



COMPARISON REPORT

Run date: 7/1/2007

Property Type/Area	2006				2007							
	New	Sales	Sales Volume	Avg. Sale Price	New	Percent Change	Sales/Percent Lease	Percent Change	Sales Volume	Percent Change	Avg. Sale Price	Percent Change
June												
SFR												
Breckenridge	83	24	20,448,670	852,028	62	-25.3%	21	-12.5%	23,794,500	16.4%	1,133,071	33.0%
Copper Mountain	0	0	0	0	0	0.0%	2	200.0%	3,420,000	0.0%	1,710,000	0.0%
Frisco	13	5	3,405,500	681,100	8	-38.5%	3	-40.0%	3,290,000	-3.4%	1,096,667	61.0%
Keystone	2	0	0	0	7	250.0%	1	100.0%	935,000	0.0%	935,000	0.0%
Dillon/Summit Cove	19	11	5,582,370	507,488	18	-5.3%	4	-63.6%	2,419,525	-56.7%	604,881	19.2%
Wilderness/Silverthorne	28	10	6,385,500	638,550	16	-42.9%	9	-10.0%	5,657,500	-11.4%	628,611	-1.6%
Park County	72	23	6,514,509	283,240	61	-15.3%	25	8.7%	5,945,712	-8.7%	237,828	-16.0%
Other	13	5	1,704,000	340,800	20	53.8%	4	-20.0%	914,500	-46.3%	228,625	-32.9%
Total	230	78	44,040,549	564,622	192	-16.5%	69	-11.5%	46,376,737	5.3%	672,127	19.0%
Duplex												
Breckenridge	8	5	3,780,000	756,000	8	0.0%	2	-60.0%	1,174,417	-68.9%	587,209	-22.3%
Copper Mountain	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Frisco	6	1	800,000	800,000	0	600.0%	2	100.0%	1,352,800	69.1%	676,400	-15.5%
Keystone	0	2	1,885,750	942,875	1	100.0%	0	-200.0%	0	-100.0%	0	-100.0%
Dillon/Summit Cove	4	0	0	0	3	-25.0%	2	200.0%	960,000	0.0%	480,000	0.0%
Wilderness/Silverthorne	8	8	4,715,000	589,375	5	-37.5%	2	-75.0%	839,900	-82.2%	419,950	-28.7%
Park County	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Other	0	1	214,000	214,000	0	0.0%	0	-100.0%	0	-100.0%	0	-100.0%
Total	26	17	11,394,750	670,279	17	-34.6%	8	-52.9%	4,327,117	-62.0%	540,890	-19.3%
Townhouse												
Breckenridge	12	7	3,404,895	486,414	17	41.7%	6	-14.3%	4,323,102	27.0%	720,517	48.1%
Copper Mountain	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Frisco	4	4	1,503,400	375,850	3	-25.0%	4	0.0%	2,187,500	45.5%	546,875	45.5%
Keystone	4	6	2,614,500	435,750	9	125.0%	4	-33.3%	2,892,000	10.6%	723,000	65.9%
Dillon/Summit Cove	1	3	920,900	306,967	3	200.0%	2	-33.3%	865,000	-6.1%	432,500	40.9%
Wilderness/Silverthorne	13	10	3,709,201	370,920	16	23.1%	6	-40.0%	2,633,400	-29.0%	438,900	18.3%
Park County	10	0	0	0	5	-50.0%	0	0.0%	0	0.0%	0	0.0%
Other	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	44	30	12,152,896	405,097	53	20.5%	22	-26.7%	12,901,002	6.2%	586,409	44.8%
Condo												
Breckenridge	57	38	15,157,600	398,884	63	10.5%	25	-34.2%	11,815,650	-22.0%	472,626	18.5%
Copper Mountain	21	15	4,476,500	298,433	8	-61.9%	10	-33.3%	3,308,700	-26.1%	330,870	10.9%
Frisco	9	5	1,173,000	234,600	6	-33.3%	8	60.0%	3,634,709	209.9%	454,339	93.7%
Keystone	43	29	9,051,167	312,109	32	-25.6%	26	-10.3%	8,443,125	-6.7%	324,736	4.0%
Dillon/Summit Cove	25	20	3,849,890	192,495	19	-24.0%	17	-15.0%	3,122,750	-18.9%	183,691	-4.6%
Wilderness/Silverthorne	30	13	2,756,100	212,008	14	-53.3%	6	-53.8%	1,646,100	-40.3%	274,350	29.4%
Park County	0	1	89,000	89,000	0	0.0%	0	-100.0%	0	-100.0%	0	-100.0%
Other	2	0	0	0	5	150.0%	0	0.0%	0	0.0%	0	0.0%
Total	187	121	36,553,257	302,093	147	-21.4%	92	-24.0%	31,971,034	-12.5%	347,511	15.0%
Fractional Ownership												
Breckenridge	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Copper Mountain	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Frisco	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Keystone	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Dillon/Summit Cove	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Wilderness/Silverthorne	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Park County	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Other	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%



