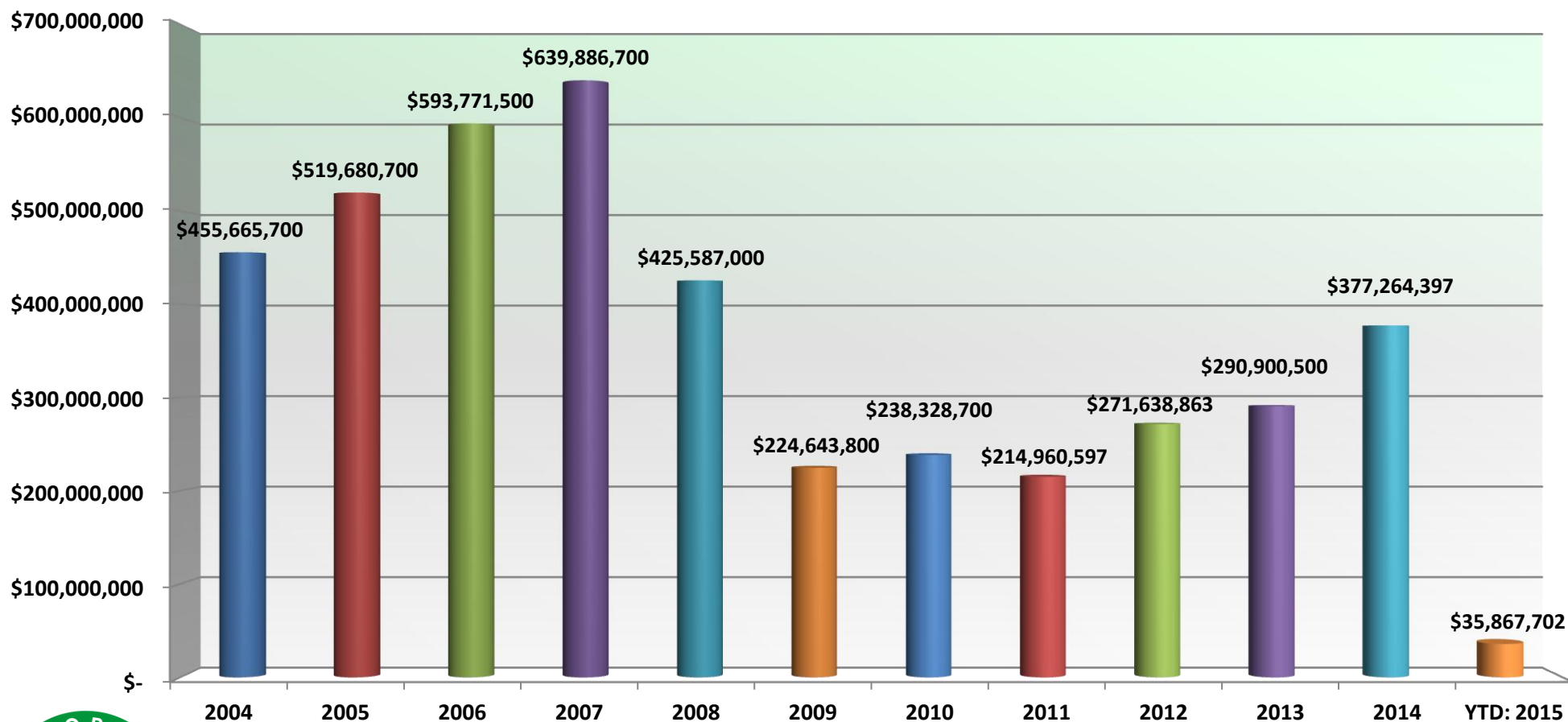


## Land Title Market Analysis Historical Gross Sales Volume: Grand County 2004 - YTD: 2015



**Compliments of:**  
**Leslie Larkins**  
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**970.722.0454**



# Land Title Market Analysis by Area: Grand County

March 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
Winter Park - Base Area	\$1,181,340	3%	4	3%	\$295,335	\$346,420	\$295,335	\$346,420	\$317
Winter Park - Town	\$4,491,000	13%	18	15%	\$249,500	\$219,000	\$281,643	\$258,750	\$245
Rendezvous	\$500	0%	1	1%	\$500	dna	\$0	\$0	\$0
Grand Park	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$0
Fraser	\$4,140,900	12%	17	14%	\$243,582	\$265,000	\$286,136	\$269,500	\$197
Tabernash	\$1,829,000	5%	7	6%	\$261,286	\$109,000	\$510,000	\$335,000	\$216
Granby Ranch/Solvista	\$147,000	0%	1	1%	\$147,000	dna	\$147,000	dna	\$132
Grand Elk	\$3,731,000	11%	3	3%	\$1,243,667	\$130,000	\$130,000	dna	\$57
Innsbruck-Val Moritz	\$359,900	1%	1	1%	\$359,900	dna	\$359,900	dna	\$160
Granby	\$5,666,000	16%	25	21%	\$226,640	\$155,000	\$223,594	\$181,500	\$158
Grand Lake - Town	\$5,577,905	16%	16	13%	\$348,619	\$200,950	\$402,500	\$252,000	\$273
Grand Lake - Outlying	\$829,900	2%	4	3%	\$207,475	\$210,000	\$253,333	\$302,000	\$197
Columbine Lake	\$1,641,500	5%	5	4%	\$328,300	\$297,000	\$328,300	\$297,000	\$220
Hot Sulphur Springs	\$395,500	1%	2	2%	\$197,750	dna	\$197,750	dna	\$167
Kremmling	\$2,892,500	8%	9	8%	\$321,389	\$215,000	\$337,083	\$216,750	\$162
Outlying/Rural Areas	\$1,756,500	5%	4	3%	\$439,125	\$184,500	\$573,000	\$195,000	\$415
Quit Claim Deeds	\$73,346	0%	2	2%	\$36,673	dna	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$34,713,791</b>	<b>100%</b>	<b>119</b>	<b>100%</b>	<b>\$296,072</b>	<b>\$212,500</b>	<b>\$309,833</b>	<b>\$258,500</b>	<b>\$218</b>
<b>(BANK SALES)</b>	<b>\$1,155,505</b>	<b>3%</b>	<b>8</b>	<b>7%</b>	<b>\$144,438</b>	<b>\$125,000</b>	<b>\$175,501</b>	<b>\$125,000</b>	<b>\$171</b>

