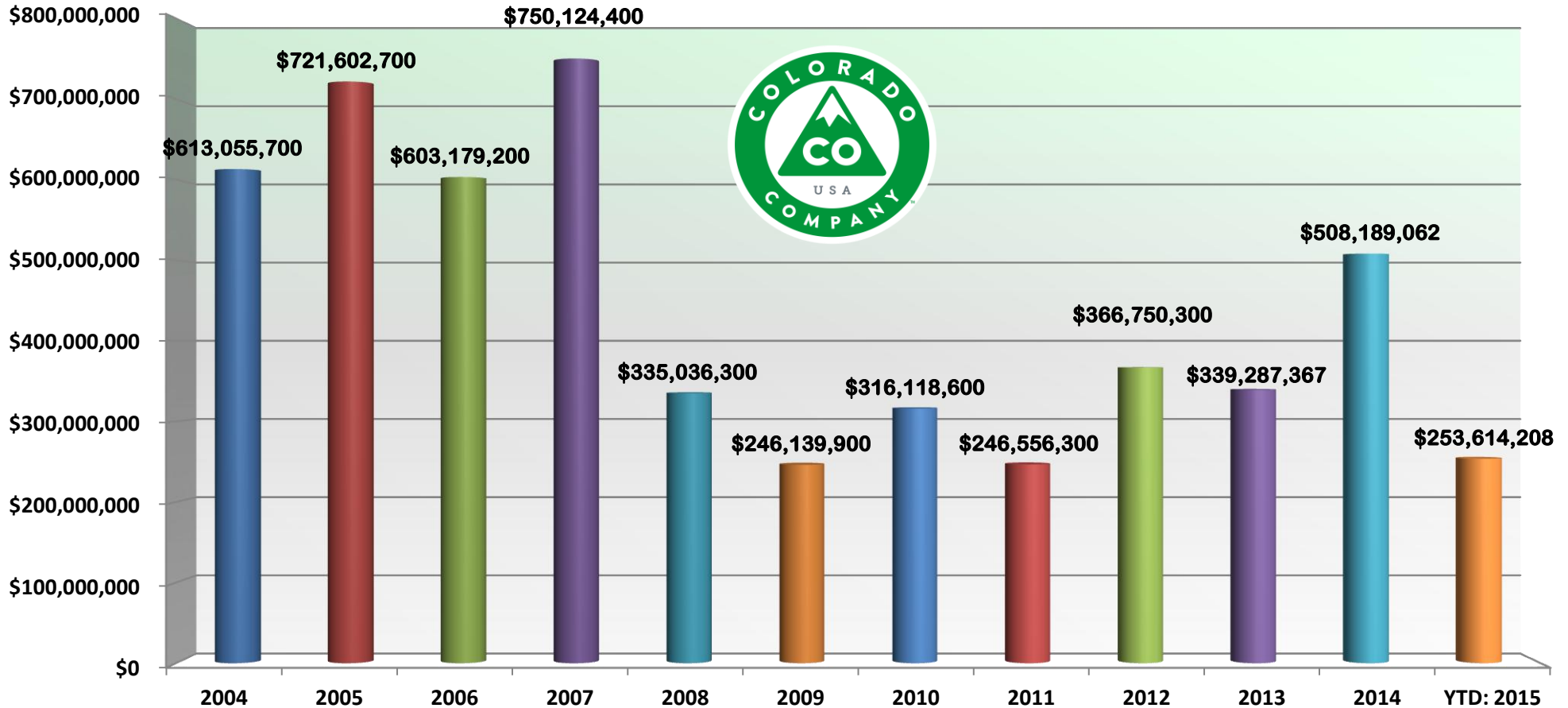


# Land Title Market Analysis Historical Gross Sales Volume: San Miguel County 2004 - YTD: 2015



Gross Sales Volume is a summary of total documentary fees annually, provided by the San Miguel County Clerk's Office

**Compliments of:**  
**Robin Watkinson**  
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## Land Title Market Analysis Monthly Summary: San Miguel County

