

SUMMIT COUNTY REAL ESTATE

THE SLIFER REPORT

{ 2011 SIX MONTH MARKET REVIEW }



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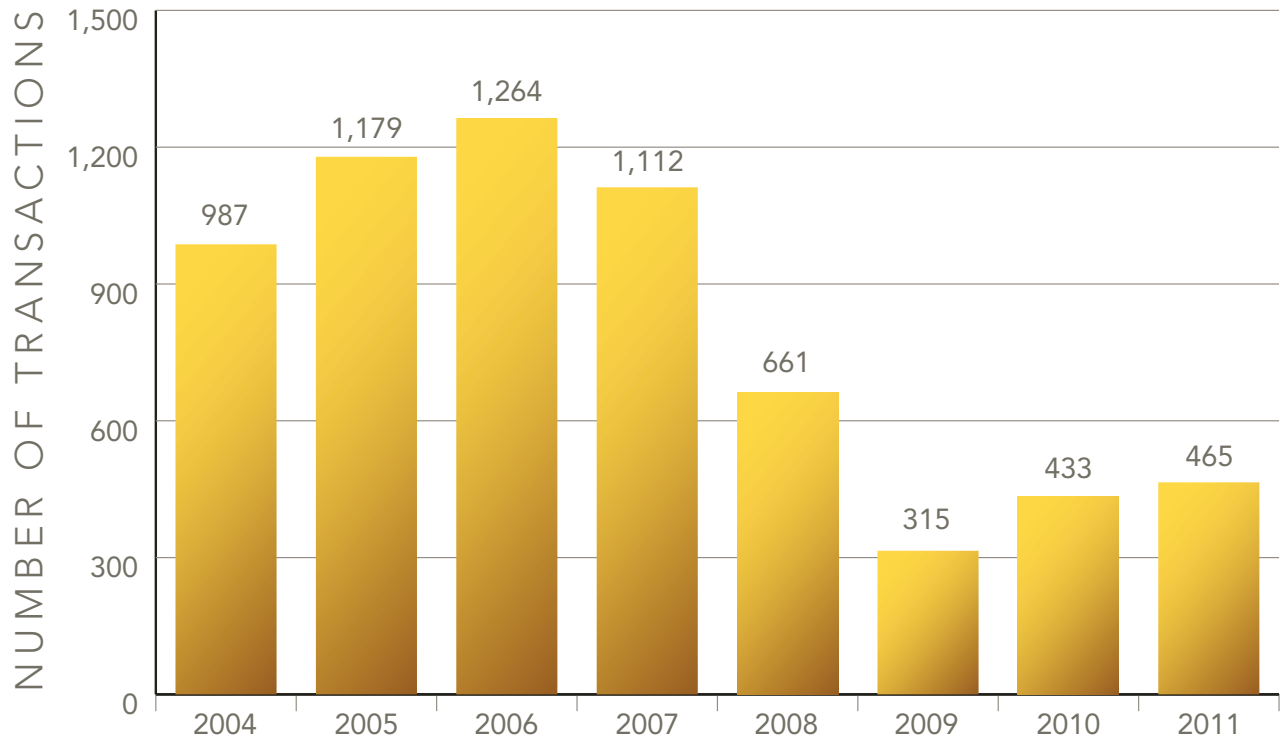
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SUMMIT COUNTY OVERVIEW

