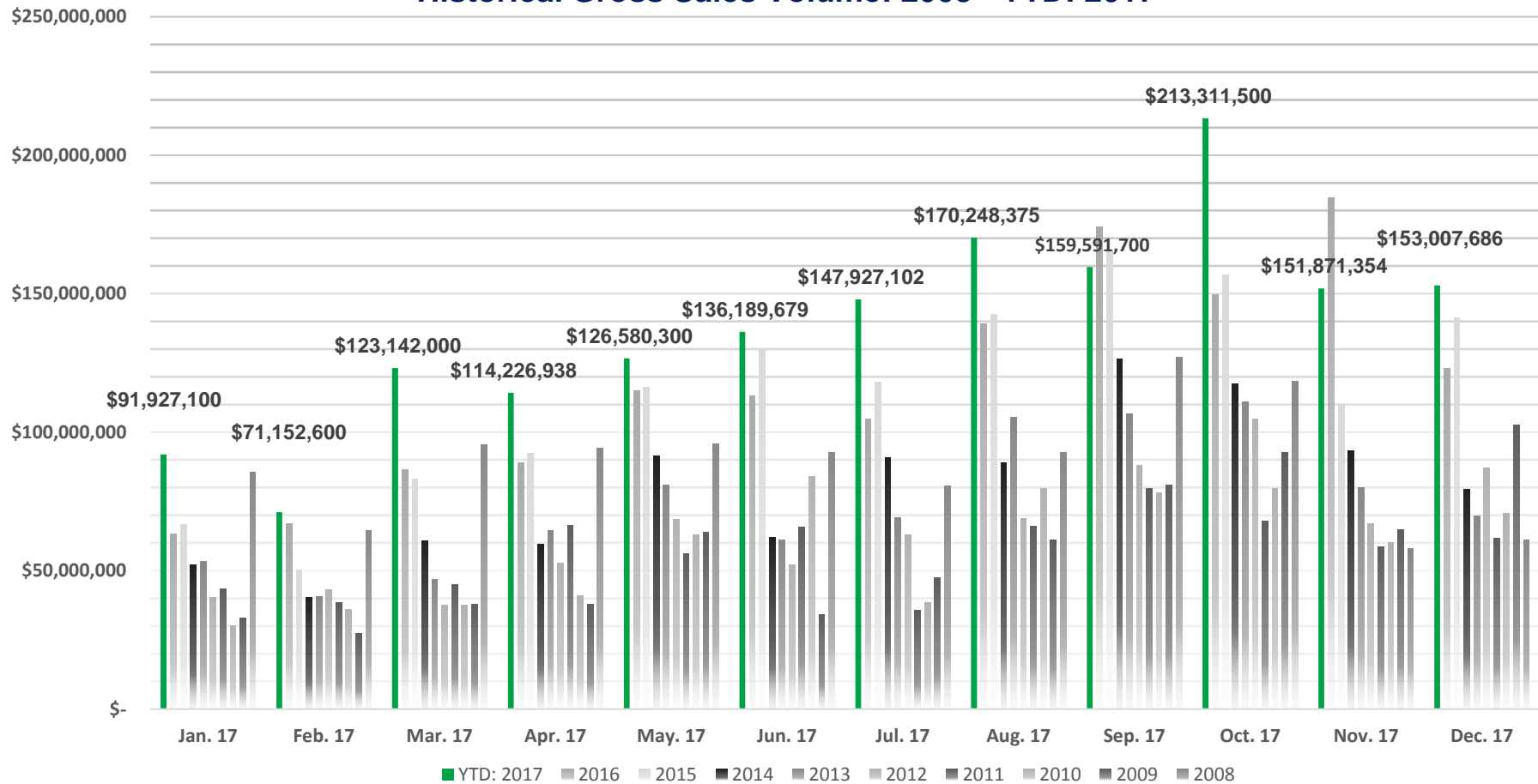




Summit County Market ANALYSIS



Historical Gross Sales Volume: 2008 - YTD: 2017



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Market Analysis by Area

December 2017	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	\$3,780,300	2%	12	5%	\$315,025	\$170,000	\$595,900	\$680,000	\$404
Breckenridge	\$31,061,500	20%	37	16%	\$839,500	\$630,000	\$879,456	\$641,250	\$572
Breckenridge Golf Course	\$12,347,500	8%	14	6%	\$881,964	\$725,000	\$1,075,750	\$837,500	\$414
Copper Mountain	\$4,849,300	3%	12	5%	\$404,108	\$382,500	\$440,073	\$425,000	\$442
Corinthian Hills & Summerwood	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Dillon Town & Lake	\$4,425,000	3%	2	1%	\$2,212,500	dna	\$270,000	dna	\$480
Dillon Valley	\$2,661,500	2%	10	4%	\$266,150	\$209,250	\$266,150	\$209,250	\$340
Farmers Corner	\$1,600,000	1%	2	1%	\$800,000	dna	\$1,275,000	dna	\$645
Frisco	\$12,591,550	8%	19	8%	\$662,713	\$622,400	\$701,127	\$670,000	\$374
Heeney	\$400,000	0%	1	0%	\$400,000	dna	\$400,000	dna	\$284
Keystone	\$20,767,500	14%	28	12%	\$741,696	\$555,000	\$813,021	\$565,000	\$450
Montezuma	\$548,000	0%	1	0%	\$548,000	dna	\$548,000	dna	\$411
North Summit County (rural)	\$5,010,636	3%	6	3%	\$835,106	\$941,290	\$935,127	\$982,579	\$316
Peak 7	\$6,580,500	4%	14	6%	\$470,036	\$287,000	\$992,125	\$917,500	\$312
Silverthorne	\$27,857,800	18%	34	15%	\$819,347	\$597,000	\$877,010	\$635,000	\$409
Summit Cove	\$1,241,500	1%	3	1%	\$413,833	\$400,000	\$413,833	\$400,000	\$338
Wilderness	\$7,841,000	5%	15	7%	\$522,733	\$435,000	\$552,607	\$435,000	\$345
Woodmoor	\$5,542,800	4%	6	3%	\$923,800	\$987,000	\$1,053,560	\$1,215,000	\$361
Deed Restricted Units	\$3,532,100	9%	10	4%	\$353,210	\$288,100	n/a	n/a	n/a
Quit Claim Deeds	\$369,200	0%	4	2%	\$92,300	\$98,600	n/a	n/a	n/a
TOTAL	\$153,007,686	100%	230	100%	\$690,307	\$545,000	\$764,231	\$596,000	\$430
(NEW UNIT SALES)	\$39,577,436	26%	51	22%	\$776,028	\$525,000	\$925,011	\$635,000	\$443

NOTES: The above figures do not include time share interests or refinance transactions. Average & Median price calculations do not include Quit Claim Deed transactions. Residential Summary includes statistically viable sales only.

Average PPSF is calculated from the heated living area when available from the Summit County Assessor's Office.

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Year-to-Date Market Analysis by Area

YTD: Dec. 2017	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	\$79,464,394	5%	143	5%	\$555,695	\$515,000	\$759,304	\$677,500	\$336
Breckenridge	\$446,499,298	27%	528	20%	\$845,643	\$660,000	\$863,262	\$667,450	\$580
Breckenridge Golf Course	\$164,346,525	10%	176	7%	\$933,787	\$723,500	\$1,277,738	\$1,272,500	\$422
Copper Mountain	\$61,232,900	4%	138	5%	\$443,717	\$352,000	\$480,562	\$374,000	\$459
Corinthian Hills & Summerwood	\$10,466,800	1%	14	1%	\$747,629	\$635,050	\$740,523	\$625,000	\$319
Dillon Town & Lake	\$35,750,100	2%	72	3%	\$496,529	\$370,000	\$405,356	\$350,000	\$391
Dillon Valley	\$26,051,600	2%	93	4%	\$280,125	\$228,000	\$280,125	\$228,000	\$310
Farmers Corner	\$13,258,367	1%	16	1%	\$828,648	\$650,500	\$826,669	\$691,000	\$376
Frisco	\$139,010,224	8%	225	9%	\$617,823	\$540,000	\$640,243	\$565,750	\$433
Heeney	\$560,000	0%	2	0%	\$280,000	dna	\$400,000	dna	\$284
Keystone	\$202,006,000	12%	380	15%	\$531,595	\$430,750	\$541,761	\$435,000	\$435
Montezuma	\$2,654,500	0%	6	0%	\$442,417	\$558,500	\$603,625	\$579,500	\$325
North Summit County (rural)	\$52,840,361	3%	57	2%	\$927,024	\$803,100	\$1,005,599	\$821,400	\$352
Peak 7	\$35,500,532	2%	53	2%	\$669,821	\$628,800	\$854,759	\$830,000	\$342
Silverthorne	\$182,325,010	11%	239	9%	\$762,866	\$649,000	\$786,807	\$692,000	\$366
Summit Cove	\$39,541,100	2%	72	3%	\$549,182	\$485,000	\$593,923	\$575,500	\$322
Wilderness	\$93,503,500	6%	238	9%	\$392,872	\$350,000	\$405,132	\$351,000	\$332
Woodmoor	\$44,887,575	3%	55	2%	\$816,138	\$577,500	\$907,629	\$650,000	\$345
Deed Restricted Units	\$25,994,076	2%	72	3%	\$361,029	\$351,400	n/a	n/a	n/a
Quit Claim Deeds	\$3,257,446	0%	28	1%	\$116,337	\$73,200	n/a	n/a	n/a
TOTAL	\$1,659,150,308	100%	2607	100%	\$650,139	\$495,000	\$686,314	\$538,500	\$430
(NEW UNIT SALES)	\$257,004,591	15%	261	10%	\$984,692	\$792,000	\$1,052,720	\$810,000	\$444

NOTES: The above figures do not include time share interests or refinance transactions. Average & Median price calculations do not include Quit Claim Deed transactions. Residential Summary includes statistically viable sales only.