### Month to Month Comparison # of Transactions and \$ Volume

Month	2013	2014	2015	% Change	Year	Annual Gross Volume	% Change	Month	2013	2014	2015	% Change
January	\$9,888,300	\$20,955,654	\$20,138,325	-4%	2004	\$613,055,700	n/a	January	22	24	29	21%
February	\$22,227,500	\$28,019,467	\$30,461,256	9%	2005	\$721,602,700	18%	February	32	34	29	-15%
March	\$31,695,800	\$45,247,431	\$41,071,197	-9%	2006	\$603,179,200	-16%	March	33	48	49	2%
April	\$12,014,800	\$26,275,135	\$38,095,500	45%	2007	\$750,124,400	24%	April	27	43	44	2%
May	\$35,250,300	\$36,515,087	\$45,336,200	24%	2008	\$335,036,300	-55%	May	37	36	46	28%
June	\$20,871,500	\$40,167,733	\$23,657,725	-41%	2009	\$246,139,900	-27%	June	26	39	37	-5%
July	\$11,514,500	\$31,738,578	\$54,854,005	73%	2010	\$316,118,600	28%	July	27	47	59	26%
August	\$46,885,059	\$85,924,930		-100%	2011	\$246,556,300	-22%	August	48	58		-100%
September	\$33,908,250	\$70,115,777		-100%	2012	\$366,750,300	49%	September	39	63		-100%
October	\$33,359,281	\$55,337,701		-100%	2013	\$339,287,367	-7%	October	41	49		-100%
November	\$16,356,300	\$36,829,802		-100%	2014	\$508,189,062	50%	November	34	45		-100%
December	\$65,315,777	\$31,061,767		-100%	YTD: 2015	<b>\$253,614,208</b>	<b>-50.09%</b>	December	39	40		-100%
<b>Year to Date:</b>	<b>\$143,462,700</b>	<b>\$228,919,085</b>	<b>\$253,614,208</b>	<b>11%</b>	2004 through 2012 Gross Sales Volume is a summary of total documentary fees annually, provided by the San Miguel Clerk's Office.			<b>Year to Date:</b>	204	271	293	8%
<b>Annual:</b>	<b>\$339,287,367</b>	<b>\$508,189,062</b>	<b>\$253,614,208</b>	<b>-50%</b>				<b>Annual:</b>	405	526	293	-44%

Please note: The above figures are an unofficial tabulation of San Miguel County records that are believed to be reasonably accurate.



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Years.

Telluride  
Land Title Office

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# Land Title Market Analysis by Area: San Miguel County

July 2015	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
Aldasoro & Diamond Ranch	\$0	0%	0	0%	\$0	\$0	\$0	dna	\$0
Fall Creek	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Gray Head	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Hastings Mesa	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Ironsprings / Horsefly Mesa	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Lawson Hill	\$392,000	1%	2	3%	\$196,000	dna	\$255,000	dna	\$285
Mountain Village	\$11,304,625	21%	10	17%	\$1,130,463	\$500,000	\$876,583	\$441,750	\$337
Norwood	\$251,000	0%	2	3%	\$125,500	dna	\$149,000	dna	\$146
Ophir	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Placerville & Sawpit	\$345,000	1%	2	3%	\$172,500	dna	\$220,000	dna	\$264
Preserve	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Rural & Out of Area	\$48,000	0%	1	2%	\$0	\$0	\$0	\$0	\$0
Ski Ranches	\$1,080,000	2%	1	2%	\$1,080,000	dna	\$1,080,000	dna	\$313
Specie Mesa	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Sunnyside	\$980,000	2%	1	2%	\$980,000	dna	\$980,000	dna	\$487
Sunshine Mesa	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Telluride	\$36,298,000	66%	24	41%	\$1,512,417	\$605,000	\$1,162,650	\$567,750	\$599
Trout Lake	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
West Meadows	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Wilson Mesa, Ptarmigan, Little Cone	\$3,420,000	6%	3	5%	\$1,140,000	\$0	\$0	\$0	\$0
Interval Units	\$514,300	1%	6	10%	\$85,717	\$86,000	\$0	\$0	\$0
Deed Restricted Units	\$207,000	0%	1	2%	\$207,000	dna	\$207,000	dna	\$373
Quit Claim Deeds	\$14,080	0%	6	10%	\$2,347	\$2,500	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$54,854,005</b>	<b>100%</b>	<b>59</b>	<b>100%</b>	<b>\$1,176,492</b>	<b>\$500,000</b>	<b>\$1,066,766</b>	<b>\$529,250</b>	<b>\$516</b>
<b>(BANK SALES)</b>	<b>\$0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Please note: The above figures do not include time share interests. Calculations are an unofficial tabulation of San Miguel County records that are believed to be reasonably accurate but are not guaranteed.  
 Average & Median Residential Price & PPSF Includes: Statistically Viable Sales Only. Average PPSF is calculated for properties with available Square Footages.