TRANSACTION VOLUME COMPARISON



SALES VOLUME COMPARISON



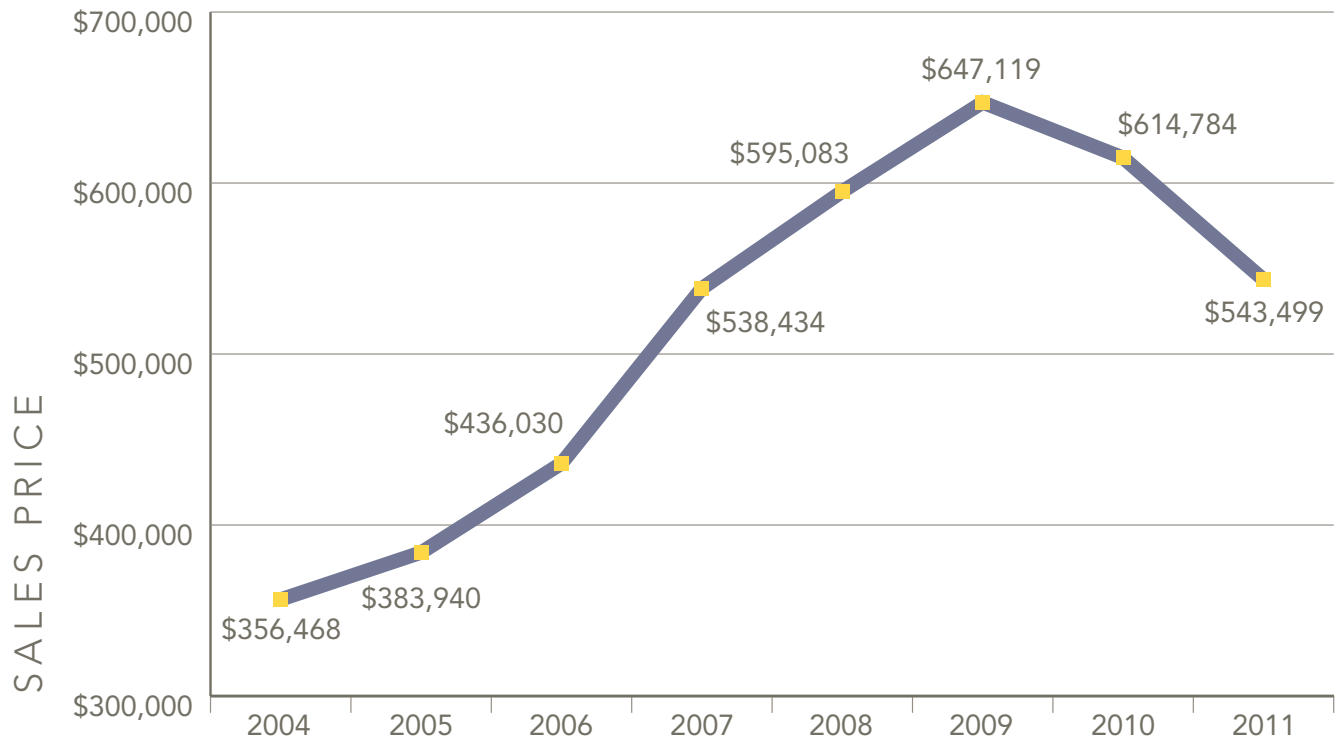
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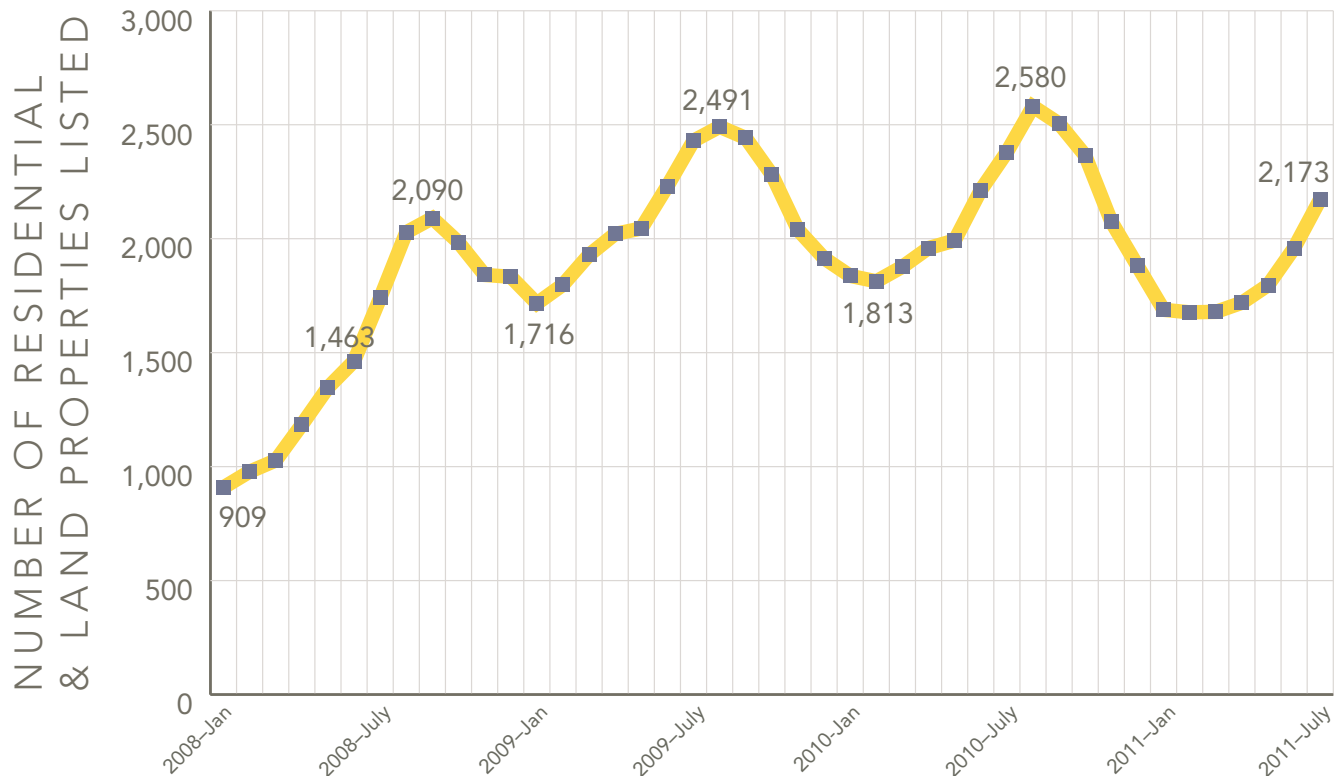