Please note: The above figures do not include time share interests. Calculations are an unofficial tabulation of Grand 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 Market Analysis by Area: Grand County

YTD: Mar. 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
Winter Park - Base Area	\$2,132,340	3%	8	3%	\$266,543	\$274,950	\$296,049	\$339,900	\$316
Winter Park - Town	\$10,666,900	16%	43	17%	\$248,067	\$204,500	\$262,024	\$205,500	\$222
Rendezvous	\$4,238,356	6%	5	2%	\$847,671	\$505,856	\$1,349,285	\$1,615,000	\$384
Grand Park	\$2,168,875	3%	4	2%	\$542,219	\$555,408	\$542,219	\$555,408	\$234
Fraser	\$6,711,150	10%	29	12%	\$231,419	\$227,000	\$260,371	\$262,500	\$186
Tabernash	\$2,906,000	4%	10	4%	\$290,600	\$152,000	\$596,500	\$595,500	\$207
Granby Ranch/Solvista	\$2,708,800	4%	9	4%	\$300,978	\$238,000	\$300,978	\$238,000	\$199
Grand Elk	\$3,751,000	6%	4	2%	\$937,750	\$75,000	\$130,000	dna	\$57
Innsbruck-Val Moritz	\$416,500	1%	4	2%	\$104,125	\$23,750	\$359,900	dna	\$160
Granby	\$8,770,200	13%	45	18%	\$194,893	\$125,000	\$192,106	\$155,000	\$131
Grand Lake - Town	\$7,794,965	12%	25	10%	\$311,799	\$190,000	\$353,789	\$222,000	\$244
Grand Lake - Outlying	\$1,153,200	2%	6	2%	\$192,200	\$186,000	\$253,500	\$278,000	\$192
Columbine Lake	\$2,733,500	4%	10	4%	\$273,350	\$279,500	\$334,813	\$321,000	\$207
Hot Sulphur Springs	\$410,000	1%	3	1%	\$136,667	\$160,000	\$197,750	dna	\$167
Kremmling	\$3,745,499	6%	15	6%	\$249,700	\$195,000	\$283,833	\$215,000	\$152
Outlying/Rural Areas	\$5,403,000	8%	9	4%	\$600,333	\$174,000	\$1,056,300	\$1,350,000	\$529
Quit Claim Deeds	\$157,417	0%	20	8%	\$7,871	\$130,000	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$65,867,702</b>	<b>100%</b>	<b>249</b>	<b>100%</b>	<b>\$286,944</b>	<b>\$195,000</b>	<b>\$323,909</b>	<b>\$235,500</b>	<b>\$210</b>
<b>(BANK SALES)</b>	<b>\$1,624,505</b>	<b>2%</b>	<b>12</b>	<b>5%</b>	<b>\$135,375</b>	<b>\$84,500</b>	<b>\$186,501</b>	<b>\$125,000</b>	<b>\$157</b>