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	New	Sales	Sales Volume	Avg. Sale Price	New	Percent Change	Sales/Percent Lease Change	Sales Volume	Percent Change	Avg. Sale Price	Percent Change	
SF/MF/Acreage												
Breckenridge	39	26	8,281,050	318,502	22	-43.6%	13	-50.0%	5,161,900	-37.7%	397,069	24.7%
Copper Mountain	0	1	625,000	625,000	0	0.0%	0	-100.0%	0	-100.0%	0	-100.0%
Frisco	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Keystone	2	3	1,017,000	339,000	3	50.0%	1	-66.7%	350,000	-65.6%	350,000	3.2%
Dillon/Summit Cove	2	1	176,304	176,304	14	600.0%	1	0.0%	249,900	41.7%	249,900	41.7%
Wilderness/Silverthorne	16	11	2,741,000	249,182	7	-56.3%	7	-36.4%	2,028,000	-26.0%	289,714	16.3%
Park County	73	57	1,999,900	35,086	86	17.8%	45	-21.1%	2,178,520	8.9%	48,412	38.0%
Other	10	7	379,000	54,143	7	-30.0%	1	-85.7%	45,000	-88.1%	45,000	-16.9%
Total	142	106	15,219,254	143,578	139	-2.1%	68	-35.8%	10,013,320	-34.2%	147,255	2.6%
Farm/Ranch												
Breckenridge	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Copper Mountain	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Frisco	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Keystone	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Dillon/Summit Cove	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Wilderness/Silverthorne	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Park County	1	0	0	0	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Other	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	1	0	0	0	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Commercial Sale												
Breckenridge	2	1	210,000	210,000	2	0.0%	1	0.0%	960,000	357.1%	960,000	357.1%
Copper Mountain	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Frisco	1	0	0	0	0	100.0%	3	300.0%	1,519,400	0.0%	506,467	0.0%
Keystone	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Dillon/Summit Cove	1	0	0	0	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Wilderness/Silverthorne	5	2	624,900	312,450	4	-20.0%	1	-50.0%	875,000	40.0%	875,000	180.0%
Park County	1	1	285,000	285,000	4	300.0%	0	-100.0%	0	-100.0%	0	-100.0%
Other	1	0	0	0	1	0.0%	1	100.0%	249,000	0.0%	249,000	0.0%
Total	11	4	1,119,900	279,975	12	9.1%	6	50.0%	3,603,400	221.8%	600,567	114.5%
Commercial Lease												
Breckenridge	2	0	0	0	0	200.0%	1	100.0%	0	0.0%	0	0.0%
Copper Mountain	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Frisco	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Keystone	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Dillon/Summit Cove	1	0	0	0	2	100.0%	0	0.0%	0	0.0%	0	0.0%
Wilderness/Silverthorne	0	0	0	0	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Park County	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Other	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	3	0	0	0	3	0.0%	0	0.0%	0	0.0%	0	0.0%
Grand Total	644	356	120,480,606	338,429	2,545	-95.2%	266	-25.3%	109,192,610	-9.4%	412,048	21.8%