SUMMIT COUNTY OVERVIEW

AVERAGE SALES PRICE



SUMMIT COUNTY ACTIVE LISTING INVENTORY



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BRECKENRIDGE

SINGLE-FAMILY/DUPLEX

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1MILLION+ SALES
2007	\$137,374,677	140	174	\$981,248	\$3,990,000	\$274,417	\$732,500	45
% CHANGE	-24.4%	-23.6%	1.7%	-1.1%	-21.1%	-49.0%	4.4%	-24.4%
2008	\$103,788,989	107	177	\$969,991	\$3,150,000	\$140,000	\$765,000	34
% CHANGE	-26.5%	-32.7%	40.1%	9.3%	4.8%	22.9%	4.6%	-20.6%
2009	\$76,304,285	72	248	\$1,059,782	\$3,300,000	\$172,000	\$800,000	27
% CHANGE	-17.3%	-4.2%	8.1%	-13.7%	-18.2%	52.3%	4.4%	-22.2%
2010	\$63,094,122	69	268	\$914,408	\$2,700,000	\$262,000	\$835,000	21
% CHANGE	39.9%	36.2%	9.0%	2.7%	-17.2%	6.9%	-4.2%	57.1%
2011	\$88,262,084	94	292	\$938,958	\$2,235,000	\$280,000	\$800,000	33

CONDOMINIUM/TOWNHOME

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1MILLION+ SALES
2007	\$99,684,010	203	149	\$491,054	\$1,415,000	\$114,000	\$425,000	12
% CHANGE	-32.0%	-41.9%	16.8%	17.0%	57.5%	40.4%	4.5%	-8.3%
2008	\$67,794,669	118	174	\$574,531	\$2,229,000	\$160,000	\$444,000	11
% CHANGE	-65.1%	-60.2%	19.0%	-12.4%	-41.7%	-28.1%	-7.7%	-63.6%
2009	\$23,662,000	47	207	\$503,447	\$1,300,000	\$115,000	\$410,000	4
% CHANGE	239.5%	121.3%	103.9%	53.4%	106.9%	-41.7%	32.3%	525.0%
2010	\$80,331,809	104	422	\$772,421	\$2,690,000	\$67,000	\$542,500	25
% CHANGE	-30.2%	9.6%	-16.6%	-36.3%	-0.2%	50.7%	-20.8%	-76.0%
2011	\$56,053,824	114	352	\$491,700	\$2,685,000	\$101,000	\$429,750	6

HOMESITES

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1MILLION+ SALES
2007	\$42,432,579	106	231	\$400,307	\$1,575,000	\$37,900	\$327,450	6
% CHANGE	-41.1%	-59.4%	-26.8%	45.1%	11.1%	-7.7%	4.4%	66.7%
2008	\$24,980,535	43	169	\$580,943	\$1,750,000	\$35,000	\$342,000	10
% CHANGE	-77.9%	-55.8%	61.5%	-50.0%	20.0%	14.3%	-59.1%	-90.0%
2009	\$5,514,000	19	273	\$290,211	\$2,100,000	\$40,000	\$140,000	1
% CHANGE	75.1%	15.8%	4.0%	51.2%	57.1%	100.0%	28.8%	100.0%
2010	\$9,655,025	22	284	\$438,865	\$3,300,000	\$80,000	\$180,250	2
% CHANGE	-22.5%	9.1%	8.5%	-29.0%	-52.3%	-95.0%	7.3%	0.0%
2011	\$7,482,200	24	308	\$311,758	\$1,575,000	\$4,000	\$193,450	2