Average PPSF is calculated from the heated living area when available from the Summit County Assessor's Office.

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Market Snapshot by Area

Full Year 2016 versus YTD: 2017

Area	Average Price Single Family 2016	Average Price Single Family YTD: 2017	% Change vs. Prior Year	Average Price Multi-Family 2016	Average Price Multi-Family YTD: 2017	% Change vs. Prior Year	Average Price Vacant Land 2016	Average Price Vacant Land YTD: 2017	% Change vs. Prior Year
Blue River	\$670,990	\$797,115	19%	\$199,250	\$204,750	3%	\$152,952	\$131,387	-14%
Breckenridge	\$1,354,214	\$1,467,308	8%	\$516,571	\$590,350	14%	\$676,632	\$628,579	-7%
Breckenridge Golf Course	\$1,409,578	\$1,509,029	7%	\$552,109	\$429,671	-22%	\$397,628	\$545,191	37%
Copper Mountain	\$2,378,748	\$2,160,880	-9%	\$371,149	\$409,362	10%	\$806,667	\$1,075,000	33%
Corinthian Hills/Summerwood	\$815,185	\$1,069,760	31%	\$490,250	\$534,750	9%	\$0	\$840,000	n/a
Dillon Town & Lake	\$1,340,000	\$691,400	-48%	\$344,751	\$380,265	10%	\$0	\$70,000	n/a
Dillon Valley	\$445,259	\$526,338	18%	\$190,032	\$208,313	10%	\$0	\$0	0%
Farmers Corner	\$660,113	\$864,725	31%	\$0	\$370,000	n/a	\$269,000	\$325,000	21%
Frisco	\$804,803	\$948,801	18%	\$515,799	\$530,345	3%	\$336,238	\$270,333	-20%
Heeny	\$303,567	\$400,000	32%	\$0	\$0	0%	\$125,000	\$160,000	28%
Keystone	\$1,170,586	\$1,347,388	15%	\$365,636	\$480,154	31%	\$355,100	\$362,438	2%
Montezuma	\$582,500	\$603,625	4%	\$0	\$0	0%	\$0	\$120,000	n/a
North Summit County (Rural)	\$1,115,178	\$1,005,599	-10%	\$0	\$0	0%	\$610,700	\$498,000	-18%
Peak 7	\$819,262	\$854,759	4%	\$0	\$0	0%	\$171,250	\$231,095	35%
Silverthorne	\$793,720	\$947,012	19%	\$533,593	\$606,782	14%	\$227,777	\$266,412	17%
Summit Cove	\$618,977	\$750,523	21%	\$283,501	\$332,925	17%	\$159,833	\$191,250	20%
Wilderness	\$566,467	\$670,770	18%	\$308,965	\$341,263	10%	\$159,286	\$217,875	n/a
Woodmoor	\$1,174,850	\$1,255,969	7%	\$337,226	\$476,351	41%	\$472,500	\$278,625	-41%
Gross Live Average:	\$934,163	\$1,087,893	16%	\$409,673	\$473,862	16%	\$353,500	\$323,692	-8%

Please note: The above figures are an unofficial tabulation of Summit County records that are believed to be reasonably accurate. Sales believed to be inaccurate indicators of the market have been eliminated.

Full Interest, Fee Simple, Arms-Length transactions only, are shown in the Market Snapshot Report.

Area	Median Price Single Family 2016	Median Price Single Family YTD: 2017	% Change vs. Prior Year	Median Price Multi-Family 2016	Median Price Multi-Family YTD: 2017	% Change vs. Prior Year	Median Price Vacant Land 2016	Median Price Vacant Land YTD: 2017	% Change vs. Prior Year
Blue River	\$640,000	\$688,750	8%	\$212,500	\$195,250	-8%	\$115,000	\$127,500	11%
Breckenridge	\$980,000	\$1,166,000	19%	\$446,000	\$525,000	18%	\$545,000	\$387,500	-29%
Breckenridge Golf Course	\$1,377,500	\$1,460,000	6%	\$547,500	\$360,000	-34%	\$349,000	\$500,000	43%
Copper Mountain	\$2,300,000	\$1,925,000	-16%	\$346,750	\$368,500	6%	\$950,000	dna	n/a
Corinthian Hills/Summerwood	\$750,000	\$883,700	18%	\$383,750	\$462,000	20%	\$0	dna	0%
Dillon Town & Lake	dna	\$640,000	n/a	\$340,000	\$340,000	0%	\$0	dna	0%
Dillon Valley	\$422,000	\$529,000	25%	\$170,700	\$182,200	7%	\$0	\$0	0%
Farmers Corner	\$548,000	\$703,600	28%	\$0	dna	n/a	\$258,500	dna	n/a
Frisco	\$725,000	\$870,000	20%	\$447,500	\$495,000	11%	\$330,000	\$302,000	-8%
Heeny	\$264,000	dna	n/a	\$0	\$0	0%	\$0	dna	n/a
Keystone	\$1,032,500	\$1,194,500	16%	\$340,000	\$417,500	23%	\$335,000	\$360,000	7%
Montezuma	dna	\$579,500	n/a	\$0	\$0	0%	\$0	dna	n/a
North Summit County (Rural)	\$850,000	\$821,400	-3%	\$0	\$0	0%	\$850,000	\$388,000	-54%
Peak 7	\$799,000	\$830,000	4%	\$0	\$0	0%	\$167,000	\$230,000	38%
Silverthorne	\$675,000	\$808,000	20%	\$567,500	\$634,000	12%	\$195,000	\$280,000	44%
Summit Cove	\$599,750	\$710,000	18%	\$293,000	\$309,750	6%	\$155,000	\$190,000	23%
Wilderness	\$550,000	\$649,950	18%	\$285,450	\$335,000	17%	\$150,000	\$212,500	42%
Woodmoor	\$1,022,500	\$1,057,500	3%	\$345,000	\$430,000	25%	\$410,000	\$275,000	-33%
Gross Live Median:	\$750,000	\$882,000	18%	\$359,000	\$420,000	17%	\$262,250	\$240,000	-8%

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Historical Market Analysis: Percentage Market Change: 2009 - YTD. 2017