Please note: The above figures do not include time share interests. Calculations are an unofficial tabulation of Grand 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 Market Snapshot by Area: Grand 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
Winter Park - Base	\$0	\$0	n/a	\$250,258	\$296,049	18%	\$0	\$60,000	n/a
Winter Park - Town	\$614,623	\$668,750	9%	\$256,415	\$239,428	-7%	\$156,069	\$164,000	5%
Rendezvous	\$578,024	\$1,349,285	133%	\$382,833	\$0	n/a	\$222,500	\$190,000	-15%
Grand Park	\$563,649	\$542,219	-4%	\$376,000	\$0	n/a	\$0	\$0	0%
Fraser	\$427,018	\$387,500	-9%	\$198,200	\$217,994	10%	\$228,347	\$137,750	-40%
Tabernash	\$493,060	\$596,500	21%	\$293,500	\$0	n/a	\$93,230	\$89,000	-5%
Granby Ranch/Solvista	\$498,498	\$521,433	5%	\$195,999	\$190,750	-3%	\$88,627	\$0	n/a
Grand Elk	\$220,917	\$130,000	-41%	\$0	\$0	0%	\$17,900	\$20,000	12%
Innsbruck-Val Moritz	\$348,850	\$359,900	3%	\$0	\$0	0%	\$10,500	\$18,867	80%
Granby	\$364,548	\$250,960	-31%	\$73,822	\$85,100	15%	\$230,592	\$280,188	22%
Grand Lake - Town	\$578,755	\$525,319	-9%	\$245,244	\$165,106	-33%	\$110,955	\$91,350	-18%
Grand Lake - Outlying	\$352,529	\$253,500	-28%	\$0	\$0	0%	\$100,292	\$69,600	-31%
Columbine Lake	\$279,989	\$334,813	20%	\$300,000	\$0	n/a	\$98,300	\$35,000	-64%
Hot Sulphur Springs	\$171,025	\$197,750	16%	\$0	\$0	0%	\$81,400	\$14,500	-82%
Kremmling	\$206,353	\$283,833	38%	\$0	\$0	0%	\$122,660	\$60,000	-51%
Outlying/Rural Areas	\$1,345,163	\$1,056,300	-21%	\$0	\$0	0%	\$288,452	\$31,500	-89%
<b>Gross Live Average:</b>	<b>\$445,406</b>	<b>\$446,279</b>	<b>0%</b>	<b>\$215,818</b>	<b>\$208,492</b>	<b>-3%</b>	<b>\$156,957</b>	<b>\$122,242</b>	<b>-22%</b>