PRICE PER SQUARE FOOT COMPARISON

	SINGLE-FAMILY/DUPLEX				CONDOMINIUM/TOWNHOME				
	2008	2009	2010	2011	2008	2009	2010	2011	
HIGH	\$847	\$680	\$823	\$727	HIGH	\$949	\$780	\$1,452	\$1,345
LOW	\$158	\$92	\$163	\$132	LOW	\$137	\$200	\$155	\$174
AVERAGE	\$347	\$348	\$291	\$273	AVERAGE	\$530	\$458	\$702	\$428

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SINGLE-FAMILY/DUPLEX

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1MILLION+ SALES
2007	\$3,420,000	2	267	\$1,710,000	\$1,800,000	\$1,620,000	\$1,710,000	2
% CHANGE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-100.0%
2008	\$0	0	0	\$0	\$0	\$0	\$0	0
% CHANGE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2009	\$0	0	0	\$0	\$0	\$0	\$0	0
% CHANGE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2010	\$1,150,000	1	78	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	1
% CHANGE	95.7%	0.0%	198.7%	95.7%	95.7%	95.7%	95.7%	0.0%
2011	\$2,250,000	1	233	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000	1

CONDOMINIUM/TOWNHOME

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1MILLION+ SALES
2007	\$17,146,750	46	141	\$372,755	\$960,000	\$110,000	\$370,000	0
% CHANGE	-39.7%	-47.8%	-40.4%	15.6%	45.8%	58.6%	-12.8%	N/A
2008	\$10,340,125	24	84	\$430,839	\$1,400,000	\$174,500	\$322,500	1
% CHANGE	-64.6%	-62.5%	59.5%	-5.6%	-35.0%	57.6%	8.5%	-100.0%
2009	\$3,660,900	9	134	\$406,767	\$910,000	\$275,000	\$349,900	0
% CHANGE	-15.9%	-11.1%	52.2%	-5.4%	-28.6%	-66.5%	19.7%	N/A
2010	\$3,079,500	8	204	\$384,938	\$650,000	\$92,000	\$418,750	0
% CHANGE	44.2%	100.0%	22.1%	-27.9%	-23.1%	-20.7%	-34.1%	N/A
2011	\$4,440,500	16	249	\$277,531	\$500,000	\$73,000	\$275,750	0

HOMESITES

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1MILLION+ SALES
2007	\$609,500	1	543	\$609,500	\$609,500	\$609,500	\$609,500	0
% CHANGE	474.2%	200.0%	-74.8%	91.4%	105.1%	64.1%	105.1%	N/A
2008	\$3,500,000	3	137	\$1,166,667	\$1,250,000	\$1,000,000	\$1,250,000	3
% CHANGE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-100.0%
2009	\$0	0	0	\$0	\$0	\$0	\$0	0
% CHANGE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2010	\$0	0	0	\$0	\$0	\$0	\$0	0
% CHANGE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2011	\$1,100,000	1	0	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	1

PRICE PER SQUARE FOOT COMPARISON

	SINGLE-FAMILY/DUPLEX				CONDOMINIUM/TOWNHOME				
	2008	2009	2010	2011	2008	2009	2010	2011	
HIGH	N/A	N/A	\$430	\$475	HIGH	\$552	\$503	\$484	\$448
LOW	N/A	N/A	\$430	\$475	LOW	\$296	\$328	\$174	\$87
AVERAGE	N/A	N/A	\$430	\$475	AVERAGE	\$449	\$411	\$397	\$317

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SINGLE-FAMILY/DUPLEX

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1MILLION+ SALES
2007	\$25,097,335	42	127	\$597,556	\$1,250,000	\$317,000	\$545,250	2
% CHANGE	-44.3%	-40.5%	-0.8%	-6.4%	-4.0%	-19.7%	-7.0%	-50.0%
2008	\$13,978,670	25	126	\$559,147	\$1,200,000	\$254,670	\$506,900	1
% CHANGE	-51.2%	-56.0%	19.0%	10.9%	-14.2%	25.7%	-21.3%	0.0%
2009	\$6,822,000	11	150	\$620,182	\$1,030,000	\$320,000	\$399,000	1
% CHANGE	53.8%	90.9%	34.7%	-19.4%	-20.9%	-17.2%	23.3%	-100.0%
2010	\$10,495,050	21	202	\$499,764	\$815,000	\$265,000	\$492,000	0
% CHANGE	29.8%	28.6%	-7.4%	1.0%	10.4%	7.2%	-8.5%	N/A
2011	\$13,624,750	27	187	\$504,620	\$900,000	\$284,000	\$450,000	0