Month to Month Comparison # of Transactions and \$ Volume

Month	2009	% Change 09 to 10	2010	% Change 10 to 11	2011	% Change 11 to 12	2012	% Change 12 to 13	2013	% Change 13 to 14	2014	% Change 14 to 15	2015	% Change 15 to 16	2016	% Change 16 to 17	2017
January	\$32,813,600	-8%	\$30,051,500	45%	\$44,042,400	-8%	\$42,663,800	33%	\$62,235,670	-2%	\$53,073,051	25%	\$66,536,300	-5%	\$63,231,650	45%	\$91,901,074
February	\$27,246,500	32%	\$36,036,515	6%	\$38,516,800	12%	\$43,683,600	-6%	\$45,837,653	-1%	\$44,671,060	13%	\$50,326,500	33%	\$66,997,100	6%	\$71,152,600
March	\$37,878,500	-1%	\$37,425,700	20%	\$45,046,200	-17%	\$38,893,960	25%	\$55,149,780	30%	\$67,244,100	24%	\$83,058,500	4%	\$86,347,800	43%	\$123,142,000
April	\$37,792,900	8%	\$40,792,200	63%	\$66,323,300	-20%	\$55,250,700	22%	\$64,956,000	-7%	\$62,554,700	48%	\$92,373,585	-4%	\$89,007,327	28%	\$114,226,938
May	\$63,752,300	-1%	\$63,039,000	-11%	\$56,177,600	22%	\$73,173,000	18%	\$94,375,050	13%	\$96,773,950	20%	\$116,330,500	-1%	\$114,889,906	10%	\$126,580,300
June	\$34,049,300	146%	\$83,871,000	-22%	\$65,751,300	-21%	\$56,820,400	17%	\$70,371,650	1%	\$69,830,150	86%	\$129,754,349	-13%	\$113,032,009	20%	\$136,189,679
July	\$47,401,000	-19%	\$38,565,100	-8%	\$35,555,500	77%	\$65,197,855	9%	\$80,849,879	32%	\$95,597,625	23%	\$117,921,469	-11%	\$104,621,918	41%	\$147,927,102
August	\$60,975,000	31%	\$79,753,200	-17%	\$65,898,700	4%	\$71,800,475	53%	\$108,430,700	-16%	\$95,422,383	49%	\$142,534,040	-2%	\$139,223,249	22%	\$170,248,375
September	\$81,015,200	-3%	\$78,228,400	2%	\$79,799,400	10%	\$90,330,100	21%	\$111,130,100	19%	\$147,078,700	13%	\$165,716,318	5%	\$174,179,706	-8%	\$159,591,700
October	\$92,709,100	-14%	\$79,749,200	-15%	\$73,125,800	54%	\$114,295,400	6%	\$114,722,935	6%	\$130,161,800	21%	\$156,891,050	-5%	\$149,691,558	43%	\$213,311,500
November	\$64,690,000	-7%	\$60,172,900	-3%	\$61,748,100	14%	\$74,734,600	20%	\$89,196,800	16%	\$104,587,700	5%	\$109,915,500	68%	\$184,563,658	-18%	\$151,871,354
December	\$102,685,700	-31%	\$70,755,100	-13%	\$66,168,700	42%	\$88,152,000	-20%	\$75,615,706	14%	\$90,305,800	57%	\$141,435,873	-13%	\$122,880,919	25%	\$153,007,686
YTD Comparison	\$683,009,100	2%	\$698,439,815	0%	\$698,153,800	17%	\$814,995,890	19%	\$972,871,923	9%	\$1,057,301,019	30%	\$1,372,793,984	3%	\$1,408,666,800	18%	\$1,659,150,308
Annual Total	\$683,009,100	2%	\$698,439,815	0%	\$698,153,800	17%	\$814,995,890	19%	\$972,871,923	9%	\$1,057,301,019	30%	\$1,372,793,984	3%	\$1,408,666,800	18%	\$1,659,150,308

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Month to Month Comparison by Number of Transactions

Month	2009	% Change 09 to 10	2010	% Change 10 to 11	2011	% Change 11 to 12	2012	% Change 12 to 13	2013	% Change 13 to 14	2014	% Change 14 to 15	2015	% Change 15 to 16	2016	% Change 16 to 17	2017
January	54	0%	54	61%	90	10%	102	13%	116	-6%	107	19%	127	-2%	124	11%	138
February	55	20%	66	35%	90	-11%	81	16%	97	-10%	91	16%	106	19%	126	-8%	116
March	71	21%	86	19%	103	-21%	86	46%	128	1%	125	19%	149	-9%	136	31%	178
April	68	34%	91	16%	106	7%	119	19%	136	-13%	124	23%	153	1%	155	22%	189
May	88	7%	94	14%	107	25%	145	18%	165	10%	181	13%	205	-4%	197	0%	197
June	80	73%	138	-25%	104	5%	124	28%	151	6%	155	69%	262	-16%	220	6%	234
July	95	-21%	75	31%	98	29%	131	23%	163	26%	201	0%	202	6%	215	18%	253
August	114	3%	117	28%	150	6%	162	36%	221	-6%	214	25%	267	6%	282	-4%	272
September	147	1%	149	9%	162	-2%	164	54%	254	11%	286	5%	301	-1%	297	-16%	248
October	160	-4%	154	5%	171	43%	240	5%	251	5%	265	7%	284	-7%	263	22%	322
November	135	4%	141	1%	152	8%	158	10%	197	19%	216	-5%	205	31%	268	-14%	230
December	178	-13%	154	-9%	147	32%	188	-29%	138	32%	186	48%	276	-26%	203	13%	230
YTD Comparison	1,245	6%	1,319	12%	1,480	15%	1,700	19%	2,017	7%	2,151	18%	2,537	-2%	2,486	5%	2,607
Annual Total	1,245	6%	1,319	12%	1,480	15%	1,700	19%	2,017	7%	2,151	18%	2,537	-2%	2,486	5%	2,607

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

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Residential Cost Analysis

Residential Improved Units - Price Point Summary			
December 2017			
	# Transactions	Gross Volume	Percentage Gross
<=200,000	6	\$1,051,400	1%
200,001 to 300,000	13	\$3,420,000	3%
300,001 to 400,000	19	\$6,747,100	5%
400,001 to 500,000	24	\$10,832,000	8%
500,001 to 600,000	28	\$15,532,500	12%
600,001 to 700,000	19	\$12,421,800	9%
700,001 to 800,000	9	\$6,790,900	5%
800,001 to 900,000	16	\$13,656,700	10%
900,001 to 1,000,000	10	\$9,595,579	7%
1,000,001 to 1,500,000	20	\$24,257,457	18%
1,500,001 to 2,000,000	5	\$8,590,000	6%
2,000,001 to 2,500,000	3	\$7,100,000	5%
2,500,001 to 3,000,000	1	\$2,645,000	2%
over \$ 3 Million	2	\$11,100,000	8%
Total:	175	\$133,740,436	100%
December 2017			
New Construction	Number Trans.	Total Volume	Average Price
Single Family	11	\$20,178,536	\$1,834,412
Multi Family	21	\$13,435,600	\$639,790
Vacant Land	12	\$3,502,000	\$291,833
Resales	Number Trans.	Total Volume	Average Price
Single Family	62	\$61,219,700	\$987,415
Multi Family	81	\$38,906,600	\$480,328
Vacant Land	19	\$4,620,300	\$243,174
Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	73	\$81,398,236	\$1,115,044
Multi Family	102	\$52,342,200	\$513,159
Vacant Land	31	\$8,122,300	\$262,010
YTD: Dec. 2017	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
Full Year 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
Full Year 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
Full Year 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
Full Year 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
Full Year 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
Full Year 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
Full Year 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
Full Year 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
Full Year 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
Full Year 2007: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	801	\$639,910,300	\$798,889
Multi Family	1779	\$723,215,400	\$406,529
Vacant Land	334	\$130,790,200	\$391,587

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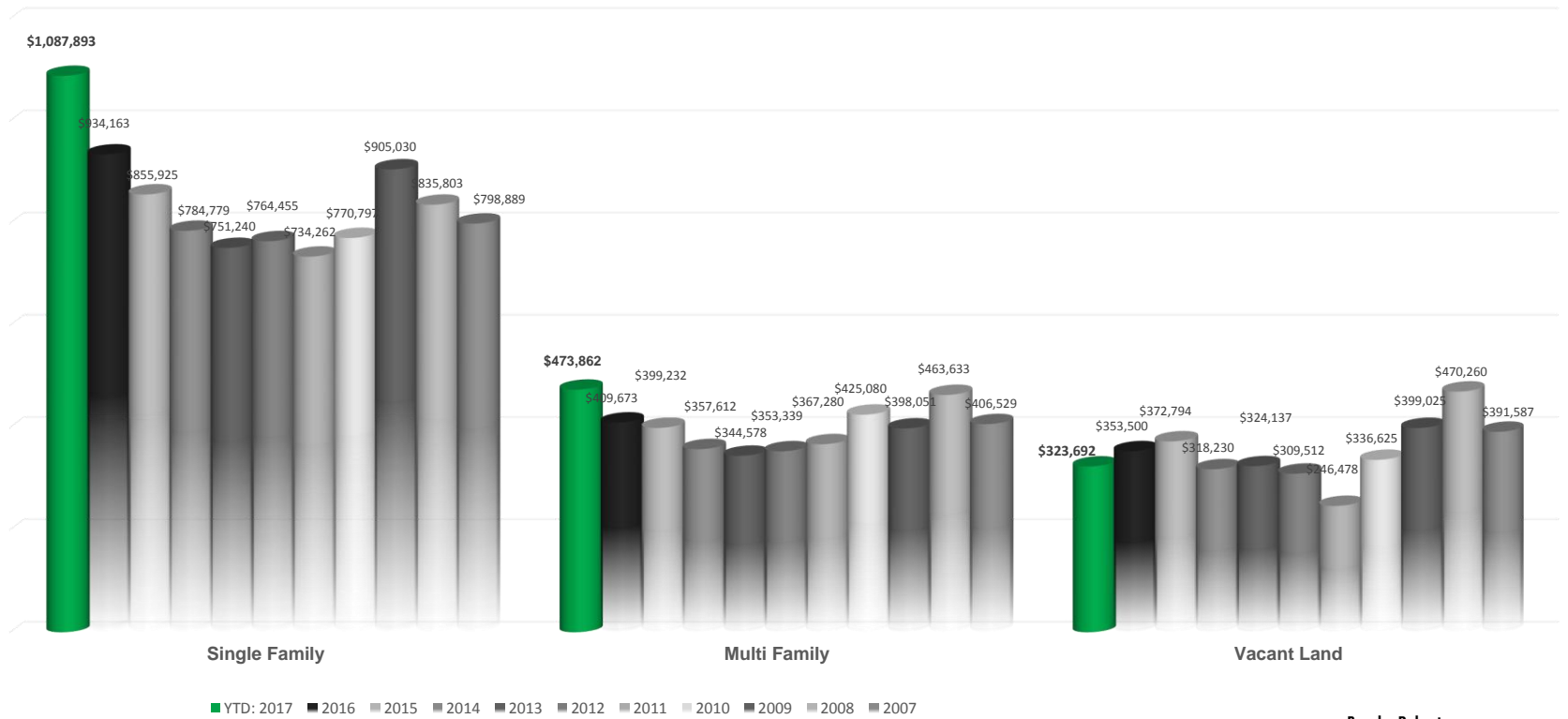
Frisco
Land Title
60 Main Street
Frisco, CO 80443
970.668.2205