Please note: The above figures are an unofficial tabulation of Grand 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
Winter Park - Base	\$0.00	\$0.00	n/a	\$306.74	\$315.96	3%	\$0	\$545,455	n/a
Winter Park - Town	\$235.48	\$329.21	40%	\$209.30	\$215.60	3%	\$257,552	\$167,343	-35%
Rendezvous	\$291.93	\$384.24	32%	\$251.20	\$0.00	n/a	\$212,549	\$277,778	31%
Grand Park	\$260.09	\$233.98	-10%	\$322.16	\$0.00	n/a	\$0	\$0	0%
Fraser	\$191.34	\$225.98	18%	\$166.61	\$172.78	4%	\$85,293	\$94,793	11%
Tabernash	\$186.07	\$206.96	11%	\$180.47	\$0.00	-100%	\$52,736	\$59,235	12%
Granby Ranch/Solvista	\$170.78	\$187.32	10%	\$200.69	\$204.49	2%	\$140,301	\$0	n/a
Grand Elk	\$122.99	\$56.99	-54%	\$0.00	\$0.00	0%	\$69,185	\$90,909	31%
Innsbruck-Val Moritz	\$154.44	\$159.67	3%	\$0.00	\$0.00	0%	\$27,262	\$54,840	101%
Granby	\$168.45	\$151.08	-10%	\$82.10	\$95.91	17%	\$44,683	\$9,440	-79%
Grand Lake - Town	\$275.06	\$323.24	18%	\$216.93	\$156.73	-28%	\$261,623	\$62,044	-76%
Grand Lake - Outlying	\$220.32	\$191.58	-13%	\$0.00	\$0.00	0%	\$165,813	\$100,907	-39%
Columbine Lake	\$180.24	\$207.01	15%	\$173.91	\$0.00	n/a	\$272,097	\$194,444	-29%
Hot Sulphur Springs	\$98.44	\$166.97	70%	\$0.00	\$0.00	0%	\$28,937	\$103,571	258%
Kremmling	\$119.69	\$152.46	27%	\$0.00	\$0.00	0%	\$31,641	\$10,529	-67%
Outlying/Rural Areas	\$258.08	\$528.70	105%	\$0.00	\$0.00	0%	\$10,781	\$7,361	-32%
<b>Gross Live PPSF:</b>	<b>\$192.58</b>	<b>\$229.62</b>	<b>19%</b>	<b>\$195.50</b>	<b>\$192.41</b>	<b>-2%</b>	<b>\$111,962</b>	<b>\$77,313</b>	<b>-31%</b>



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## Land Title Price Point Index: Grand County

**March 2015**

### Residential Summary

	# Transactions	Gross Volume	Percentage Gross
<=100,000	7	\$574,100	2%
100,001 to 200,000	24	\$3,678,400	14%
200,001 to 300,000	22	\$5,520,000	21%
300,001 to 400,000	14	\$4,810,740	18%
400,001 to 500,000	13	\$5,999,905	23%
500,001 to 600,000	0	\$0	0%
600,001 to 700,000	1	\$697,500	3%
700,001 to 800,000	0	\$0	0%
800,001 to 900,000	2	\$1,720,000	6%
900,001 to 1,000,000	1	\$1,000,000	4%
1,000,001 to 1,500,000	2	\$2,645,000	10%
1,500,001 to 2,000,000	0	\$0	0%
over \$2 Million	0	\$0	0%
<b>Total:</b>	<b>86</b>	<b>\$26,645,645</b>	<b>100%</b>

### Residential Price Index

March 2015	Number Trans.	Total Volume	Average Price
Single Family	48	\$18,040,805	\$375,850
Multi Family	38	\$8,604,840	\$226,443
Vacant Land	17	\$3,062,300	\$180,135
<b>YTD: Mar. 2015</b>	<b>Number Trans.</b>	<b>Total Volume</b>	<b>Average Price</b>
Single Family	83	\$37,041,135	\$446,279
Multi Family	88	\$18,347,300	\$208,492
Vacant Land	37	\$4,522,950	\$122,242
<b>Full Year 2014</b>	<b>Number Trans.</b>	<b>Total Volume</b>	<b>Average Price</b>
Single Family	459	\$204,441,212	\$445,406
Multi Family	407	\$87,837,878	\$215,818
Vacant Land	200	\$31,391,312	\$156,957
<b>Full Year 2013</b>	<b>Number Trans.</b>	<b>Total Volume</b>	<b>Average Price</b>
Single Family	413	\$159,406,573	\$385,972
Multi Family	366	\$75,024,718	\$204,986
Vacant Land	184	\$21,515,300	\$116,931
<b>Full Year 2012</b>	<b>Number Trans.</b>	<b>Total Volume</b>	<b>Average Price</b>
Single Family	408	\$153,234,704	\$375,575
Multi Family	347	\$66,091,107	\$190,464
Vacant Land	136	\$36,054,580	\$265,107
<b>Full Year 2011</b>	<b>Number Trans.</b>	<b>Total Volume</b>	<b>Average Price</b>
Single Family	324	\$123,082,210	\$379,883
Multi Family	330	\$59,922,394	\$181,583
Vacant Land	125	\$15,678,939	\$125,432