CONDOMINIUM/TOWNHOME

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1MILLION+ SALES
2007	\$23,417,065	99	165	\$236,536	\$669,000	\$103,500	\$189,150	0
% CHANGE	-49.2%	-54.5%	-49.1%	11.8%	11.4%	18.4%	7.3%	N/A
2008	\$11,904,840	45	84	\$264,552	\$745,000	\$122,500	\$203,000	0
% CHANGE	-60.1%	-64.4%	58.3%	12.1%	-28.9%	5.3%	40.1%	N/A
2009	\$4,746,000	16	133	\$296,625	\$530,000	\$129,000	\$284,500	0
% CHANGE	25.5%	62.5%	42.1%	-22.8%	79.2%	-16.3%	-35.0%	N/A
2010	\$5,955,150	26	189	\$229,044	\$950,000	\$108,000	\$185,000	0
% CHANGE	-27.3%	-19.2%	-11.1%	-10.0%	-44.2%	-17.4%	2.7%	N/A
2011	\$4,328,100	21	168	\$206,100	\$530,000	\$89,250	\$190,000	0

HOMESITES

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1MILLION+ SALES
2007	\$1,011,400	5	282	\$202,280	\$249,900	\$165,000	\$212,500	0
% CHANGE	243.5%	100.0%	6.7%	71.7%	457.0%	-3.0%	12.9%	N/A
2008	\$3,474,100	10	301	\$347,410	\$1,392,000	\$160,000	\$239,950	1
% CHANGE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-100.0%
2009	\$0	0	0	\$0	\$0	\$0	\$0	0
% CHANGE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2010	\$378,500	2	76	\$189,250	\$224,500	\$154,000	\$189,250	0
% CHANGE	14.7%	50.0%	47.4%	-23.6%	-11.4%	-25.3%	-36.6%	N/A
2011	\$434,000	3	112	\$144,667	\$199,000	\$115,000	\$120,000	0

PRICE PER SQUARE FOOT COMPARISON

	SINGLE-FAMILY/DUPLEX				CONDOMINIUM/TOWNHOME				
	2008	2009	2010	2011	2008	2009	2010	2011	
HIGH	\$353	\$286	\$270	\$254	HIGH	\$446	\$503	\$368	\$432
LOW	\$121	\$148	\$143	\$75	LOW	\$226	\$190	\$140	\$117
AVERAGE	\$225	\$227	\$211	\$186	AVERAGE	\$303	\$300	\$239	\$217

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SINGLE-FAMILY/DUPLEX

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1MILLION+ SALES
2007	\$19,814,265	24	122	\$825,594	\$1,575,000	\$471,740	\$785,000	3
% CHANGE	-48.6%	-50.0%	141.8%	2.9%	-19.5%	5.6%	-0.8%	33.3%
2008	\$10,190,500	12	295	\$849,208	\$1,267,500	\$498,000	\$778,750	4
% CHANGE	-65.0%	-50.0%	12.5%	-30.1%	-40.8%	-22.7%	-24.4%	N/A
2009	\$3,563,000	6	332	\$593,833	\$750,000	\$385,000	\$589,000	0
% CHANGE	159.8%	116.7%	-22.9%	19.9%	86.7%	-48.2%	1.9%	N/A
2010	\$9,255,981	13	256	\$711,999	\$1,400,000	\$199,481	\$600,000	3
% CHANGE	-26.5%	0.0%	-14.1%	-26.5%	-35.9%	60.4%	-16.7%	-100.0%
2011	\$6,803,650	13	220	\$523,358	\$897,500	\$320,000	\$500,000	0

CONDOMINIUM/TOWNHOME

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1MILLION+ SALES
2007	\$30,882,654	65	140	\$475,118	\$950,000	\$160,000	\$450,000	0
% CHANGE	-39.3%	-30.8%	-46.4%	-12.4%	4.2%	64.1%	-12.2%	N/A
2008	\$18,735,527	45	75	\$416,345	\$990,000	\$262,500	\$395,000	0
% CHANGE	-69.0%	-68.9%	110.7%	-0.3%	-19.2%	-39.0%	-12.4%	N/A
2009	\$5,813,000	14	158	\$415,214	\$800,000	\$160,000	\$346,000	0
% CHANGE	79.7%	107.1%	36.1%	-13.3%	-10.8%	-18.0%	-9.0%	N/A
2010	\$10,444,360	29	215	\$360,150	\$714,000	\$131,250	\$315,000	0
% CHANGE	-9.8%	-20.7%	54.0%	36.2%	-7.6%	113.3%	17.5%	N/A
2011	\$9,420,400	23	331	\$490,583	\$660,000	\$280,000	\$370,000	0