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



Average Price History by Type: 2007 - YTD. 2017



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Comparative Historical Cost Analysis

YTD. 2017 Price Point Summary for Residential Volume - Average Price:			\$686,314
	# Transactions	Gross Volume	Percentage Gross
<=200,000	107	\$18,111,300	1%
200,001 to 300,000	249	\$64,388,575	4%
300,001 to 400,000	358	\$125,724,287	8%
400,001 to 500,000	292	\$130,651,237	9%
500,001 to 600,000	226	\$124,212,017	8%
600,001 to 700,000	205	\$133,696,097	9%
700,001 to 800,000	175	\$131,966,260	9%
800,001 to 900,000	133	\$113,159,355	8%
900,001 to 1,000,000	98	\$93,621,079	6%
1,000,001 to 1,500,000	202	\$246,338,462	16%
1,500,001 to 2,000,000	69	\$118,655,900	8%
2,000,001 to 2,500,000	34	\$77,454,300	5%
2,500,001 to 3,000,000	22	\$61,018,900	4%
over \$ 3 Million	15	\$60,598,000	4%
Total:	2185	\$1,499,595,769	100%

YTD. 2016 Price Point Summary for Residential Volume - Average Price:			\$579,812
	# Transactions	Gross Volume	Percentage Gross
<=200,000	168	\$26,336,122	2%
200,001 to 300,000	386	\$98,337,069	8%
300,001 to 400,000	324	\$114,063,559	9%
400,001 to 500,000	299	\$132,926,055	11%
500,001 to 600,000	197	\$108,388,784	9%
600,001 to 700,000	197	\$128,733,400	11%
700,001 to 800,000	131	\$98,795,050	8%
800,001 to 900,000	101	\$85,806,988	7%
900,001 to 1,000,000	59	\$56,354,000	5%
1,000,001 to 1,500,000	137	\$167,169,787	14%
1,500,001 to 2,000,000	50	\$86,212,575	7%
2,000,001 to 2,500,000	20	\$44,493,000	4%
2,500,001 to 3,000,000	7	\$19,155,000	2%
over \$ 3 Million	11	\$43,296,244	4%
Total:	2087	\$1,210,067,633	100%

YTD. 2015 Price Point Summary for Residential Volume - Average Price:			\$546,678
	# Transactions	Gross Volume	Percentage Gross
<=200,000	227	\$35,658,828	3%
200,001 to 300,000	398	\$99,675,150	9%
300,001 to 400,000	360	\$126,211,700	11%
400,001 to 500,000	272	\$121,814,240	11%
500,001 to 600,000	215	\$117,796,335	10%
600,001 to 700,000	167	\$108,342,115	9%
700,001 to 800,000	124	\$93,015,100	8%
800,001 to 900,000	84	\$71,558,900	6%
900,001 to 1,000,000	55	\$52,159,000	5%
1,000,001 to 1,500,000	113	\$140,910,600	12%
1,500,001 to 2,000,000	47	\$81,401,500	7%
2,000,001 to 2,500,000	18	\$40,673,100	4%
2,500,001 to 3,000,000	14	\$37,983,000	3%
over \$ 3 Million	6	\$20,825,000	2%
Total:	2100	\$1,148,024,568	100%

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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

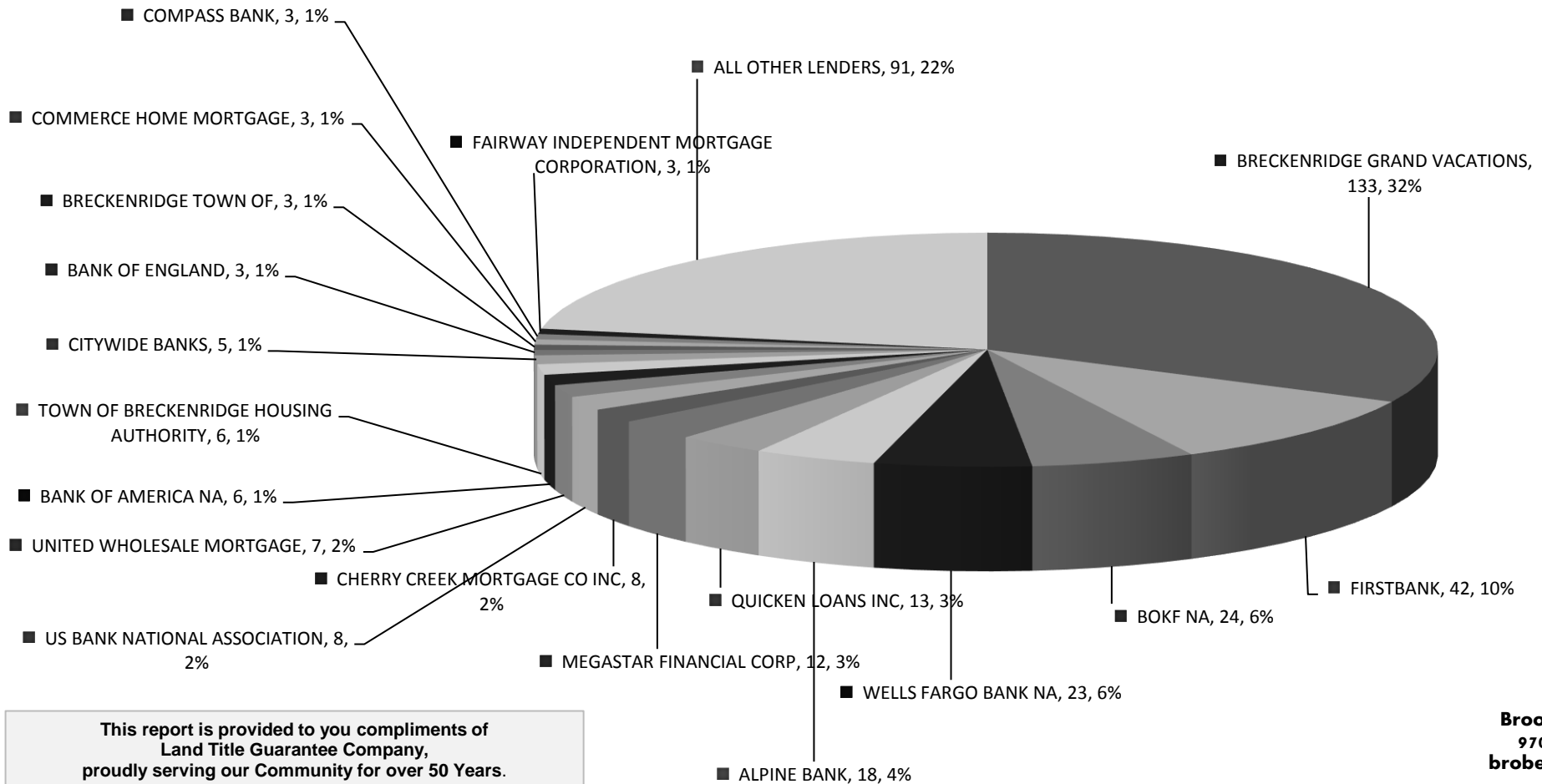
Breckenridge
Land Title
200 North Ridge
Street
Breckenridge, CO
80424
970.453.2255



Lender Analysis

TOP 78% LENDERS - December 2017

LOAN BREAKDOWN: 163 Loans related to Sales 71% of the 230 Sales Transactions.
 There were 115 Refinance/Equity Loans, and 133 Loans related to Timeshare Sales.
 The Remainder of Sales: 29% of Real Estate closings were Cash Transactions at the time of closing.
Total Loans: 411



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Market Highlights

Market Highlights:

December 2017

Highest Priced Residential Sale

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Comments
6	8.00	2007	7625	\$ 6,100,000.00	Shock Hill Lot 25 w/1.20 AC Land	REPULSE BAY LLC	\$ 800.00	12/27/2017	36 IRON MASK ROAD	