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 Land Title Office  
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 970.728.1023

# Land Title Market Analysis by Area: San Miguel County

YTD: July 2015

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
Aldasoro & Diamond Ranch	\$1,743,450	1%	3	1%	\$581,150	\$613,450	\$671,725	dna	\$341
Fall Creek	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Gray Head	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Hastings Mesa	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Ironsprings / Horsefly Mesa	\$228,000	0%	1	0%	\$228,000	dna	\$228,000	dna	\$93
Lawson Hill	\$2,677,545	1%	10	3%	\$267,755	\$252,500	\$286,318	\$255,000	\$233
Mountain Village	\$82,527,325	33%	63	22%	\$1,309,958	\$919,900	\$1,446,199	\$1,084,000	\$530
Norwood	\$2,924,000	1%	17	6%	\$172,000	\$140,000	\$243,083	\$167,250	\$181
Ophir	\$970,000	0%	3	1%	\$323,333	\$380,000	\$410,000	dna	\$244
Placerville & Sawpit	\$11,935,035	5%	15	5%	\$795,669	\$200,000	\$959,229	\$566,000	\$302
Preserve	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Rural & Out of Area	\$446,356	0%	5	2%	\$89,271	\$53,000	\$0	\$0	\$0
Ski Ranches	\$5,911,000	2%	5	2%	\$1,182,200	\$1,080,000	\$1,342,750	\$1,323,000	\$355
Specie Mesa	\$2,500,000	1%	1	0%	\$2,500,000	dna	\$2,500,000	dna	\$1,695
Sunnyside	\$2,230,000	1%	2	1%	\$1,115,000	dna	\$1,115,000	dna	\$357
Sunshine Mesa	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Telluride	\$126,897,231	50%	105	36%	\$1,208,545	\$700,000	\$1,019,212	\$621,000	\$645
Trout Lake	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
West Meadows	\$105,000	0%	1	0%	\$105,000	dna	\$0	\$0	\$0
Wilson Mesa, Ptarmigan, Little Cone	\$6,839,875	3%	5	2%	\$1,367,975	\$1,519,875	\$1,653,719	\$1,709,938	\$493
Interval Units	\$3,005,400	1%	37	13%	\$81,227	\$72,000	\$0	\$0	\$0
Deed Restricted Units	\$2,566,750	58%	11	4%	\$233,341	\$250,000	\$249,675	\$125,000	\$306
Quit Claim Deeds	\$107,241	0%	9	3%	\$11,916	\$3,000	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$253,614,208</b>	<b>100%</b>	<b>293</b>	<b>100%</b>	<b>\$1,050,571</b>	<b>\$597,750</b>	<b>\$1,144,262</b>	<b>\$670,000</b>	<b>\$555</b>
<b>(BANK SALES)</b>	<b>\$4,443,275</b>	<b>2%</b>	<b>6</b>	<b>2%</b>	<b>\$740,546</b>	<b>\$554,450</b>	<b>\$866,094</b>	<b>\$815,000</b>	<b>\$276</b>

Please note: The above figures do not include time share interests. Calculations are an unofficial tabulation of San Miguel County records that are believed to be reasonably accurate but are not guaranteed. Average & Median Residential Price & PPSF Includes: Statistically Viable Sales Only. Average PPSF is calculated for properties with available Square Footages.



