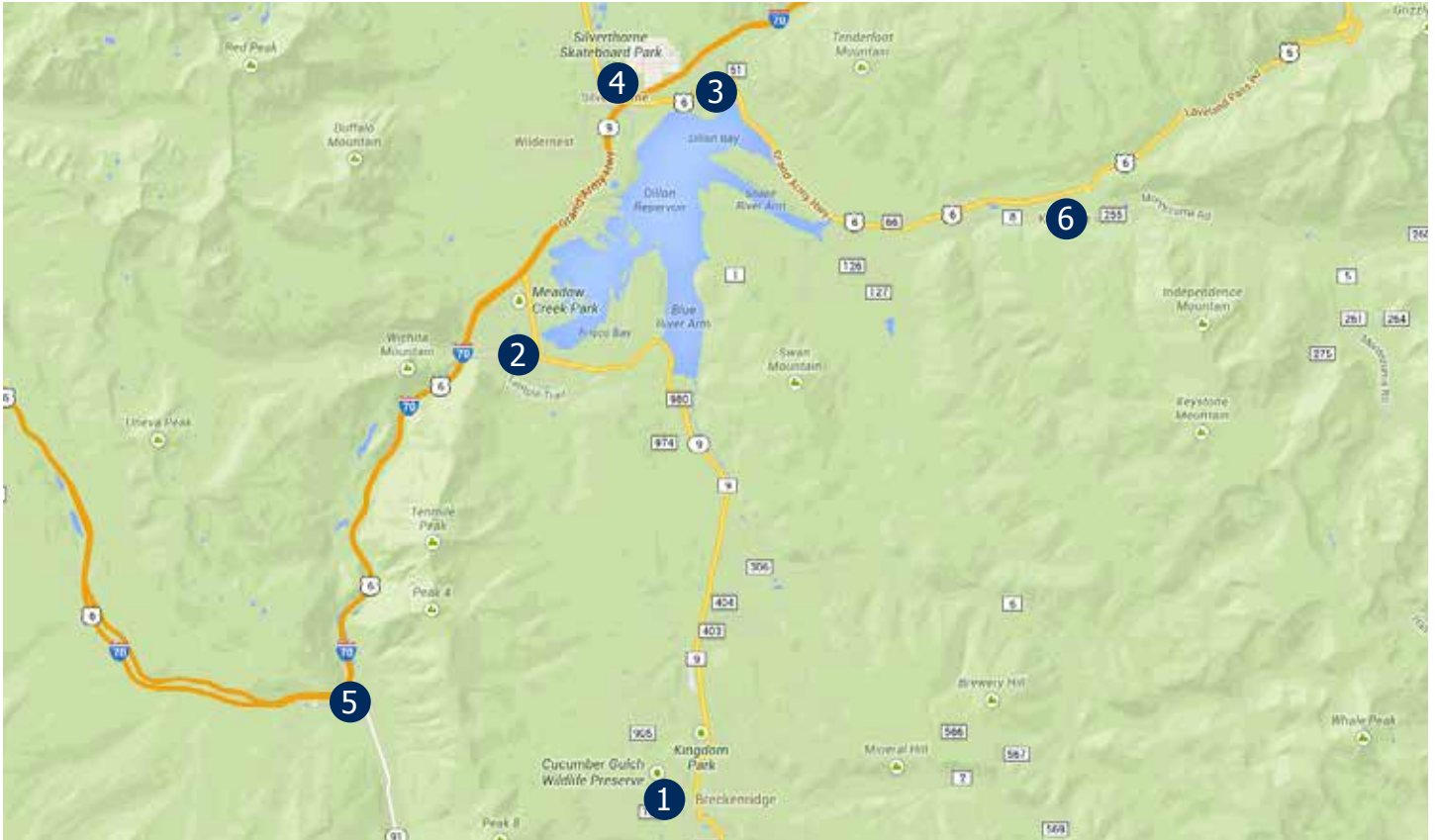


MICROMARKET REPORT | SUMMIT COUNTY



Fuller | **Sotheby's**
INTERNATIONAL REALTY

SUMMIT COUNTY NEIGHBORHOODS



- 1. Breckenridge
- 2. Frisco
- 3. Dillon

- 4. Silverthorne
- 5. Copper Mountain
- 6. Keystone

SUMMIT COUNTY

All Properties

January through December	2012	2013	% Change
Sold Listings (All Properties)	1,314	1,524	16.0%
Sold Single Family	444	445	0.2%
Sold Condos/TH/DP	870	1,079	24.0%
Average Days on Market	327	248	-24.2%
Average Price	\$518,034	\$497,900	-3.9%
% Sold Price to List Price	95.00%	95.00%	0.0%
Quarter End Active Inventory		857	