36 Iron Mask Road



Highest Price PSF Residential Sale

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Comments
1	1.00	2001	627	\$ 525,000.00	Mountain Thunder Lodge Condo Unit 1312 Bldg 1	KEITH HUNT	\$ 837.32	12/4/2017	50 MOUNTAIN THUNDER DR	

Bank Sales Detail

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Bank Reference
			.3125 AC	\$ 325,000.00	Estates @ Alders Lot 5	CHRISTIAN STEVENS	n/a	12/19/2017	0051 INDEPENDENCE LANE	Bank: MINNWEST BANK MV
			.3304 AC	\$ 495,000.00	Estates @ Alders Lot 8	INDEPENDENCE MOUNTAIN BUILDERS LLC	n/a	12/29/2017	0087 INDEPENDENCE LANE	Bank: MINNWEST BANK MV
			.3344 AC	\$ 395,000.00	Estates @ Alders Lot 7	INDEPENDENCE MOUNTAIN BUILDERS LLC	n/a	12/29/2017	0075 INDEPENDENCE LANE	Bank: MINNWEST BANK MV

Foreclosure Document Breakdown

December 2017	Total	Timeshare	Fee Simple	Unknown: No legal shown
#1 Notice Election & Demand: (NED)	10	8	2	0
#2 Certificate of Purchase: (CTP)	0	0	0	0
#3 Public Trustee's Deeds: (PTD)	0	0	0	0
Total Foreclosure Docs Filed:	10	8	2	0

Land Title Historical Foreclosure Summary

2009 Summary:	
NED:	300
Withdrawn NED'S	117
Active NED's for 2009:	183
Public Trustee's Deeds Issued:	86

2010 Summary:	
NED:	367
Withdrawn NED'S	162
Active NED's for 2010:	205
Public Trustee's Deeds Issued:	148

2011 Summary:	
NED:	326
Withdrawn NED'S	148
Active NED's for 2011:	178
Public Trustee's Deeds Issued:	227

2012 Summary:	
NED:	251
Withdrawn NED'S	132
Active NED's for 2012:	119
Public Trustee's Deeds Issued:	165

2013 Summary:	
NED:	138
Withdrawn NED'S	86
Active NED's for 2013:	52
Public Trustee's Deeds Issued:	92

2014 Summary:	
NED:	86
Withdrawn NED'S	27
Active NED's for 2014:	59
Public Trustee's Deeds Issued:	65

2015 Summary:	
NED:	32
Withdrawn NED'S	14
Active NED's for 2015:	18
Public Trustee's Deeds Issued:	26

2016 Summary:	
NED:	35
Withdrawn NED'S	26
Active NED's for 2016:	9
Public Trustee's Deeds Issued:	9

YTD: 2017 Summary	
NED:	37
Withdrawn NED'S	21
Active NED's for 2017:	16
Public Trustee's Deeds Issued:	8

Eight Year Foreclosure Summary & Analysis:	
Total Active NED's for Period: 1/1/2009 thru 12/31/2017	838
Total PTD's Issued: 1/1/2009 thru 12/31/2017	825
Unissued Public Trustee's Deeds Remaining:	13

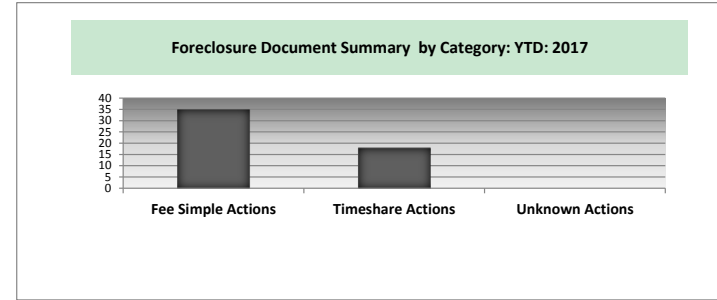
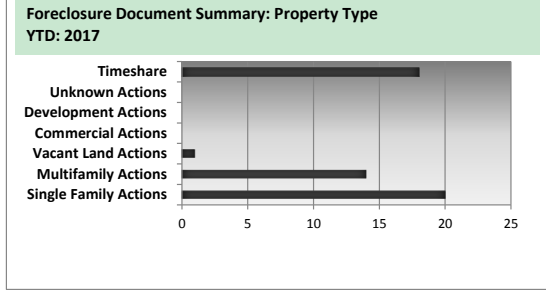
*data is obtained from the Summit County Treasurer's Office; it is deemed reliable but it is not guaranteed.

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Summary of Foreclosure Actions

YTD: Dec. 2017

Property Foreclosure Summary:	
Fee Simple Actions	35
Timeshare Actions	18
Unknown Actions	0
Property Type Breakdown:	
Single Family Actions	20
Multifamily Actions	14
Vacant Land Actions	1
Commercial Actions	0
Development Actions	0
Unknown Actions	0
Timeshare	18



Location Summary: ALL TYPES

Blue River	2
Breckenridge	26
Breckenridge Golf Course	0
Central Summit County	0
Copper Mountain	4
Corinthian Hill & Summerwoc	0
Dillon, Town & Lake	3
Dillon Valley	0
Farmers Corner	1
Frisco	1
Heeney	0
Keystone	8
Montezuma	0
North Summit County Rural	0
Peak 7	1
Silverthorne	3
Summit Cove	2
Wilderness	2
Woodmoor	0

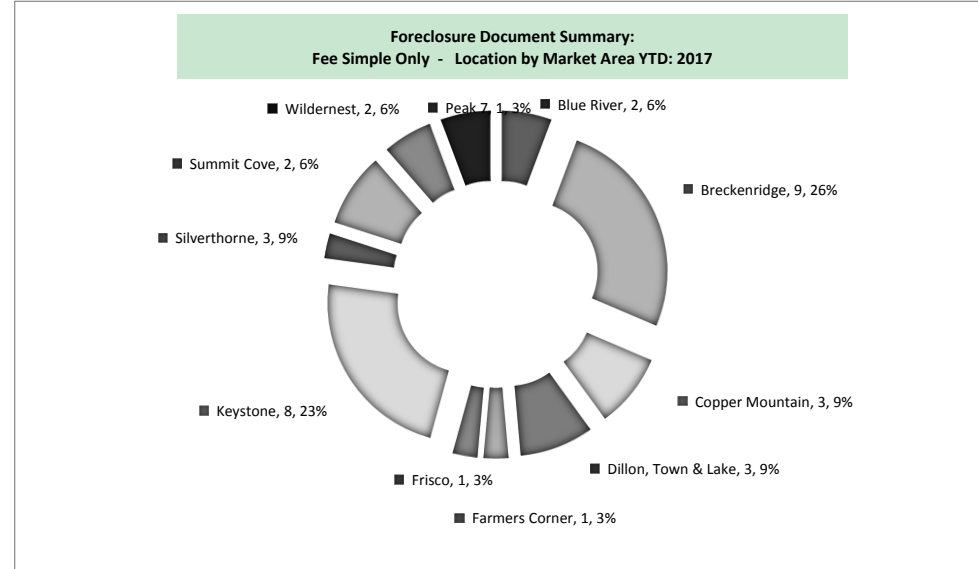
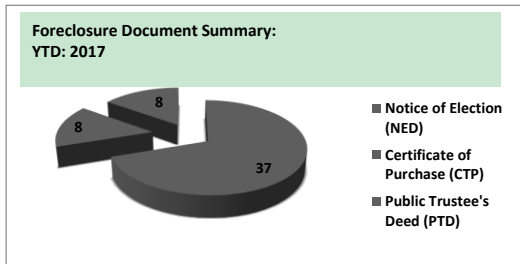
Location Summary: Fee Simple Only

Blue River	2
Breckenridge	9
Breckenridge Golf Course	0
Central Summit County	0
Copper Mountain	3
Corinthian Hill & Summerwoc	0
Dillon, Town & Lake	3
Dillon Valley	0
Farmers Corner	1
Frisco	1
Heeney	0
Keystone	8
Montezuma	0
North Summit County Rural	0
Peak 7	1
Silverthorne	3
Summit Cove	2
Wilderness	2
Woodmoor	0

* Location Summaries do not include recordings with Unknown Legal Descriptions

Document Summary:

Notice of Election (NED)	37
Certificate of Purchase (CTP)	8
Public Trustee's Deed (PTD)	8