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	New	Sales	Sales Volume	Avg. Sale Price	New	Percent Change	Sales/Percent Lease Change	Sales Volume	Percent Change	Avg. Sale Price	Percent Change	
Year-to-Date												
SFR												
Breckenridge	277	436	00,277,178	918,067	267	-3.6%	116	-73.4%	121,373,036	-69.7%	1,046,319	14.0%
Copper Mountain	2	5	7,789,000	1,557,800	1	-50.0%	2	-60.0%	3,420,000	-56.1%	1,710,000	9.8%
Frisco	38	61	56,401,625	924,617	37	-2.6%	13	-78.7%	11,572,825	-79.5%	890,217	-3.7%
Keystone	24	36	38,625,150	1,072,921	30	25.0%	12	-66.7%	12,308,500	-68.1%	1,025,708	-4.4%
Dillon/Summit Cove	61	105	61,872,226	589,259	52	-14.8%	27	-74.3%	17,876,335	-71.1%	662,086	12.4%
Wilderness/Silverthorne	109	175	11,844,860	639,113	104	-4.6%	54	-69.1%	39,472,230	-64.7%	730,967	14.4%
Park County	325	442	06,108,124	240,064	296	-8.9%	136	-69.2%	33,669,222	-68.3%	247,568	3.1%
Other	92	111	28,459,041	256,388	74	-19.6%	31	-72.1%	7,667,251	-73.1%	247,331	-3.5%
Total	928	396221	262,026	558,742	861	-7.2%	391	-1.3%	247,359,399	11.8%	632,633	13.2%
Duplex												
Breckenridge	34	71	44,718,782	629,842	34	0.0%	20	-71.8%	12,481,641	-72.1%	624,082	-0.9%
Copper Mountain	0	0	0	0	14	400.0%	0	0.0%	0	0.0%	0	0.0%
Frisco	20	36	25,468,133	707,448	20	0.0%	10	-72.2%	7,461,440	-70.7%	746,144	5.5%
Keystone	3	10	9,102,050	910,205	1	-66.7%	0	-1000.0%	0	-100.0%	0	-100.0%
Dillon/Summit Cove	13	27	11,605,900	429,848	13	0.0%	10	-63.0%	4,259,000	-63.3%	425,900	-0.9%
Wilderness/Silverthorne	31	71	34,426,772	484,884	33	6.5%	20	-71.8%	8,909,419	-74.1%	445,471	-8.1%
Park County	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Other	2	3	532,500	177,500	2	0.0%	1	-66.7%	138,500	-74.0%	138,500	-22.0%
Total	103	77	45,821,029	595,078	117	13.6%	61	-20.8%	33,250,000	-27.4%	545,082	-8.4%
Townhouse												
Copper Mountain	7	12	7,471,500	622,625	1	-85.7%	1	-91.7%	960,000	-87.2%	960,000	54.2%
Dillon/Summit Cove	14	33	11,040,488	334,560	17	21.4%	11	-66.7%	4,142,750	-62.5%	376,614	12.6%
Frisco	27	64	30,135,250	470,863	27	0.0%	20	-68.8%	11,190,750	-62.9%	559,538	18.8%
Keystone	36	71	37,763,250	531,877	40	11.1%	21	-70.4%	12,561,500	-66.7%	598,167	12.5%
Other	0	0	0	0	4	400.0%	0	0.0%	0	0.0%	0	0.0%
Park County	12	6	1,267,100	211,183	6	-50.0%	1	-83.3%	239,900	-81.1%	239,900	13.6%
Wilderness/Silverthorne	52	111	40,552,252	365,336	41	-21.2%	24	-78.4%	9,492,300	-76.6%	395,513	8.3%
Breckenridge	53	206	35,332,481	656,954	62	17.0%	54	-73.8%	36,339,315	-73.1%	672,950	2.4%
Total	201	136	62,287,755	457,998	198	-1.5%	132	-2.9%	74,926,515	20.3%	567,625	23.9%
Condo												
Breckenridge	262	548	13,544,900	389,680	221	-15.6%	135	-75.4%	56,140,997	-73.7%	415,859	6.7%
Copper Mountain	79	189	62,828,095	332,424	53	-32.9%	45	-76.2%	16,186,750	-74.2%	359,706	8.2%
Frisco	61	130	45,466,987	349,746	50	-18.0%	42	-67.7%	18,704,512	-58.9%	445,346	27.3%
Keystone	184	510	54,204,493	302,362	152	-17.4%	125	-75.5%	48,911,579	-68.3%	391,293	29.4%
Dillon/Summit Cove	109	263	51,774,193	196,860	94	-13.8%	87	-66.9%	18,991,815	-63.3%	218,297	10.9%
Wilderness/Silverthorne	98	223	49,610,110	222,467	77	-21.4%	54	-75.8%	13,770,600	-72.2%	255,011	14.6%
Park County	1	1	89,000	89,000	0	100.0%	0	-100.0%	0	-100.0%	0	-100.0%
Other	12	3	555,500	185,167	10	-16.7%	1	-66.7%	417,000	-24.9%	417,000	125.2%
Total	806	597165	914,830	277,914	657	-18.5%	489	-18.1%	173,123,253	4.3%	354,035	27.4%
Fractional Ownership												
Breckenridge	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Copper Mountain	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Frisco	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Keystone	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Dillon/Summit Cove	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Wilderness/Silverthorne	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Park County	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Other	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%