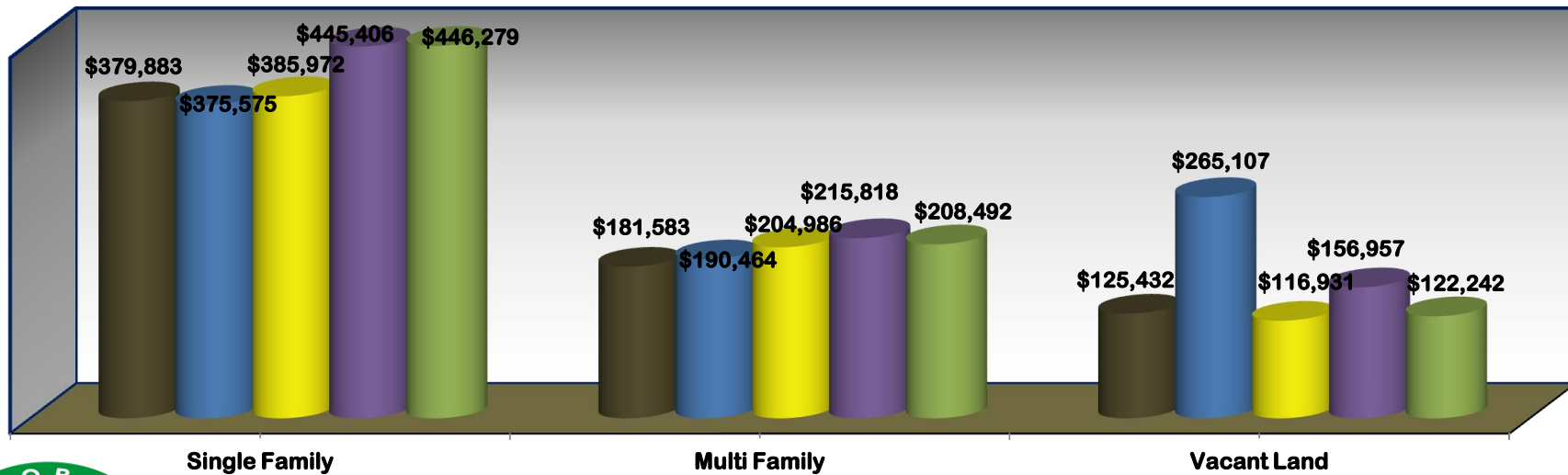
### Commercial Price Index

March 2015 Commercial Summary	Number Trans.	Total Volume	Average Price
Commercial Improved	2	\$795,000	\$397,500
Commercial Vacant	2	\$95,000	\$47,500
Development Vacant	1	\$3,600,000	\$3,600,000
<b>YTD: 2015 Commercial Summary</b>	<b>Number Trans.</b>	<b>Total Volume</b>	<b>Average Price</b>
Commercial Improved	6	\$1,423,000	\$237,167
Commercial Vacant	2	\$95,000	\$47,500
Development Vacant	1	\$3,600,000	\$3,600,000
<b>March 2014 Commercial Summary</b>	<b>Number Trans.</b>	<b>Total Volume</b>	<b>Average Price</b>
Commercial Improved	1	\$550,000	\$550,000
Commercial Vacant	1	\$120,000	\$120,000
Development Vacant	0	\$0	\$0
<b>YTD: 2014 Commercial Summary</b>	<b>Number Trans.</b>	<b>Total Volume</b>	<b>Average Price</b>
Commercial Improved	5	\$2,345,000	\$469,000
Commercial Vacant	2	\$145,000	\$72,500
Development Vacant	3	\$5,330,420	\$1,776,807



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## Land Title Market Analysis Historical Average Price Index: Grand County 2011 - YTD: 2015