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Top Lender Listing

LENDER	NUMBER LOANS	PERCENTAGE TOTAL	
BRECKENRIDGE GRAND VACATIONS	133	32.36%	Top 78% Lenders for December 2017
FIRSTBANK	42	10.22%	Summit County
BOKS NA	24	5.84%	
WELLS FARGO BANK NA	23	5.60%	
ALPINE BANK	18	4.38%	
QUICKEN LOANS INC	13	3.16%	
MEGASTAR FINANCIAL CORP	12	2.92%	
CHERRY CREEK MORTGAGE CO INC	8	1.95%	
US BANK NATIONAL ASSOCIATION	8	1.95%	
UNITED WHOLESALE MORTGAGE	7	1.70%	
BANK OF AMERICA NA	6	1.46%	
TOWN OF BRECKENRIDGE HOUSING AUTHORITY	6	1.46%	
CITYWIDE BANKS	5	1.22%	
BANK OF ENGLAND	3	0.73%	
BRECKENRIDGE TOWN OF	3	0.73%	
COMMERCE HOME MORTGAGE	3	0.73%	
COMPASS BANK	3	0.73%	
FAIRWAY INDEPENDENT MORTGAGE CORPORATION	3	0.73%	
ALL OTHER LENDERS	91	22.14%	
AMERIFIRST FINANCIAL INC	2	0.49%	
BANK OF THE WEST	2	0.49%	
BAY EQUITY LLC	2	0.49%	
BNY MELLON NA	2	0.49%	
BROKER SOLUTIONS INC	2	0.49%	
ELEVATIONS CREDIT UNION	2	0.49%	
FLAGSTAR BANK FSB	2	0.49%	
MACS MORTGAGE INC	2	0.49%	
STEARNS LENDING LLC	2	0.49%	
TIAA FSB	2	0.49%	
WESTERN ALLIANCE BANK	2	0.49%	
ACADEMY MORTGAGE CORPORATION	1	0.24%	
ALL WESTERN MORTGAGE INC	1	0.24%	
ALTERRA GROUP LLC	1	0.24%	
AMERICAN INTERNET MORTGAGE INC	1	0.24%	
AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY LLC	1	0.24%	
AMERICAN SOUTHWEST MORTGAGE FUNDING CORP	1	0.24%	
AMWEST FUNDING CORP	1	0.24%	
BERKLEY BANK	1	0.24%	
BLUE SKY MORTGAGE LLC	1	0.24%	
CAPITAL CITY BANK	1	0.24%	
CARDINAL FINANCIAL COMPANY LP	1	0.24%	
CARTUS HOME LOANS	1	0.24%	
CEFCU	1	0.24%	
CHAMPION BANK	1	0.24%	
CITADEL SERVICING CORPORATION	1	0.24%	
COLORADO CREDIT UNION	1	0.24%	
COMMERCE BANK	1	0.24%	
CORNERSTONE HOME LENDING INC	1	0.24%	
CORNHUSKER BANK	1	0.24%	
DIRECT LENDING LLC	1	0.24%	
ENVOY MORTGAGE LTD	1	0.24%	
EQUITY BANK	1	0.24%	
FIFTH THIRD MORTGAGE CO	1	0.24%	
FIRST MORTGAGE SOLUTIONS LLC	1	0.24%	
FIRST NATIONAL FINANCING INC	1	0.24%	
FORTIS PRIVATE BANK	1	0.24%	
GUARANTEED RATE INC	1	0.24%	
GUARANTY BANK AND TRUST COMPANY	1	0.24%	
GUARANTY TRUST COMPANY	1	0.24%	
GUILD MORTGAGE COMPANY	1	0.24%	
HAPPY STATE BANK	1	0.24%	
HOME POINT FINANCIAL CORPORATION	1	0.24%	
HOMEOWNERS FINANCIAL GROUP USA LLC	1	0.24%	
INTEGRITY FIRST FINANCIAL INC	1	0.24%	
JPMORGAN CHASE BANK NA	1	0.24%	
LAKEVIEW LOAN SERVICING LLC	1	0.24%	
LENDUS LLC	1	0.24%	
LIBERTY HOME LOANS LLC	1	0.24%	
LOAN SIMPLE INC	1	0.24%	
M&T BANK	1	0.24%	
MIDWEST EQUITY MORTGAGE LLC	1	0.24%	
MMW HOLDINGS LLC	1	0.24%	
MUTUAL OF OMAHA BANK	1	0.24%	
NATIONS LENDING CORPORATION	1	0.24%	
NAVY FEDERAL CREDIT UNION	1	0.24%	
NEST HOME LENDING LLC	1	0.24%	
ON Q FINANCIAL INC	1	0.24%	
OWNER CARRY	1	0.24%	
PARKSIDE LENDING LLC	1	0.24%	
PLAZA HOME MORTGAGE INC	1	0.24%	
PNC MORTGAGE	1	0.24%	
PREMIER LENDING ALLIANCE LLC	1	0.24%	
PRIMELENDING	1	0.24%	
PROVIDENT FUNDING ASSOCIATES LP	1	0.24%	
PUBLIC SERVICE CREDIT UNION	1	0.24%	
SECURITY FIRST BANK	1	0.24%	
SOLUTIONS NORTH BANK	1	0.24%	
SUMMIT COMBINED HOUSING AUTHORITY	1	0.24%	
SUMMIT MORTGAGE	1	0.24%	
SUNFLOWER BANK NA	1	0.24%	
TCF NATIONAL BANK	1	0.24%	
USAA FEDERAL SAVINGS BANK	1	0.24%	
UTILITIES EMPLOYEES CREDIT UNION	1	0.24%	
VECTRA BANK COLORADO	1	0.24%	
VERUS BANK OF COMMERCE	1	0.24%	
VISIO FINANCIAL SERVICES INC	1	0.24%	
WILLOW BEND MORTGAGE COMPANY LLC	1	0.24%	
WINTRUST BANK	1	0.24%	
WORLD BUSINESS LENDERS LLC	1	0.24%	
TOTAL LOANS FOR DECEMBER 2017:	411	100.00%	