HOMESITES

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1MILLION+ SALES
2007	\$1,429,000	4	109	\$357,250	\$434,000	\$285,000	\$355,000	0
% CHANGE	-73.4%	-75.0%	-51.4%	6.4%	-12.4%	33.3%	7.0%	N/A
2008	\$380,000	1	53	\$380,000	\$380,000	\$380,000	\$380,000	0
% CHANGE	100.0%	100.0%	1679.2%	0.0%	15.8%	-15.8%	0.0%	N/A
2009	\$760,000	2	943	\$380,000	\$440,000	\$320,000	\$380,000	0
% CHANGE	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	N/A
2010	\$0	0	0	\$0	\$0	\$0	\$0	0
% CHANGE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2011	\$497,000	2	295	\$248,500	\$275,000	\$222,000	\$248,500	0

PRICE PER SQUARE FOOT COMPARISON

	SINGLE-FAMILY/DUPLEX				CONDOMINIUM/TOWNHOME				
	2008	2009	2010	2011	2008	2009	2010	2011	
HIGH	\$856	\$318	\$428	\$414	HIGH	\$489	\$420	\$424	\$413
LOW	\$189	\$258	\$205	\$175	LOW	\$271	\$211	\$205	\$203
AVERAGE	\$402	\$288	\$272	\$263	AVERAGE	\$367	\$306	\$310	\$302

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SINGLE-FAMILY/DUPLEX

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1MILLION+ SALES
2007	\$12,308,500	12	315	\$1,025,708	\$2,350,000	\$405,000	\$923,000	4
% CHANGE	-42.3%	-50.0%	-27.6%	15.5%	12.8%	97.5%	-3.0%	-50.0%
2008	\$7,107,500	6	228	\$1,184,583	\$2,650,000	\$800,000	\$895,000	2
% CHANGE	-11.8%	0.0%	-19.7%	-11.8%	-43.0%	-54.4%	40.5%	100.0%
2009	\$6,267,000	6	183	\$1,044,500	\$1,510,000	\$365,000	\$1,257,500	4
% CHANGE	-25.6%	0.0%	125.7%	-25.6%	-7.3%	-30.1%	-37.4%	-75.0%
2010	\$4,660,000	6	413	\$776,667	\$1,400,000	\$255,000	\$787,500	1
% CHANGE	101.8%	50.0%	-13.8%	34.5%	56.8%	-2.5%	25.2%	300.0%
2011	\$9,402,750	9	356	\$1,044,750	\$2,195,000	\$248,500	\$986,250	4

CONDOMINIUM/TOWNHOME

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1MILLION+ SALES
2007	\$61,150,979	146	116	\$418,842	\$2,100,000	\$132,000	\$328,000	6
% CHANGE	-27.8%	-35.6%	-6.0%	12.2%	-58.1%	28.0%	35.7%	-100.0%
2008	\$44,176,890	94	109	\$469,967	\$879,000	\$169,000	\$444,950	0
% CHANGE	-66.3%	-63.8%	27.5%	-6.9%	19.5%	0.9%	-18.3%	N/A
2009	\$14,875,773	34	139	\$437,523	\$1,050,000	\$170,500	\$363,500	1
% CHANGE	20.6%	38.2%	148.9%	-12.9%	23.8%	-29.6%	-9.2%	0.0%
2010	\$17,941,700	47	346	\$381,206	\$1,300,000	\$120,000	\$330,000	1
% CHANGE	-11.0%	0.0%	-37.9%	-10.9%	-31.2%	5.8%	-18.2%	-100.0%
2011	\$15,960,700	47	215	\$339,589	\$895,000	\$127,000	\$270,000	0

HOMESITES

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1MILLION+ SALES
2007	\$6,461,000	21	252	\$307,667	\$635,000	\$160,000	\$290,000	0
% CHANGE	-71.1%	-85.7%	-50.8%	102.1%	10.2%	203.1%	134.5%	N/A
2008	\$1,865,000	3	124	\$621,667	\$700,000	\$485,000	\$680,000	0
% CHANGE	-9.7%	0.0%	-58.9%	-9.7%	0.0%	-36.1%	-0.7%	N/A
2009	\$1,685,000	3	51	\$561,667	\$700,000	\$310,000	\$675,000	0
% CHANGE	-94.7%	-66.7%	-100.0%	-84.0%	-87.1%	-71.0%	-86.7%	N/A
2010	\$90,000	1	0	\$90,000	\$90,000	\$90,000	\$90,000	0
% CHANGE	75.0%	0.0%	N/A	75.0%	75.0%	75.0%	75.0%	N/A
2011	\$157,500	1	0	\$157,500	\$157,500	\$157,500	\$157,500	0