■ 2011

■ 2012

■ 2013

■ 2014

■ YTD: 2015

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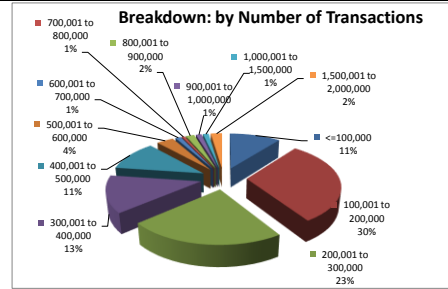
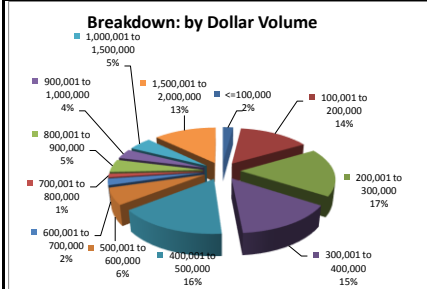


## Land Title Price Point Index: Grand County

YTD: Mar. 2015

### Residential Summary

	# Transactions	Gross Volume	Percentage Gross
<=100,000	18	\$1,178,899	2%
100,001 to 200,000	52	\$8,016,360	14%
200,001 to 300,000	39	\$9,692,000	17%
300,001 to 400,000	23	\$8,085,240	15%
400,001 to 500,000	19	\$8,756,965	16%
500,001 to 600,000	6	\$3,321,171	6%
600,001 to 700,000	2	\$1,307,300	2%
700,001 to 800,000	1	\$750,000	1%
800,001 to 900,000	3	\$2,576,000	5%
900,001 to 1,000,000	2	\$1,955,000	4%
1,000,001 to 1,500,000	2	\$2,645,000	5%
1,500,001 to 2,000,000	4	\$7,104,500	13%
over \$ 2 Million	0	\$0	0%
<b>Total:</b>	<b>171</b>	<b>\$55,388,435</b>	<b>100%</b>



2014:

### Residential Summary

	# Transactions	Gross Volume	Percentage Gross
<=100,000	85	\$5,197,780	2%
100,001 to 200,000	244	\$37,160,227	13%
200,001 to 300,000	202	\$49,500,263	17%
300,001 to 400,000	129	\$44,973,808	15%
400,001 to 500,000	79	\$35,741,958	12%
500,001 to 600,000	49	\$26,781,155	9%
600,001 to 700,000	25	\$16,070,222	5%
700,001 to 800,000	19	\$14,422,680	5%
800,001 to 900,000	9	\$7,565,797	3%
900,001 to 1,000,000	6	\$5,765,000	2%
1,000,001 to 1,500,000	10	\$11,812,200	4%
1,500,001 to 2,000,000	3	\$5,463,000	2%
over \$ 2 Million	6	\$31,825,000	11%
<b>Total:</b>	<b>866</b>	<b>\$292,279,090</b>	<b>100%</b>

2013:

### Residential Summary

	# Transactions	Gross Volume	Percentage Gross
<=100,000	101	\$6,116,225	3%
100,001 to 200,000	230	\$35,131,220	15%
200,001 to 300,000	180	\$44,637,292	19%
300,001 to 400,000	119	\$41,446,116	18%
400,001 to 500,000	64	\$29,167,222	12%
500,001 to 600,000	29	\$15,735,657	7%
600,001 to 700,000	18	\$11,431,089	5%
700,001 to 800,000	15	\$11,243,020	5%
800,001 to 900,000	3	\$2,594,750	1%
900,001 to 1,000,000	7	\$6,638,700	3%
1,000,001 to 1,500,000	5	\$6,845,000	3%
1,500,001 to 2,000,000	3	\$4,845,000	2%
over \$ 2 Million	5	\$18,600,000	8%
<b>Total:</b>	<b>779</b>	<b>\$234,431,291</b>	<b>100%</b>

2012:

### Residential Summary

	# Transactions	Gross Volume	Percentage Gross
<=100,000	119	\$6,682,206	3%
200,001 to 300,000	176	\$43,530,131	20%
300,001 to 400,000	101	\$35,526,428	16%
400,001 to 500,000	63	\$27,994,667	13%
500,001 to 600,000	34	\$18,590,984	8%
600,001 to 700,000	14	\$9,175,181	4%
700,001 to 800,000	10	\$7,598,069	3%
800,001 to 900,000	5	\$4,195,000	2%
900,001 to 1,000,000	5	\$4,685,200	2%
1,000,001 to 1,500,000	15	\$18,135,054	8%
1,500,001 to 2,000,000	3	\$5,151,238	2%
over \$ 2 Million	3	\$6,570,000	3%
<b>Total:</b>	<b>755</b>	<b>\$219,325,811</b>	<b>100%</b>



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## Land Title Market Analysis March 2015 % Change: Grand County

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

Month	2012	2013	2014	2015	% Change 2015 vs. 2014	Year	Annual Gross Volume	% Change from Prior Year Total	Month	2012	2013	2014	2015	% Change 2015 vs. 2014
January	\$13,289,197	\$21,707,192	\$18,700,138	\$18,761,739	0.33%	2004	\$455,665,700	n/a	January	70	76	44	60	36.36%
February	\$13,723,528	\$22,042,998	\$20,259,405	\$12,392,172	-38.83%	2005	\$519,680,700	14.05%	February	67	82	65	70	7.69%
March	\$21,487,149	\$26,379,366	\$31,799,824	\$34,713,791	9.16%	2006	\$593,771,500	14.26%	March	84	105	98	119	21.43%
April	\$32,467,599	\$17,778,487	\$23,356,093		-100.00%	2007	\$639,886,700	7.77%	April	78	80	73		-100.00%
May	\$20,837,430	\$25,566,147	\$24,128,768		-100.00%	2008	\$425,587,000	-33.49%	May	80	102	93		-100.00%
June	\$20,474,376	\$24,563,903	\$26,638,748		-100.00%	2009	\$224,643,800	-47.22%	June	93	98	81		-100.00%
July	\$17,295,820	\$24,308,505	\$28,543,859		-100.00%	2010	\$238,328,700	6.09%	July	86	98	126		-100.00%
August	\$20,211,701	\$22,183,977	\$42,962,440		-100.00%	2011	\$214,960,597	-9.80%	August	104	108	128		-100.00%
September	\$28,552,801	\$26,732,066	\$36,151,939		-100.00%	2012	\$271,638,863	26.37%	September	106	107	132		-100.00%
October	\$27,400,800	\$30,049,328	\$34,093,319		-100.00%	2013	\$290,900,500	7.09%	October	121	105	118		-100.00%
November	\$18,658,486	\$23,229,040	\$42,875,322		-100.00%	2014	\$377,264,397	29.69%	November	81	82	100		-100.00%
December	\$37,239,976	\$26,359,491	\$47,754,542		-100.00%	2015	\$65,867,702	-82.54%	December	128	171	120		-100.00%
Thru Mar. 31st Comparison	\$48,499,874	\$70,129,556	\$70,759,367	\$65,867,702	-6.91%	This report is provided to you Compliments of Land Title Guarantee Company, proudly serving our Community for 11 Years.			Thru Mar. 31st Comparison	221	263	207	249	20.29%
2014 vs. 2015	\$271,638,863	\$290,900,500	\$377,264,397	\$65,867,702	-82.54%				2014 vs. 2015	1098	1214	1178	249	-78.86%

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

Note: In December 2013: 82 of the Transactions are for single sites in Colorado Anglers Club (Grand Lake Area) by the Mutual Omaha Bank.



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## Land Title Market Highlights: Grand County

### Highest Priced Residential Sale: March 2015

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Bank Reference
5	3.75	1999	2548	\$ 1,295,000.00	Fletcher Thomas Outright Exp Lot B	P:Buck Blessing	\$ 508.24	3/19/2015	952 JERICHO RD	