SUMMIT COUNTY MARKET | MARKETS BY AREA

BRECKENRIDGE/BLUE RIVER

January through December	2012	2013	% Change
Sold Listings (All Properties)	543	637	17.3%
Sold Single Family	244	258	5.7%
Sold Condos/TH/DP	299	379	26.8%
Average Days on Market	354	257	-27.4%
Average Price	\$640,611	\$609,985	-4.8%
% Sold Price to List Price	95.00%	95.00%	0.0%
Quarter End Active Inventory		345	

BRECKENRIDGE/BLUE RIVER *All*

January through December	2012	2013	% Change
Median Price	\$490,344	\$480,000	-2.1%
Average Price	\$640,611	\$609,985	-4.8%
Average Price per Square Foot	\$336	\$360	7.0%
Average Days on Market	354	257	-27.4%
Highest Price	\$5,570,130	\$3,400,000	-39.0%
Lowest Price	\$73,000	\$110,000	50.7%
Properties Sold	543	637	17.3%
% Sold Price to Original List Price	89.00%	92.00%	3.4%

BRECKENRIDGE/BLUE RIVER *Single Family Homes*

January through December	2012	2013	% Change
Median Price	\$685,000	\$655,750	-4.3%
Average Price	\$912,551	\$843,609	-7.6%
Average Price per Square Foot	\$286	\$291	1.7%
Average Days on Market	312	278	-10.9%
Highest Price	\$5,570,130	\$3,400,000	-39.0%
Lowest Price	\$150,000	\$195,000	30.0%
Properties Sold	244	258	5.7%
% Sold Price to Original List Price	89.00%	91.00%	2.2%

BRECKENRIDGE/BLUE RIVER *Condos, TH, DP*

January through December	2012	2013	% Change
Median Price	\$354,000	\$372,500	5.2%
Average Price	\$418,862	\$451,764	7.9%
Average Price per Square Foot	\$377	\$406	7.7%
Average Days on Market	389	242	-37.8%
Highest Price	\$1,367,500	\$1,930,000	41.1%
Lowest Price	\$73,000	\$110,000	50.7%
Properties Sold	299	379	26.8%
% Sold Price to Original List Price	89.00%	92.00%	3.4%

TH = Townhomes, DP = Duplexes

SUMMIT COUNTY MARKET | MARKETS BY AREA

FRISCO

January through December	2012	2013	% Change
Sold Listings (All Properties)	159	160	0.6%
Sold Single Family	24	31	29.2%
Sold Condos/TH/DP	135	129	-4.4%
Average Days on Market	205	179	-12.7%
Average Price	\$441,130	\$473,202	7.3%
% Sold Price to List Price	96.00%	97.00%	1.0%
Quarter End Active Inventory		44	

FRISCO *All*

January through December	2012	2013	% Change
Median Price	\$407,000	\$413,500	1.6%
Average Price	\$441,130	\$473,202	7.3%
Average Price per Square Foot	\$287	\$304	5.9%
Average Days on Market	205	179	-12.7%
Highest Price	\$1,225,000	\$1,435,069	17.1%
Lowest Price	\$125,000	\$130,000	4.0%
Properties Sold	159	160	0.6%
% Sold Price to Original List Price	91.00%	96.00%	5.5%

FRISCO *Single Family Homes*

January through December	2012	2013	% Change
Median Price	\$675,000	\$748,000	10.8%
Average Price	\$714,194	\$756,022	5.9%
Average Price per Square Foot	\$257	\$337	31.1%
Average Days on Market	429	162	-62.2%
Highest Price	\$1,225,000	\$1,435,069	17.1%
Lowest Price	\$271,900	\$350,000	28.7%
Properties Sold	24	31	29.2%
% Sold Price to Original List Price	90.00%	96.00%	6.7%

FRISCO *Condos, TH, DP*

January through December	2012	2013	% Change
Median Price	\$367,265	\$379,000	3.2%
Average Price	\$394,608	\$405,237	2.7%
Average Price per Square Foot	\$292	\$297	1.7%
Average Days on Market	167	183	9.6%
Highest Price	\$935,000	\$854,000	-8.7%
Lowest Price	\$125,000	\$130,000	4.0%
Properties Sold	135	129	-4.4%
% Sold Price to Original List Price	92.00%	96.00%	4.3%

TH = Townhomes, DP = Duplexes

SUMMIT COUNTY MARKET | MARKETS BY AREA

DILLON/SUMMIT COVE

January through December	2012	2013	% Change
Sold Listings (All Properties)	154	168	9.1%
Sold Single Family	59	53	-10.2%
Sold Condos/TH/DP	95	115	21.1%
Average Days on Market	194	190	-2.1%
Average Price	\$353,150	\$356,813	1.0%
% Sold Price to List Price	95.00%	96.00%	1.1%
Quarter End Active Inventory		45	