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SF/MF/Acreage												
Breckenridge	159	357	23,350,215	345,519	118	-25.8%	97	-72.8%	38,982,679	-68.4%	401,883	16.3%
Copper Mountain	3	4	2,759,500	689,875	2	-33.3%	1	-75.0%	609,500	-77.9%	609,500	-11.7%
Frisco	5	13	3,643,500	280,269	8	60.0%	4	-69.2%	1,429,000	-60.8%	357,250	27.5%
Keystone	16	42	13,716,500	326,583	12	-25.0%	21	-50.0%	6,461,000	-52.9%	307,667	-5.8%
Dillon/Summit Cove	13	35	8,042,404	229,783	31	138.5%	5	-85.7%	1,011,400	-87.4%	202,280	-12.0%
Wilderness/Silverthorne	46	111	32,498,925	292,783	39	-15.2%	40	-64.0%	11,577,125	-64.4%	289,428	-1.1%
Park County	415	628	28,783,270	45,833	385	-7.2%	191	-69.6%	9,430,530	-67.2%	49,375	7.7%
Other	70	56	14,282,650	255,047	35	-50.0%	10	-82.1%	1,247,500	-91.3%	124,750	-51.1%
Total	727	437	94,898,796	217,160	630	-13.3%	369	-15.6%	70,748,734	-25.4%	191,731	-11.7%
Farm/Ranch												
Breckenridge	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Copper Mountain	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Frisco	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Keystone	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Dillon/Summit Cove	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Wilderness/Silverthorne	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Park County	2	6	4,450,500	741,750	3	50.0%	2	-66.7%	3,447,000	-22.5%	1,723,500	132.4%
Other	1	3	18,754,000	5,251,333	2	100.0%	0	-300.0%	0	-100.0%	0	-100.0%
Total	5	2	2,876,500	1,438,250	5	0.0%	2	0.0%	3,447,000	19.8%	723,500	19.8%
Commercial Sale												
Breckenridge	19	23	12,517,850	544,254	19	0.0%	5	-78.3%	2,523,900	-79.8%	504,780	-7.3%
Copper Mountain	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Frisco	10	13	15,340,400	1,180,031	6	-40.0%	5	-61.5%	2,594,400	-83.1%	518,880	-56.0%
Keystone	0	2	1,442,000	721,000	0	0.0%	1	-50.0%	1,300,000	-9.8%	1,300,000	80.3%
Dillon/Summit Cove	6	3	2,360,000	786,667	4	-33.3%	2	-33.3%	360,000	-84.7%	180,000	-77.1%
Wilderness/Silverthorne	13	20	10,279,000	541,000	15	15.4%	8	-60.0%	4,860,600	-52.7%	607,575	12.3%
Park County	7	9	2,121,000	235,667	15	114.3%	2	-77.8%	468,000	-77.9%	234,000	-0.7%
Other	12	8	2,276,000	284,500	5	-58.3%	2	-75.0%	412,000	-81.9%	206,000	-27.6%
Total	67	24	8,946,850	372,785	64	-4.5%	25	4.2%	12,518,900	39.9%	500,756	34.3%
Commercial Lease												
Breckenridge	14	8	568,730	284,365	4	-71.4%	1	-87.5%	0	-100.0%	0	-100.0%
Copper Mountain	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Frisco	5	5	0	0	1	-80.0%	1	-80.0%	0	0.0%	0	0.0%
Keystone	1	1	159,900	159,900	0	100.0%	0	-100.0%	0	-100.0%	0	-100.0%
Dillon/Summit Cove	5	0	0	0	4	-20.0%	0	0.0%	0	0.0%	0	0.0%
Wilderness/Silverthorne	3	5	0	0	4	33.3%	2	-60.0%	0	0.0%	0	0.0%
Park County	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Other	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Total	29	1	135,000	135,000	13	-55.2%	4	300.0%	0	-100.0%	0	-100.0%
Grand Total	2,866	1,670	602,142,786	360,565	2,545	-11.2%	1,469	-12.0%	615,373,801	2.2%	418,907	16.2%

* Average Sale Price does not include sales reported as \$1.

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