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Telluride  
 Land Title Office

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# Land Title Market Snapshot by Area: San Miguel County

## Full Year 2014 vs. YTD: 2015

Area	Average Price Single Family 2014	Average Price Single Family YTD: 2015	% Change vs. Prior Year	Average Price Multi-Family 2014	Average Price Multi-Family YTD: 2015	% Change vs. Prior Year	Average Price Vacant Land 2014	Average Price Vacant Land YTD: 2015	% Change vs. Prior Year
Aldasoro & Diamond Ranch	\$2,495,176	\$671,725	-73%	\$0	\$0	0%	\$479,875	\$400,000	-17%
Fall Creek	\$684,000	\$0	n/a	\$0	\$0	0%	\$0	\$0	0%
Gray Head	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Hastings Mesa	\$0	\$0	0%	\$0	\$0	0%	\$1,611,000	\$0	n/a
Ironsprings / Horsefly Mesa	\$0	\$228,000	n/a	\$0	\$0	0%	\$369,500	\$0	n/a
Lawson Hill	\$0	\$0	0%	\$0	\$0	0%	\$0	\$250,000	n/a
Mountain Village	\$3,091,750	\$3,545,606	15%	\$978,799	\$985,354	1%	\$606,868	\$452,225	-25%
Norwood	\$251,343	\$243,083	-3%	\$0	\$0	0%	\$317,089	\$139,167	-56%
Ophir	\$435,700	\$410,000	-6%	\$245,000	\$0	n/a	\$108,500	\$150,000	38%
Placerville & Sawpit	\$495,396	\$959,229	94%	\$0	\$0	0%	\$394,794	\$125,714	-68%
Preserve	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Rural & Out of Area	\$0	\$0	0%	\$0	\$0	0%	\$287,500	\$76,250	-73%
Ski Ranches	\$1,390,457	\$1,342,750	-3%	\$0	\$0	0%	\$444,000	\$540,000	22%
Specie Mesa	\$0	\$2,500,000	n/a	\$0	\$0	0%	\$0	\$0	0%
Sunnyside	\$3,495,000	\$1,115,000	-68%	\$240,000	\$0	n/a	\$500,000	\$0	n/a
Sunshine Mesa	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Telluride	\$2,030,597	\$2,587,083	27%	\$797,914	\$720,570	-10%	\$816,765	\$1,319,333	62%
Trout Lake	\$0	\$0	n/a	\$0	\$0	0%	\$0	\$0	0%
West Meadows	\$0	\$0	0%	\$0	\$0	0%	\$0	\$105,000	n/a
Wilson Mesa, etc..	\$0	\$1,653,719	n/a	\$0	\$0	0%	\$647,250	\$225,000	n/a
<b>Gross Live Average:</b>	<b>\$1,732,433</b>	<b>\$1,821,972</b>	<b>5%</b>	<b>\$860,211</b>	<b>\$824,956</b>	<b>-4%</b>	<b>\$561,273</b>	<b>\$498,344</b>	<b>-11%</b>