DILLON/SUMMIT COVE *All*

January through December	2012	2013	% Change
Median Price	\$315,000	\$328,500	4.3%
Average Price	\$353,150	\$356,813	1.0%
Average Price per Square Foot	\$217	\$232	6.9%
Average Days on Market	194	190	-2.1%
Highest Price	\$1,475,000	\$1,300,000	-11.9%
Lowest Price	\$78,000	\$79,000	1.3%
Properties Sold	154	168	9.1%
% Sold Price to Original List Price	92.00%	94.00%	2.2%

DILLON/SUMMIT COVE *Single Family Homes*

January through December	2012	2013	% Change
Median Price	\$450,000	\$535,000	18.9%
Average Price	\$535,613	\$560,862	4.7%
Average Price per Square Foot	\$213	\$226	6.1%
Average Days on Market	166	96	-42.2%
Highest Price	\$1,475,000	\$1,300,000	-11.9%
Lowest Price	\$200,000	\$326,000	63.0%
Properties Sold	59	53	-10.2%
% Sold Price to Original List Price	93.00%	95.00%	2.2%

DILLON/SUMMIT COVE *Condos, TH, DP*

January through December	2012	2013	% Change
Median Price	\$193,750	\$225,000	16.1%
Average Price	\$238,626	\$262,773	10.1%
Average Price per Square Foot	\$219	\$235	7.3%
Average Days on Market	212	233	9.9%
Highest Price	\$995,000	\$1,100,000	10.6%
Lowest Price	\$78,000	\$79,000	1.3%
Properties Sold	95	115	21.1%
% Sold Price to Original List Price	91.00%	93.00%	2.2%

TH = Townhomes, DP = Duplexes

SUMMIT COUNTY MARKET | MARKETS BY AREA

SILVERTHORNE/WILDERNEST

January through December	2012	2013	% Change
Sold Listings (All Properties)	221	288	30.3%
Sold Single Family	89	80	-10.1%
Sold Condos/TH/DP	132	208	57.6%
Average Days on Market	324	220	-32.1%
Average Price	\$482,204	\$443,398	-8.0%
% Sold Price to List Price	95.00%	95.00%	0.0%
Quarter End Active Inventory		113	

SILVERTHORNE/WILDERNEST *All*

January through December	2012	2013	% Change
Median Price	\$382,000	\$350,000	-8.4%
Average Price	\$482,204	\$443,398	-8.0%
Average Price per Square Foot	\$231	\$240	3.9%
Average Days on Market	324	220	-32.1%
Highest Price	\$2,260,000	\$2,650,000	17.3%
Lowest Price	\$84,000	\$88,000	4.8%
Properties Sold	221	288	30.3%
% Sold Price to Original List Price	90.00%	93.00%	3.3%

SILVERTHORNE/WILDERNEST *Single Family Homes*

January through December	2012	2013	% Change
Median Price	\$649,000	\$709,500	9.3%
Average Price	\$726,514	\$760,909	4.7%
Average Price per Square Foot	\$240	\$266	10.8%
Average Days on Market	375	268	-28.5%
Highest Price	\$2,260,000	\$2,650,000	17.3%
Lowest Price	\$152,000	\$205,000	34.9%
Properties Sold	89	80	-10.1%
% Sold Price to Original List Price	87.00%	91.00%	4.6%

SILVERTHORNE/WILDERNEST *Condos, TH, DP*

January through December	2012	2013	% Change
Median Price	\$294,750	\$284,000	-3.6%
Average Price	\$317,480	\$322,805	1.7%
Average Price per Square Foot	\$225	\$230	2.2%
Average Days on Market	289	202	-30.1%
Highest Price	\$675,000	\$715,000	5.9%
Lowest Price	\$84,000	\$88,000	4.8%
Properties Sold	132	208	57.6%
% Sold Price to Original List Price	92.00%	94.00%	2.2%

TH = Townhomes, DP = Duplexes

** All Silverthorne data excludes the town of Heeney.

SUMMIT COUNTY MARKET | MARKETS BY AREA

COPPER MOUNTAIN

January through December	2012	2013	% Change
Sold Listings (All Properties)	42	54	28.6%
Sold Single Family	1	1	0.0%
Sold Condos/TH/DP	41	53	29.3%
Average Days on Market	527	488	-7.4%
Average Price	\$353,716	\$407,261	15.1%
% Sold Price to List Price	93.00%	93.00%	0.0%
Quarter End Active Inventory		119	

COPPER MOUNTAIN *All*

January through December	2012	2013	% Change
Median Price	\$348,000	\$306,500	-11.9%
Average Price	\$353,716	\$407,261	15.1%
Average Price per Square Foot	\$334	\$361	8.1%
Average Days on Market	527	488	-7.4%
Highest Price	\$1,700,000	\$1,900,000	11.8%
Lowest Price	\$129,900	\$138,000	6.2%
Properties Sold	42	54	28.6%
% Sold Price to Original List Price	86.00%	89.00%	3.5%

