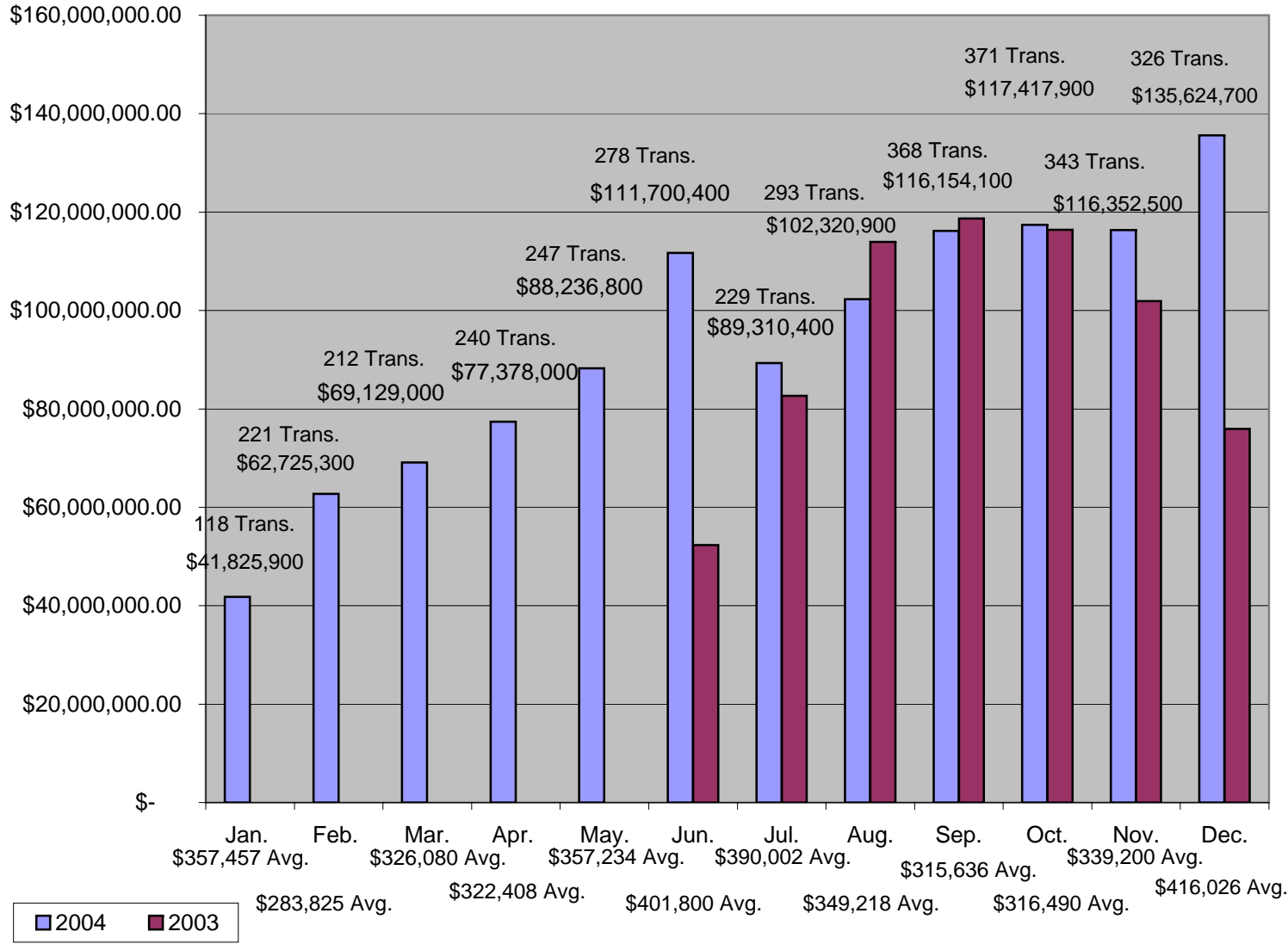


### Summit County Market Analysis Full Year 2004



Provided to you by:



## Market Analysis by Area

Summit County, Colorado

Year End Data: 2004

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Sales Price
Blue River & South to County Line	\$48,693,600	4.32%	177	5.45%	\$275,105
Breckenridge	\$309,205,400	27.41%	737	22.70%	\$419,546
Breckenridge Golf Course	\$90,468,300	8.02%	239	7.36%	\$378,528
Central Summit County (non-town)	\$10,200	0.00%	3	0.09%	\$3,400
Copper Mountain	\$75,553,800	6.70%	209	6.44%	\$361,501
Corinthian Hills & Summerwood	\$9,162,800	0.81%	22	0.68%	\$416,491
Dillon	\$48,101,800	0.00%	236	7.27%	\$203,821
Farmers Corner	\$13,093,000	1.16%	38	1.17%	\$344,553
Frisco	\$118,894,900	10.54%	334	10.29%	\$355,973
Heeney	\$1,368,500	0.12%	9	0.28%	\$152,056
Keystone	\$128,368,200	11.38%	369	11.36%	\$347,881
Montezuma	\$1,062,000	0.09%	6	0.18%	\$177,000
North Summit County (rural)	\$20,953,400	1.86%	29	0.89%	\$722,531
Peak 7	\$12,032,400	1.07%	37	1.14%	\$325,200
Silverthorne	\$101,685,700	9.01%	264	8.13%	\$385,173
Summit Cove	\$48,987,900	4.34%	166	5.11%	\$295,108
Wilderness	\$64,266,800	5.70%	281	8.65%	\$228,707
Woodmoor	\$36,267,200	3.21%	91	2.80%	\$398,541
Misc. & Out of County	\$0	0.00%	0	0.00%	\$0
<b>TOTAL</b>	<b>\$1,128,175,900</b>	<b>100.00%</b>	<b>3247</b>	<b>100.00%</b>	<b>\$347,452</b>

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.

Provided to you by:



## Market Analysis by Area

Summit County, Colorado

December, 2004

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Sales Price
Blue River & South to County Line	\$4,993,600	3.68%	18	5.52%	\$277,422
Breckenridge	\$32,852,100	24.22%	90	27.61%	\$365,023
Breckenridge Golf Course	\$6,859,100	5.06%	16	4.91%	\$428,694
Central Summit County (non-town)	\$0	0.00%	0	0.00%	\$0
Copper Mountain	\$27,333,400	20.15%	18	5.52%	\$1,518,522
Corinthian Hills & Summerwood	\$350,000	0.26%	1	0.31%	\$350,000
Dillon	\$3,605,000	0.00%	20	6.13%	\$180,250
Farmers Corner	\$0	0.00%	0	0.00%	\$0
Frisco	\$10,016,200	7.39%	32	9.82%	\$313,006
Heeney	\$0	0.00%	0	0.00%	\$0
Keystone	\$11,041,500	8.14%	42	12.88%	\$262,893
Montezuma	\$0	0.00%	0	0.00%	\$0
North Summit County (rural)	\$9,874,500	7.28%	7	2.15%	\$1,410,643
Peak 7	\$2,614,500	1.93%	6	1.84%	\$435,750
Silverthorne	\$10,540,600	7.77%	27	8.28%	\$390,393
Summit Cove	\$4,123,600	3.04%	12	3.68%	\$343,633
Wilderness	\$6,101,000	4.50%	26	7.98%	\$234,654
Woodmoor	\$5,319,600	3.92%	11	3.37%	\$483,600
Misc. & Out of County	\$0	0.00%	0	0.00%	\$0
<b>TOTAL</b>	<b>\$135,624,700</b>	<b>100.00%</b>	<b>326</b>	<b>100.00%</b>	<b>\$416,027</b>

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.