PRICE PER SQUARE FOOT COMPARISON

	SINGLE-FAMILY/DUPLEX				CONDOMINIUM/TOWNHOME				
	2008	2009	2010	2011	2008	2009	2010	2011	
HIGH	\$486	\$473	\$348	\$466	HIGH	\$681	\$627	\$600	\$559
LOW	\$219	\$253	\$210	\$87	LOW	\$235	\$215	\$165	\$147
AVERAGE	\$335	\$349	\$260	\$287	AVERAGE	\$441	\$368	\$346	\$301

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SINGLE-FAMILY/DUPLEX

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1MILLION+ SALES
2007	\$48,889,549	75	190	\$651,861	\$1,632,500	\$130,000	\$575,000	9
% CHANGE	-18.2%	-41.3%	16.3%	39.4%	143.5%	113.0%	36.2%	44.4%
2008	\$39,975,940	44	221	\$908,544	\$3,975,000	\$276,900	\$783,150	13
% CHANGE	-48.0%	-45.5%	1.8%	-4.7%	-38.4%	6.5%	-25.8%	-53.8%
2009	\$20,786,499	24	225	\$866,104	\$2,450,000	\$295,000	\$581,000	6
% CHANGE	51.8%	87.5%	40.9%	-19.0%	-30.6%	-22.0%	-7.6%	50.0%
2010	\$31,561,085	45	317	\$701,357	\$1,700,000	\$230,000	\$536,900	9
% CHANGE	-55.9%	-37.8%	-30.6%	-29.2%	-37.1%	-30.4%	-10.6%	-88.9%
2011	\$13,911,250	28	220	\$496,830	\$1,069,000	\$160,000	\$480,000	1

CONDOMINIUM/TOWNHOME

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1MILLION+ SALES
2007	\$23,711,400	80	73	\$296,393	\$689,000	\$119,000	\$279,700	0
% CHANGE	-20.1%	-21.3%	6.8%	1.4%	-2.4%	2.9%	-4.0%	N/A
2008	\$18,939,750	63	78	\$300,631	\$672,600	\$122,500	\$268,500	0
% CHANGE	-47.9%	-50.8%	109.0%	6.0%	-15.3%	10.2%	-0.6%	N/A
2009	\$9,875,400	31	163	\$318,561	\$570,000	\$135,000	\$267,000	0
% CHANGE	-14.5%	0.0%	-21.5%	-14.5%	-19.3%	22.2%	-6.4%	N/A
2010	\$8,439,750	31	128	\$272,250	\$460,000	\$165,000	\$250,000	0
% CHANGE	35.9%	45.2%	46.1%	-6.3%	-0.9%	-47.0%	-2.0%	N/A
2011	\$11,473,520	45	187	\$254,967	\$456,000	\$87,500	\$245,000	0