COPPER MOUNTAIN *Single Family Homes*

January through December	2012	2013	% Change
Median Price	\$1,700,000	\$1,900,000	11.8%
Average Price	\$1,700,000	\$1,900,000	11.8%
Average Price per Square Foot	\$491	\$350	-28.7%
Average Days on Market	496	1672	237.1%
Highest Price	\$1,700,000	\$1,900,000	11.8%
Lowest Price	\$1,700,000	\$1,900,000	11.8%
Properties Sold	1	1	0.0%
% Sold Price to Original List Price	86.00%	100.00%	16.3%

COPPER MOUNTAIN *Condos, TH, DP*

January through December	2012	2013	% Change
Median Price	\$346,500	\$305,000	-12.0%
Average Price	\$320,059	\$379,096	18.4%
Average Price per Square Foot	\$330	\$361	9.4%
Average Days on Market	528	465	-11.9%
Highest Price	\$568,000	\$1,750,000	208.1%
Lowest Price	\$129,900	\$138,000	6.2%
Properties Sold	41	53	29.3%
% Sold Price to Original List Price	86.00%	88.00%	2.3%

TH = Townhomes, DP = Duplexes

SUMMIT COUNTY MARKET | MARKETS BY AREA

KEYSTONE

January through December	2012	2013	% Change
Sold Listings (All Properties)	195	217	11.3%
Sold Single Family	27	22	-18.5%
Sold Condos/TH/DP	168	195	16.1%
Average Days on Market	415	294	-29.2%
Average Price	\$444,799	\$394,792	-11.2%
% Sold Price to List Price	94.00%	95.00%	1.1%
Quarter End Active Inventory		191	

KEYSTONE *All*

January through December	2012	2013	% Change
Median Price	\$340,000	\$310,000	-8.8%
Average Price	\$444,799	\$394,792	-11.2%
Average Price per Square Foot	\$302	\$303	0.3%
Average Days on Market	415	294	-29.2%
Highest Price	\$2,600,000	\$1,899,999	-26.9%
Lowest Price	\$100,000	\$95,000	-5.0%
Properties Sold	195	217	11.3%
% Sold Price to Original List Price	88.00%	92.00%	4.5%

KEYSTONE *Single Family Homes*

January through December	2012	2013	% Change
Median Price	\$885,000	\$997,000	12.7%
Average Price	\$978,213	\$963,580	-1.5%
Average Price per Square Foot	\$279	\$293	5.0%
Average Days on Market	602	395	-34.4%
Highest Price	\$2,600,000	\$1,899,999	-26.9%
Lowest Price	\$290,000	\$315,000	8.6%
Properties Sold	27	22	-18.5%
% Sold Price to Original List Price	79.00%	90.00%	13.9%

KEYSTONE *Condos, TH, DP*

January through December	2012	2013	% Change
Median Price	\$307,250	\$290,000	-5.6%
Average Price	\$359,072	\$330,621	-7.9%
Average Price per Square Foot	\$306	\$304	-0.7%
Average Days on Market	385	283	-26.5%
Highest Price	\$1,100,000	\$1,049,000	-4.6%
Lowest Price	\$100,000	\$95,000	-5.0%
Properties Sold	168	195	16.1%
% Sold Price to Original List Price	90.00%	92.00%	2.2%

TH = Townhomes, DP = Duplexes

** All Keystone data excludes the town of Montezuma.

LOCAL COLORADO REAL ESTATE EXPERTS



BEAVER CREEK

26 Avondale Lane, #119
Beaver Creek, CO 81620 | 970.845.0400



BOULDER

1050 Walnut Street
Boulder, CO 80302 | 303.443.6161



BRECKENRIDGE

69 Marksberry Way
Breckenridge, CO, 80424 | 970.453.0550



CASTLE PINES VILLAGE

858 Happy Canyon Road, Suite 100
Castle Rock, CO 80108 | 303.660.8800



CHERRY CREEK

3033 E. 1st Avenue, Suite 500
Denver, CO 80206 | 303.893.3200



CHERRY CREEK RETAIL

255 Clayton Street, Unit 100 North
Denver, CO 80206 | 303.893.3200



DENVER DOWNTOWN

1512 Larimer Street, #46R
Denver, CO, 80202 | 303.893.3200



DENVER TECH CENTER

8000 East Belleview Avenue, Suite 200
Greenwood Village, CO 80111 | 303.893.3200



EDWARDS

34253 Highway 6 #2A
Edwards, CO 81632 | 970.748.5150



EVERGREEN

31955 Castle Court, #1 South
Evergreen, CO 80439 | 303.674.3200