Please note: The above figures are an unofficial tabulation of San Miguel 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	Average PPSF Single Family 2014	Average PPSF Single Family YTD: 2015	% Change vs. Prior Year	Average PPSF Multi-Family 2014	Average PPSF Multi-Family YTD: 2015	% Change vs. Prior Year	Average PPAC Vacant Land 2014	Average PPAC Vacant Land YTD: 2015	% Change vs. Prior Year
Aldasoro & Diamond Ranch	\$476.05	\$341.50	-28%	\$0.00	\$0.00	0%	\$239,487	\$188,679	-21%
Fall Creek	\$426.12	\$0.00	n/a	\$0.00	\$0.00	0%	\$0	\$0	0%
Gray Head	\$0.00	\$0.00	0%	\$0.00	\$0.00	0%	\$0	\$0	0%
Hastings Mesa	\$0.00	\$0.00	0%	\$0.00	\$0.00	0%	\$9,298	\$0	n/a
Ironsprings / Horsefly Mesa	\$0.00	\$93.02	n/a	\$0.00	\$0.00	0%	\$73,900	\$0	n/a
Lawson Hill	\$0.00	\$0.00	0%	\$0.00	\$0.00	0%	\$0	\$83,056	n/a
Mountain Village	\$537.71	\$677.76	26%	\$453.96	\$497.92	10%	\$1,197,163	\$1,251,323	5%
Norwood	\$131.04	\$180.59	38%	\$0.00	\$0.00	0%	\$17,063	\$11,907	-30%
Ophir	\$317.25	\$243.87	-23%	\$638.02	\$0.00	n/a	\$156,041	\$78,534	-50%
Placerville & Sawpit	\$266.25	\$302.31	14%	\$0.00	\$0.00	0%	\$11,608	\$10,354	-11%
Preserve	\$0.00	\$0.00	0%	\$0.00	\$0.00	0%	\$0	\$0	0%
Rural & Out of Area	\$0.00	\$0.00	0%	\$0.00	\$0.00	0%	\$510	\$744	46%
Ski Ranches	\$386.46	\$355.02	-8%	\$0.00	\$0.00	0%	\$224,249	\$241,071	8%
Specie Mesa	\$0.00	\$1,694.92	n/a	\$0.00	\$0.00	0%	\$0	\$0	0%
Sunnyside	\$571.08	\$356.97	-37%	\$273.97	\$0.00	n/a	\$88,921	\$0	n/a
Sunshine Mesa	\$0.00	\$0.00	n/a	\$0.00	\$0.00	0%	\$0	\$0	0%
Telluride	\$882.84	\$931.76	6%	\$567.32	\$590.51	4%	\$5,990,547	\$4,470,104	-25%
Trout Lake	\$0.00	\$0.00	0%	\$0.00	\$0.00	0%	\$0	\$0	0%
West Meadows	\$0.00	\$0.00	0%	\$0.00	\$0.00	0%	\$0	\$2,903	n/a
Wilson Mesa, etc..	\$0.00	\$492.68	n/a	\$0.00	\$0.00	0%	\$25,342	\$14,620	-42%
<b>Gross Live PPSF:</b>	<b>\$542.31</b>	<b>\$555.95</b>	<b>3%</b>	<b>\$522.81</b>	<b>\$554.01</b>	<b>6%</b>	<b>\$1,575,002</b>	<b>\$1,337,461</b>	<b>-15%</b>



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# Land Title Price Point Index: San Miguel County

July 2015

Residential Summary

	# Transactions	Gross Volume	Percentage Gross
<=100,000	0	\$0	0%
100,001 to 200,000	5	\$809,000	2%
200,001 to 300,000	3	\$758,000	2%
300,001 to 400,000	4	\$1,420,000	4%
400,001 to 500,000	3	\$1,381,500	4%
500,001 to 600,000	2	\$1,135,500	3%
600,001 to 700,000	1	\$635,000	2%
700,001 to 800,000	1	\$745,000	2%
800,001 to 900,000	0	\$0	0%
900,001 to 1,000,000	4	\$3,847,500	11%
1,000,001 to 1,500,000	4	\$4,595,000	13%
1,500,001 to 2,000,000	2	\$3,600,000	11%
over \$2 Million	3	\$15,210,000	45%
<b>Total:</b>	<b>32</b>	<b>\$34,136,500</b>	<b>100%</b>

## Residential Price Index

July 2015	Number Trans.	Total Volume	Average Price
Single Family	10	\$20,759,000	\$2,075,900
Multi Family	22	\$13,377,500	\$608,068
Vacant Land	6	\$2,652,000	\$442,000
YTD: July 2015	Number Trans.	Total Volume	Average Price
Single Family	49	\$89,276,650	\$1,821,972
Multi Family	104	\$85,795,402	\$824,956
Vacant Land	40	\$19,933,750	\$498,344
Full Year: 2014	Number Trans.	Total Volume	Average Price
Single Family	128	\$221,751,368	\$1,732,433
Multi Family	168	\$144,513,393	\$860,199
Vacant Land	75	\$42,095,511	\$561,273
Full Year: 2013	Number Trans.	Total Volume	Average Price
Single Family	92	\$120,332,941	\$1,307,967
Multi Family	126	\$102,185,824	\$810,999
Vacant Land	49	\$27,444,150	\$560,085