HOMESITES

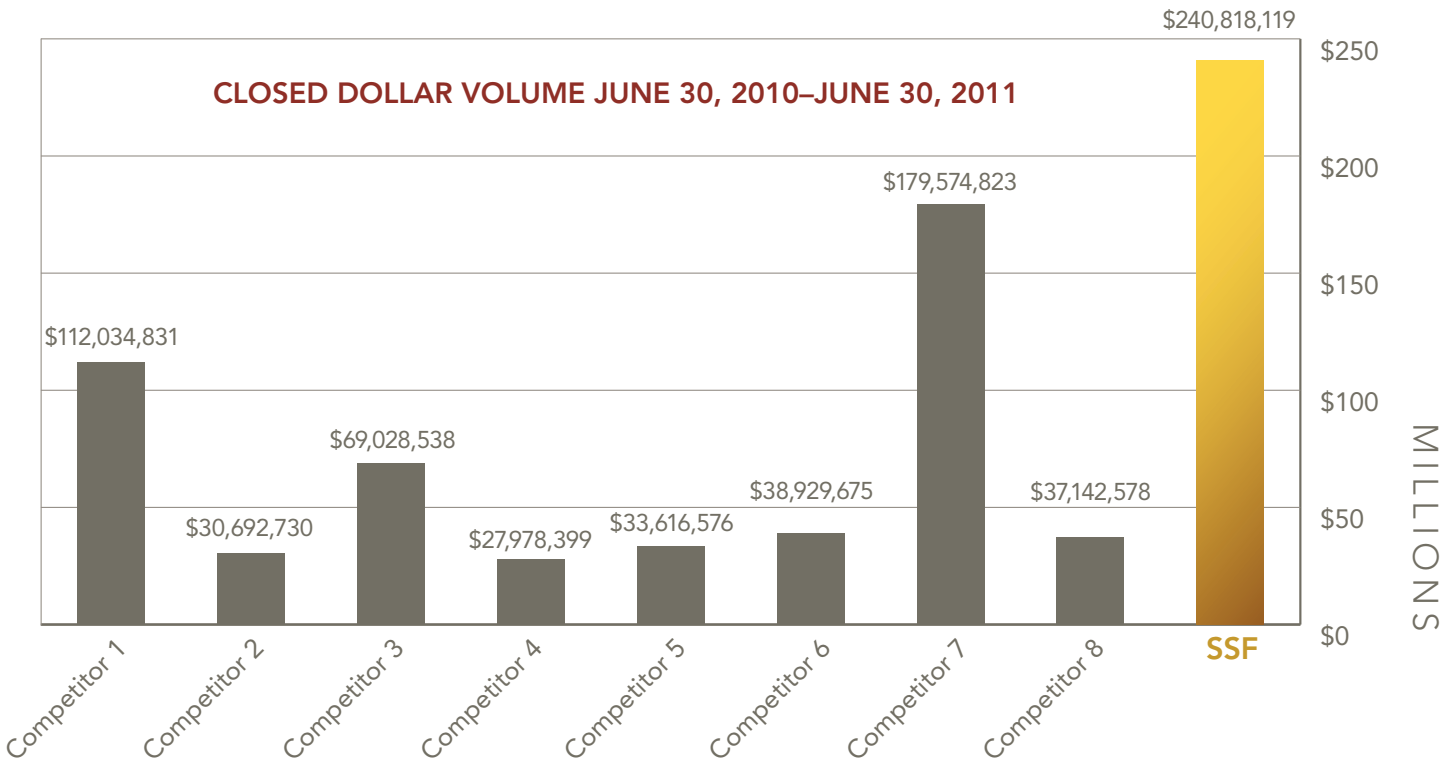
	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1MILLION+ SALES
2007	\$11,842,125	41	351	\$288,832	\$475,000	\$165,000	\$283,500	0
% CHANGE	-30.4%	-56.1%	-29.1%	58.6%	173.7%	29.7%	33.7%	N/A
2008	\$8,246,670	18	249	\$458,148	\$1,300,000	\$214,000	\$379,050	2
% CHANGE	-68.7%	-61.1%	3.6%	-19.4%	-65.4%	-11.2%	5.5%	-100.0%
2009	\$2,583,480	7	258	\$369,069	\$450,000	\$190,000	\$400,000	0
% CHANGE	-25.9%	-14.3%	108.5%	-13.6%	5.6%	-21.1%	-19.4%	N/A
2010	\$1,914,000	6	538	\$319,000	\$475,000	\$150,000	\$322,500	0
% CHANGE	149.4%	0.0%	-18.8%	149.4%	734.4%	-63.3%	-44.1%	N/A
2011	\$4,774,055	6	437	\$795,676	\$3,963,555	\$55,000	\$180,250	1

PRICE PER SQUARE FOOT COMPARISON

	SINGLE-FAMILY/DUPLEX				CONDOMINIUM/TOWNHOME				
	2008	2009	2010	2011	2008	2009	2010	2011	
HIGH	\$478	\$455	\$379	\$291	HIGH	\$486	\$402	\$298	\$337
LOW	\$205	\$162	\$152	\$106	LOW	\$239	\$197	\$170	\$120
AVERAGE	\$301	\$287	\$249	\$219	AVERAGE	\$319	\$294	\$242	\$228

Source of all data contained in this report is the Summit Association of Realtors Multiple Listing Service. Information is deemed reliable but not guaranteed. Consult your Slifer Smith & Frampton Broker for more information. ©2011 Slifer Smith & Frampton Real Estate

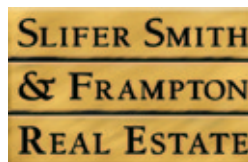
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Based on Summit Association of Realtors MLS residential and land sold data from 6/30/10 through 6/30/11. Sell sides and list sides combined for totals. Includes closest competitors only.

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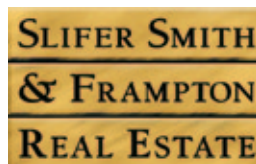
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