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Purchaser Profile Abstract

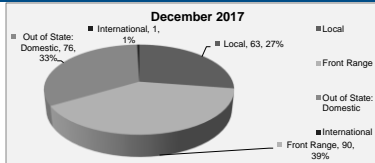
December 2017

Upper End Purchaser Details

Brm	Both	Year Built	Size	Price	Legal	PPSF	Date	Street Address	Origin of Buyer: City	Origin of Buyer: State
6	8.00	2007	7625	\$ 6,100,000.00	Shock Hill Lot 25	\$ 800.00	12/27/2017	36 IRON MASK ROAD	SALEM	VA
8	10.00	2008	9342	\$ 5,000,000.00	Eagles Nest Golf Course Subd Filing 2 Lot 19R	\$ 535.22	12/20/2017	330 HIGH PARK COURT	DALLAS	TX
		1979	49798	\$ 4,155,000.00	La Riva Del Lago Condo: 27 Comm Units	\$ 83.44	12/27/2017	135 MAIN STREET	DENVER	CO
4	7.00	1994	6378	\$ 2,645,000.00	North Fork River Estates Lot 5	\$ 414.71	12/21/2017	75 STONEY TRAIL	HOUSTON	TX
4	5.00	2016	3009	\$ 2,400,000.00	Shock Hill Overlook Filing 1 Lot 6B	\$ 797.61	12/19/2017	40 WEST POINT LODE	BRECKENRIDGE	CO
6	7.00	2007	5667	\$ 2,350,000.00	Highlands @ Breck Highlands Park Lot 94	\$ 414.68	12/1/2017	407 GOLD RUN ROAD	CLARKSVILLE	MD
4	5.00	2015	4885	\$ 2,350,000.00	Estates @ Alders Lot 2	\$ 483.06	12/1/2017	11 INDEPENDENCE LANE	ARLINGTON	VA
4	5.00	2008	4548	\$ 1,890,000.00	Eagles Nest Golf Course Subd Filing 4 Lot 8	\$ 415.57	12/21/2017	2200 GOLDEN EAGLE ROAD	SIOUX FALLS	SD
4	5.00	2004	4480	\$ 1,825,000.00	Eagles Nest Golf Course Subd Filing 5 Lot 25	\$ 407.37	12/26/2017	2140 HUNTERS KNOB ROAD	LOVELAND	CO
3	4.00	2017	2635	\$ 1,675,000.00	Shores @ Highlands Filing 9 Lot 24B	\$ 635.67	12/19/2017	175 SHORES LANE	AURORA	CO
3	4.00	2017	2657	\$ 1,650,000.00	Shores @ Highlands Lot 24A	\$ 621.00	12/11/2017	163 SHORES LANE	LARKSPUR	CO
4	6.00	2004	4404	\$ 1,550,000.00	Cortina Ridge Filing 1 Lot 17	\$ 344.90	12/6/2017	251 KINGS COURT	DENVER	CO
4	4.50	2017	2803	\$ 1,495,000.00	Rivers Edge Filing 1 Lot 1A	\$ 533.36	12/29/2017	183 RIVER PARK DRIVE	ELLCOTT CITY	MD
3	3.00	1995	3061	\$ 1,438,800.00	Goldenview Subd Filing 1 Lot 19	\$ 470.04	12/19/2017	317 S FULLER PLACER ROAD	SARASOTA	FL
4	4.00	2000	3828	\$ 1,405,000.00	Junjata Subd Filing 1 Lot 13	\$ 367.03	12/5/2017	483 JUNIATA CIRCLE	AURORA	CO
8	6.00	1999	4737	\$ 1,390,000.00	Bills Ranch West Subd Block 9 Lot 174R1	\$ 293.43	12/1/2017	25 WIERLING WAY	HUNTING VALLEY	OH
3	4.00	2010	3339	\$ 1,389,500.00	High Heavens Subd Lot 4	\$ 416.14	12/21/2017	006L PINE CIRCLE	OMAHA	NE
3	3.00	2000	1603	\$ 1,325,000.00	Lone Eagle Above River Run Condo Unit 3049	\$ 826.58	12/19/2017	280 TRAILHEAD DRIVE	BRIDGEPORT	CT
3	2.00	1992	1977	\$ 1,275,000.00	M&B, Sec 7-6-77 Dulac Tract Number Two-B	\$ 644.92	12/8/2017	0707 GATEWAY DRIVE	CHARLOTTE	NC
3	3.00	1966	3350	\$ 1,250,000.00	Weishorn Subd Filing 2 Block 12 Lot 15	\$ 373.13	12/11/2017	112 ROYAL TIGER ROAD	BRECKENRIDGE	CO
5	5.00	1978	2652	\$ 1,225,000.00	Warriors Mark Subd Filing 1 Lot 7	\$ 463.92	12/27/2017	1217 BROKEN LANCE DRIVE	ARVADA	CO
4	4.00	1994	3516	\$ 1,215,000.00	Woodmoor @ Breckenridge Subd Block 1 Lot 19A	\$ 345.56	12/1/2017	63 EMMETT LODE ROAD	BOULDER	CO
4	4.00	1999	3844	\$ 1,150,000.00	Old Keystone Golf Course Subd Lot 32	\$ 299.17	12/27/2017	290 ELK CIRCLE	CASTLE PINES	CO
3	3.00	1999	1748	\$ 1,125,000.00	Saddlewood Condo Unit 7	\$ 643.59	12/1/2017	57 ILIFE COURT	BEDFORD	MA
4	4.00	1991	3517	\$ 1,125,000.00	Keystone Ranch Subd Lot 3 Tract B	\$ 319.87	12/14/2017	314 PENSTEMON ROAD	FORT COLLINS	CO
5	5.00	1997	5437	\$ 1,125,000.00	Frisco Town Subd Block 13 Lots 16 17 & 18	\$ 206.16	12/1/2017	711 GRANITE ST	BRECKENRIDGE	CO
4	4.00	2001	4108	\$ 1,109,800.00	Pebble Creek Ranch Lot 6	\$ 270.16	12/21/2017	0307 CR 1353	PRAIRIE VILLAGE	KS
4	5.00	2002	3256	\$ 1,069,400.00	Marina Park Condo Unit 3	\$ 328.44	12/14/2017	120 N 7TH AVE	SAINT AUGUSTINE	FL
3	3.00	1997	3469	\$ 1,060,000.00	Pine Vista Lot 8	\$ 305.56	12/5/2017	3724 SKI HILL ROAD	DENVER	CO
4	4.00	2014	2954	\$ 1,055,000.00	Cabins @ Angler Mtn Ranch Filing 3 Lot 6	\$ 357.14	12/22/2017	261 STONEFLY DRIVE	WHEATON	IL
5	2.00	2017	3038	\$ 1,054,857.00	South Maryland Creek Ranch Filing 1 Lot 46	\$ 347.25	12/29/2017	28 W BENVENIA POINT	SILVERTHORNE	CO
4	4.00	1993	2873	\$ 1,050,000.00	Mountain Pines Subd Filing 1 Lot 24	\$ 365.47	12/4/2017	0081 CR 1040	PUEBLO WEST	CO
5	5.00	1995	4446	\$ 1,050,000.00	Eagles Nest Subd Filing 5 Phase 1 Lot 21	\$ 236.17	12/21/2017	309 RED HAWK CIRCLE	ARVADA	CO

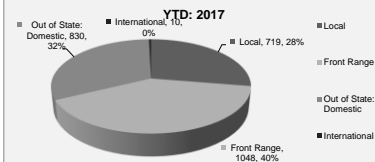
All Sales: December 2017

Origin of Buyer	# of Trans.	% Overall
Local	63	27%
Front Range	90	39%
Out of State: Domestic	76	33%
International	1	0%
Total Sales	230	100%



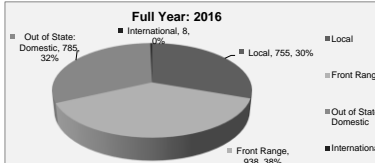
YTD: Dec. 2017

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%



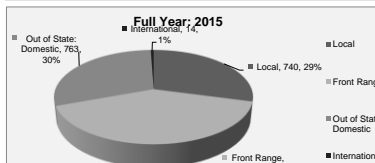
All Sales: 2016

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%



All Sales: 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%



All Sales: 2014

Origin of Buyer	# of Trans.	% Overall
Local	492	24%
Front Range	896	44%
Out of State: Domestic	635	31%
International	19	1%
Total Sales	2042	100%

All Sales: 2013

Origin of Buyer	# of Trans.	% Overall
Local	502	26%
Front Range	765	40%
Out of State: Domestic	624	33%
International	17	1%
Total Sales	1908	100%

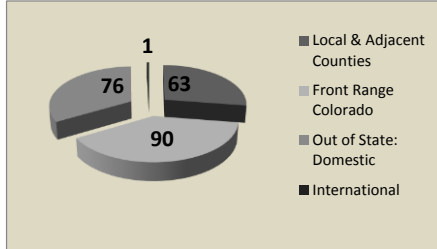
Brooke Roberts
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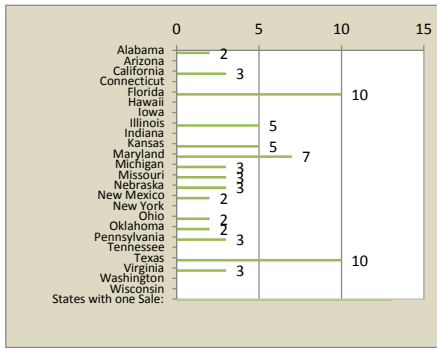
Purchaser Detailed Profile

December 2017

Purchaser Origin



Out-of-State Breakout



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

Purchaser Point of Origin:

Origin	Number Sales	% All Sales
Local & Adjacent Counties	63	27.39%
Front Range Colorado	90	39.13%
Out of State: Domestic	76	33.04%
International	1	0.43%

Out-of-State Breakout:

State	Number Sales	% All Sales
Alabama	2	2.63%
Arizona	0	0.00%
California	3	3.95%
Connecticut	0	0.00%
Florida	10	13.16%
Hawaii	0	0.00%
Iowa	0	0.00%
Illinois	5	6.58%
Indiana	0	0.00%
Kansas	5	6.58%
Maryland	7	9.21%
Michigan	3	3.95%
Missouri	3	3.95%
Nebraska	3	3.95%
New Mexico	2	2.63%
New York	0	0.00%
Ohio	2	2.63%
Oklahoma	2	2.63%
Pennsylvania	3	3.95%
Tennessee	0	0.00%
Texas	10	13.16%
Virginia	3	3.95%
Washington	0	0.00%
Wisconsin	0	0.00%
States with one Sale: AZ,CT,GA,IA,KY,LA,MA,MN,NC NH,NJ,OR,SD	13	17.11%
Total	76	

International Breakout:

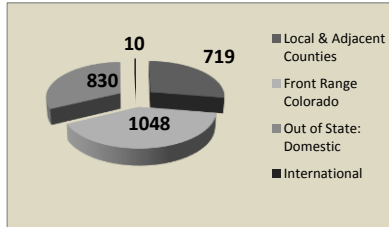
Country	Number Sales	% INT'L Sales
Countries with one sale: UNITED KINGDOM	1	100.00%
Total International:	1	100.00%

Note: This Summary does not include data on INTERVAL transactions.