## Commercial Index

July 2015	Number Trans.	Total Volume	Average Price
Commercial Improved	4	\$16,390,125	\$4,097,531
Commercial Vacant	1	\$500,000	\$500,000
Development Vacant	0	\$0	\$0
YTD: July 2015	Number Trans.	Total Volume	Average Price
Commercial Improved	17	\$39,464,625	\$2,321,449
Commercial Vacant	4	\$1,014,000	\$253,500
Development Vacant	1	\$699,660	\$699,660
Full Year: 2014 Commercial Summary	Number Trans.	Total Volume	Average Price
Commercial Improved	17	\$56,599,136	\$3,329,361
Commercial Vacant	5	\$7,808,866	\$1,561,773
Development Vacant	1	\$10,850,000	\$10,850,000
Full Year: 2013 Commercial Summary	Number Trans.	Total Volume	Average Price
Commercial Improved	24	\$34,845,274	\$1,451,886
Commercial Vacant	7	\$4,260,260	\$608,609
Development Vacant	5	\$25,350,000	\$5,070,000

Please note: Calculations are an unofficial tabulation of San Miguel County records that are believed to be reasonably accurate but are not guaranteed.



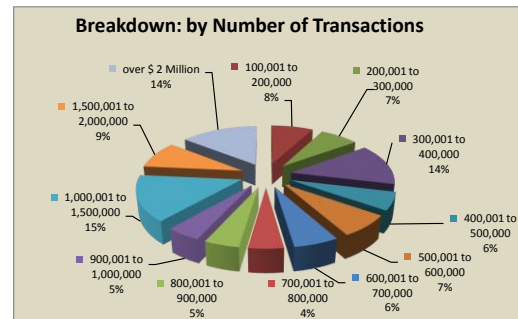
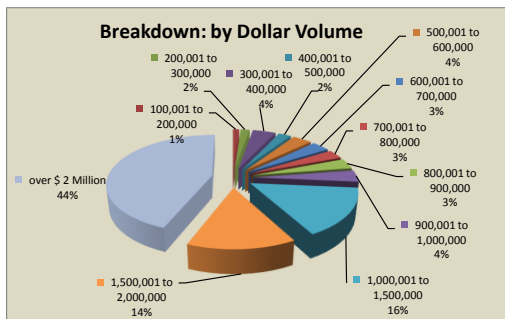
**Compliments of:**  
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## Land Title Price Point Index: San Miguel County

YTD: July 2015

### Residential Summary

	# Transactions	Gross Volume	Percentage Gross
<=100,000	0	\$0	0%
100,001 to 200,000	12	\$2,005,266	1%
200,001 to 300,000	11	\$2,863,500	2%
300,001 to 400,000	21	\$7,419,850	4%
400,001 to 500,000	9	\$4,064,500	2%
500,001 to 600,000	11	\$6,211,800	4%
600,001 to 700,000	9	\$5,805,450	3%
700,001 to 800,000	7	\$5,235,000	3%
800,001 to 900,000	7	\$5,924,900	3%
900,001 to 1,000,000	7	\$6,717,400	4%
1,000,001 to 1,500,000	23	\$27,373,400	16%
1,500,001 to 2,000,000	14	\$24,372,375	14%
over \$ 2 Million	22	\$77,078,611	44%
<b>Total:</b>	<b>153</b>	<b>\$175,072,052</b>	<b>100%</b>



Full Year: 2014

### Residential Summary

	# Transactions	Gross Volume	Percentage Gross
<=100,000	4	\$318,100	0%
100,001 to 200,000	15	\$2,501,985	1%
300,001 to 400,000	31	\$10,797,842	3%
400,001 to 500,000	16	\$7,304,372	2%
500,001 to 600,000	18	\$9,850,329	3%
600,001 to 700,000	15	\$9,683,700	3%
700,001 to 800,000	14	\$10,550,990	3%
800,001 to 900,000	13	\$11,094,500	3%
900,001 to 1,000,000	17	\$16,234,695	4%
1,000,001 to 1,500,000	41	\$50,890,986	14%
1,500,001 to 2,000,000	24	\$41,700,500	11%
over \$ 2 Million	55	\$187,186,014	51%
<b>Total:</b>	<b>296</b>	<b>\$366,266,761</b>	<b>100%</b>

Full Year: 2013

### Residential Summary

	# Transactions	Gross Volume	Percentage Gross
<=100,000	0	\$0	0%
<=100,000	6	\$464,800	0%
100,001 to 200,000	30	\$4,947,900	2%
200,001 to 300,000	14	\$3,313,500	1%
300,001 to 400,000	26	\$9,148,699	4%
400,001 to 500,000	10	\$4,333,500	2%
500,001 to 600,000	13	\$7,330,300	3%
600,001 to 700,000	13	\$8,507,764	4%
700,001 to 800,000	7	\$5,308,500	2%
800,001 to 900,000	11	\$9,511,500	4%
900,001 to 1,000,000	9	\$8,527,500	4%
1,000,001 to 1,500,000	39	\$49,059,427	22%
1,500,001 to 2,000,000	16	\$27,740,000	12%
over \$ 2 Million	24	\$84,325,375	38%
<b>Total:</b>	<b>218</b>	<b>\$222,518,765</b>	<b>100%</b>

Please note: Calculations are an unofficial tabulation of San Miguel County records that are believed to be reasonably accurate but are not guaranteed.



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# Land Title Market Analysis Average Price Index: San Miguel County 2013 - YTD: 2015



■ 2013      ■ 2014      ■ YTD: 2015

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# Land Title Market Analysis by Area: San Miguel County

July 2015

## Interval Transaction Detail

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price
Aspen Ridge	\$0	0%	0	0%	\$0	\$0
Bear Creek Lodge	\$21,500	\$0	2	0%	\$10,750	dna
Club Telluride	\$172,000	0%	2	0%	\$86,000	dna
Inn at Lost Creek	\$0	\$0	0	0%	\$0	\$0
Le Chamonix	\$0	0%	0	0%	\$0	\$0
Le Chateaux	\$0	0%	0	0%	\$0	\$0
Pine Meadows	\$0	0%	0	0%	\$0	\$0
River Club	\$0	0%	0	0%	\$0	\$0
Spruce Lodge	\$0	0%	0	0%	\$0	\$0
Sunshine Lodge	\$0	0%	0	0%	\$0	\$0
<b>TOTAL</b>	<b>\$193,500</b>	<b>100%</b>	<b>4</b>	<b>100%</b>	<b>\$48,375</b>	<b>\$43,500</b>

Please note: Calculations are an unofficial tabulation of San Miguel County records that are believed to be reasonably accurate but are not guaranteed.

Average & Median Price: Statistically Viable Sales Only.

Note: There are 2 Interval Sales omitted for July 2015 because they are for multi units & multi interests



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# Land Title Market Analysis by Area: San Miguel County

YTD: July 2015

## Interval Transaction Detail

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price
Aspen Ridge	\$0	0%	0	0%	\$0	\$0
Bear Creek Lodge	\$49,500	2%	3	2%	\$16,500	\$15,000
Club Telluride	\$1,718,400	64%	21	64%	\$81,829	\$70,000
Inn at Lost Creek	\$25,000	1%	1	1%	\$25,000	dna
Le Chamonix	\$0	0%	0	0%	\$0	\$0
Le Chateaux	\$0	0%	0	0%	\$0	\$0
Pine Meadows	\$95,000	4%	1	4%	\$95,000	dna
River Club	\$796,700	30%	9	30%	\$88,522	\$75,700
Spruce Lodge	\$0	0%	0	0%	\$0	\$0
Sunshine Lodge	\$0	0%	0	0%	\$0	\$0
<b>TOTAL</b>	<b>\$2,684,600</b>	<b>100%</b>	<b>35</b>	<b>100%</b>	<b>\$76,703</b>	<b>\$70,000</b>

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Average & Median Price Includes: Statistically Viable Sales Only.

Note: There are 2 Interval Sales omitted for July 2015 because they are for multi units & multi interests



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# Land Title Market Highlights: San Miguel County

## Highest Priced Residential Sale: July 2015

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Bank Reference
5	6.00	2006	5320	\$ 6,210,000.00	San Juan Village PUD Subd Lot 17	P:Christopher F. Arndt	\$ 1,167.29	7/28/2015	0602 West Columbia Avenue	