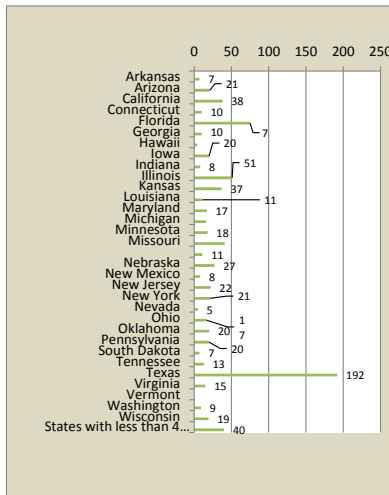
Purchaser Detailed Profile

YTD: Dec. 2017

Purchaser Origin



Out-of-State Breakout



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

Purchaser Point of Origin:

Origin	Number Sales	% All Sales
Local & Adjacent Counties	719	27.58%
Front Range Colorado	1048	40.20%
Out of State: Domestic	830	31.84%
International	10	0.38%

Out-of-State Breakout:

State	Number Sales	% All Sales
Arkansas	7	0.84%
Arizona	21	2.53%
California	38	4.58%
Connecticut	10	1.20%
Florida	75	9.04%
Georgia	10	1.20%
Hawaii	4	0.48%
Iowa	20	2.41%
Indiana	8	0.96%
Illinois	51	6.14%
Kansas	37	4.46%
Louisiana	11	1.33%
Maryland	17	2.05%
Michigan	16	1.93%
Minnesota	18	2.17%
Missouri	41	4.94%
North Carolina	11	1.33%
Nebraska	27	3.25%
New Mexico	8	0.96%
New Jersey	22	2.65%
New York	21	2.53%
Nevada	5	0.60%
Ohio	17	2.05%
Oklahoma	20	2.41%
Pennsylvania	20	2.41%
South Dakota	7	0.84%
Tennessee	13	1.57%
Texas	192	23.13%
Virginia	15	1.81%
Vermont	0	0.00%
Washington	9	1.08%
Wisconsin	19	2.29%
States with less than 4 Sales:	40	4.82%
AK,AL,DC,DE,ID,KY,MA, MT		
MS,NH,NV,RI,SC,UT,VT,WY		
Total	830	

International Breakout:

Country	Number Sales	% INT'L Sales
Mexico, United Kingdom	8	
Countries with one sale:	2	100.00%
Brazil, Jamaica		
Total International:	10	100.00%

Note: This Summary does not include data on INTERVAL transactions.



New Development Summary

December 2017

Improved Residential New Unit Sales Detail:

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
3	3.00	2017	2468	\$ 789,000.00	Angler Mtn Ranch Lakeside TH #9 Unit 47A	MULTIFAM	\$ 319.69	14 DAMSELFY LOOP
3	3.00	2015	1455	\$ 635,000.00	Rivers Edge Condo Unit 26	MULTIFAM	\$ 436.43	421 RAINBOW DR
2	2.00	2015	982	\$ 450,000.00	Rivers Edge Condo Unit 28	MULTIFAM	\$ 458.25	421 RAINBOW DRIVE
3	4.00	2017	2635	\$ 1,675,000.00	Shores @ Highlands Filing 9 Lot 24B	SINGLEFAM	\$ 635.67	175 SHORES LANE
4	5.00	2016	3009	\$ 2,400,000.00	Shock Hill Overlook Filing 1 Lot 6B	SINGLEFAM	\$ 797.61	40 WEST POINT LODE
3	4.00	2017	2298	\$ 998,000.00	Shores @ Highlands Filing 7 Lot 18B	SINGLEFAM	\$ 434.29	48 SHORES LANE
3	3.00	2015	1506	\$ 685,000.00	Rivers Edge Condo Unit 18	MULTIFAM	\$ 454.85	421 RAINBOW DR
3	3.00	2017	1892	\$ 522,600.00	Lincoln Park @ Wellington Nbhd Filing 1 Block 2 Lot 16	DEEDRESTRICTED	\$ 276.22	18 ONTARIO GREEN
3	2.00	2017	1336	\$ 509,000.00	Blue 52 Townhomes Lot 14	DEEDRESTRICTED	\$ 380.99	502 FLORADORA DRIVE
2	1.50	2017	1099	\$ 367,800.00	Blue 52 Townhomes Lot 16	DEEDRESTRICTED	\$ 334.67	510 FLORADORA DRIVE
2	2.00	2017	965	\$ 288,100.00	Blue 52 Townhomes Lot 8	DEEDRESTRICTED	\$ 298.55	38 GROVE LANE
2	2.00	2017	947	\$ 288,100.00	Blue 52 Townhomes Lot 4	DEEDRESTRICTED	\$ 304.22	18 GROVE LANE
1	2.00	2017	781	\$ 248,300.00	Blue 52 Townhomes Lot 1	DEEDRESTRICTED	\$ 317.93	6 GROVE LANE
2	1.50	2017	909	\$ 237,400.00	Blue 52 Townhomes Lot 6	DEEDRESTRICTED	\$ 261.17	28 GROVE LANE
3	2.00	2015	1122	\$ 520,000.00	Rivers Edge Condo Unit 22	MULTIFAM	\$ 463.46	421 RAINBOW DRIVE
2	2.00	2015	1040	\$ 450,000.00	Rivers Edge Condo Unit 23	MULTIFAM	\$ 432.69	421 RAINBOW DRIVE
4	3.00	2015	1617	\$ 682,000.00	Rivers Edge Condo Unit 25	MULTIFAM	\$ 421.77	421 RAINBOW DRIVE
2	2.00	2015	1013	\$ 420,000.00	Rivers Edge Condo Unit 27	MULTIFAM	\$ 414.61	421 RAINBOW DRIVE
4	3.00	2015	2063	\$ 830,000.00	Rivers Edge Condo Unit 21	MULTIFAM	\$ 402.33	421 RAINBOW DRIVE
3	2.00	2015	1392	\$ 545,000.00	Rivers Edge Condo Unit 31	MULTIFAM	\$ 391.52	421 RAINBOW DRIVE
3	2.00	2015	1227	\$ 545,000.00	Rivers Edge Condo Unit 30	MULTIFAM	\$ 444.17	421 RAINBOW DRIVE
2	2.00	2015	1018	\$ 525,000.00	Rivers Edge Condo Unit 19	MULTIFAM	\$ 515.72	421 RAINBOW DRIVE
2	2.00	2015	1094	\$ 475,000.00	Rivers Edge Condo Unit 29	MULTIFAM	\$ 434.19	421 RAINBOW DRIVE
3	3.00	2017	1708	\$ 769,900.00	River Run TH Phase 2 Unit 13B	MULTIFAM	\$ 450.76	56 ERICKSON LOOP
3	3.00	2017	1637	\$ 628,300.00	South Maryland Creek Ranch Cabin 13 Tract 5	SINGLEFAM	\$ 383.81	26 MOSS WAY
3	4.00	2017	2657	\$ 1,650,000.00	Shores @ Highlands Lot 24A	SINGLEFAM	\$ 621.00	163 SHORES LANE
3	4.00	2017	1913	\$ 844,700.00	South Maryland Creek Ranch Filing 1 Tract X Cabin 5	SINGLEFAM	\$ 441.56	45 W BENJAMIN LANE
5	5.00	2017	3038	\$ 1,054,957.00	South Maryland Creek Ranch Filing 1 Lot 46	SINGLEFAM	\$ 347.25	28 W BENJAMIN POINT
2	2.00	2015	982	\$ 430,000.00	Rivers Edge Condo Unit 24	MULTIFAM	\$ 437.88	421 RAINBOW DRIVE
4	4.00	2017	2189	\$ 982,579.00	South Maryland Creek Ranch Filing 1 Lot 26	SINGLEFAM	\$ 448.87	24 LUND WAY
3	4.00	2917	2208	\$ 949,900.00	River Run TH Phase 2 Unit 12B	MULTIFAM	\$ 430.21	64 ERICKSON LOOP
4	4.50	2017	2803	\$ 1,495,000.00	Rivers Edge Filing 1 Lot 1A	SINGLEFAM	\$ 533.36	183 RIVER PARK DRIVE
2	2.00	2015	1014	\$ 535,000.00	Rivers Edge Condo Unit 20	MULTIFAM	\$ 527.61	421 RAINBOW DRIVE
4	3.00	2015	1646	\$ 725,000.00	Rivers Edge Condo Unit 17	MULTIFAM	\$ 440.46	421 RAINBOW DRIVE
3	2.00	2015	1248	\$ 545,000.00	Rivers Edge Condo Unit 16	MULTIFAM	\$ 436.70	421 RAINBOW DRIVE
4	4.00	2017	2208	\$ 949,900.00	River Run TH Phase 3 Unit 11B	MULTIFAM	\$ 430.21	76 ERICKSON LOOP
4	4.00	2017	2208	\$ 979,900.00	River Run TH Phase 2 Unit 13C	MULTIFAM	\$ 443.80	54 ERICKSON LOOP
4	5.00	2015	4885	\$ 2,350,000.00	Estates @ Alders Lot 2	SINGLEFAM	\$ 481.06	11 INDEPENDENCE LANE
6	8.00	2007	7625	\$ 6,100,000.00	Shock Hill Lot 25	SINGLEFAM	\$ 800.00	36 IRON MASK ROAD

Summary of Improved Residential New Unit Sales:

Average Price:	\$ 925,011
Average PPSF:	\$ 443.22
Median Price:	\$ 635,000
# Transactions:	39
Gross Volume:	\$ 36,075,436

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