## Highest Price PSF Residential Sale: July 2015

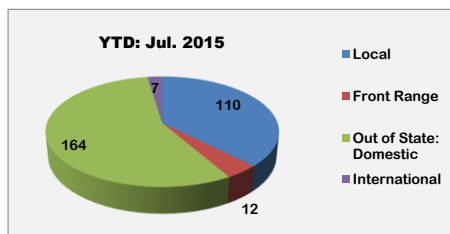
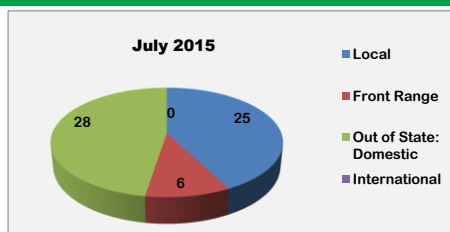
Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Notes
5	6.00	2006	5320	\$ 6,210,000.00	San Juan Village PUD Subd Lot 17	P:Christopher F. Arndt	\$ 1,167.29	7/28/2015	0602 West Columbia Avenue	

## Bank Sales Detail: July 2015

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Notes
<i>There were no Bank Sales in July 2015</i>										

Please note: Calculations are an unofficial tabulation of San Miguel County records that are believed to be reasonably accurate but are not guaranteed.

## Purchaser Abstract:



All Sales: July 2015		
Origin of Buyer	# of Trans.	% Overall
Local	25	42%
Front Range	6	10%
Out of State: Domestic	28	47%
International	0	0%
<b>Total Sales</b>	<b>59</b>	<b>100%</b>

All Sales: YTD: Jun. 2015		
Origin of Buyer	# of Trans.	% Overall
Local	110	38%
Front Range	12	4%
Out of State: Domestic	164	56%
International	7	2%
<b>Total Sales</b>	<b>293</b>	<b>100%</b>

All Sales: Full Year 2014		
Origin of Buyer	# of Trans.	% Overall
Local	175	33%
Front Range	17	3%
Out of State: Domestic	327	62%
International	7	1%
<b>Total Sales</b>	<b>526</b>	<b>100%</b>

All Sales: Full Year 2013		
Origin of Buyer	# of Trans.	% Overall
Local	138	34%
Front Range	14	3%
Out of State: Domestic	248	61%
International	5	1%
<b>Total Sales</b>	<b>405</b>	<b>100%</b>

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Land Title Office

191 South Pine Street



## Land Title Property Type Trans. Analysis: San Miguel County

YTD: July 2015: Gross Sales Reconciliation by Transaction Type		
	# Transactions	Gross Volume
Single Family	49	\$ 89,276,650.00
Multi Family	104	\$ 85,795,402.00
Vacant Land	40	\$ 19,933,750.00
Commercial	21	\$ 40,478,625.00
Development Land	1	\$ 699,660.00
Timeshare / Interval	37	\$ 3,005,400.00
Not Arms Length/Low Doc Fee	3	\$ 747,450.00
Quit Claim Deed	9	\$ 107,241.00
Related Parties	2	\$ 105,500.00
Bulk Multi-Family Unit/Project Sales		
Partial Interest Sales	4	\$ 5,519,000.00
Deed Restricted / Mobile Homes	21	\$ 5,152,674.00
Multiple Units & Sites/Same Deed	2	\$ 2,792,856.00
Water Rights / Open Space / Easements		
Exempt / Political Transfers		
<b>Total Transactions:</b>	<b>293</b>	<b>\$ 253,614,208.00</b>



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## Land Title New Development Summary: San Miguel County

### Improved Residential New Unit Sales detail: July 2015

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
4	5.00	2013	3948	\$ 2,800,000.00	Lorian @ Prospect Creek PH II Condo Unit 4	MULTIFAM	\$ 709.22	0111 San Joaquin Road, #4
2	2.00	2012	1100	\$ 251,000.00	Cassidy Ridge Condo Unit D202	MULTIFAM	\$ 228.18	0130 San Joaquin Road, #D202
1	1.00	2009	918	\$ 401,500.00	Telluride Mountain Village Resort Condo Unit RC-308	MULTIFAM	\$ 437.36	0568 Mountain Village Boulevard

### Summary of Improved Residential New Unit Sales: July 2015

Average Price:	\$1,150,833
Average PPSF:	\$458.26
Median Price:	\$401,500
# Transactions:	3
Gross Volume:	\$ 3,452,500.00

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