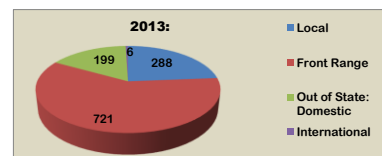
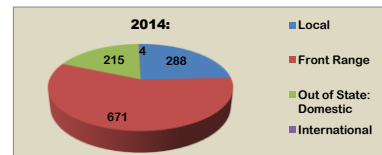
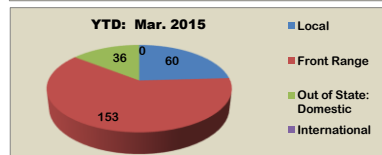
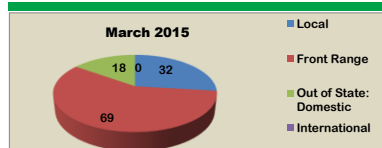
### Highest Price PSF Residential Sale: March 2015

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Bank Reference
2	2.00	1987	1326	\$ 697,500.00	Shoreline Landing Subd Lot 12	P:Gregory L. Armstrong	\$ 526.02	3/25/2015	57 SHORELINE WAY	

### Bank Sales Detail: March 2015

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Bank Reference
1	0.75	1947	992	\$ 420,005.00	Sunnyside Addn to Grand Lake Lot 13, Block 2	P:Andrea Cox	\$ 423.39	3/16/2015	1134 LAKE AVE	Bank: Nationstar Mortgage, LLC
	1.00	1985	412	\$ 40,500.00	Summit at Silvercreek Condo Unit 4106, Building 4	P:Joanna L. Gezon	\$ 98.30	3/4/2015	267 CORD 8910/ LAKE DR	Bank: FHLMC
3	1.75	1993	1366	\$ 198,000.00	Blue Valley Acres Subd #2 Lot 6, Block 8	P:Kenneth J. Novak	\$ 144.95	3/6/2015	96 CR 1016/ SPRING CREEK DR	Bank Sale P:FHLMC
3	1.00	1934	1088	\$ 125,000.00	Granby Lot 29-32, Block 6	P:Larry K. Carmichael	\$ 114.89	3/25/2015	198 3RD ST	Bank: Wells Fargo Bank, NA
			.330 AC	\$ 28,000.00	Stuarts Minor Subd Lot 2	P:Nathaniel C. Bechard	\$ -	3/31/2015	N/A	Bank: Grand Mountain Bank, FSB
3	2.25	1984	1253	\$ 94,000.00	Soda Springs Ranch Subd #2 Unit C1, Tract A	P:Sharon Weigart Felser	\$ 75.02	3/2/2015	251 CORD 4421	Bank: FNMA
			3.08 AC	\$ 75,000.00	Pole Creek Valley Subd Lot 19	P:Tabernash Mead, Water & San	\$ -	3/26/2015	2036 CR 5221/ FRASER VALLEY PKWY	Bank: Millennium Bank
	1.00	1960	2316	\$ 175,000.00	Kremmling Subd Lot 13 & 15, Block 5	P:Tai C. Long	\$ 75.56	3/13/2015	413 US HWY 40/ PARK AVE	Bank: Grand Mountain Bank, FSB

### Purchaser Abstract:



### All Sales: March 2015

Origin of Buyer	# of Trans.	% Overall
Local	32	27%
Front Range	69	58%
Out of State: Domestic	18	15%
International	0	0%
<b>Total Sales</b>	<b>119</b>	<b>100%</b>

### All Sales: YTD: Mar. 2015

Origin of Buyer	# of Trans.	% Overall
Local	60	24%
Front Range	153	61%
Out of State: Domestic	36	14%
International	0	0%
<b>Total Sales</b>	<b>249</b>	<b>100%</b>

### All Sales: 2014

Origin of Buyer	# of Trans.	% Overall
Local	288	24%
Front Range	671	57%
Out of State: Domestic	215	18%
International	4	0%
<b>Total Sales</b>	<b>1178</b>	<b>100%</b>

### All Sales: 2013

Origin of Buyer	# of Trans.	% Overall
Local	288	24%
Front Range	721	59%
Out of State: Domestic	199	16%
International	6	0%
<b>Total Sales</b>	<b>1214</b>	<b>100%</b>

82 of the December Sales are Bank Sales in Colorado Anglers Club with a Front Range Purchaser.

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## Land Title New Development Summary: Grand County

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

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
4	2.75	2009	2254	\$ 359,900.00	Innsbruck-Val Moritz Subd Lot 43, Block 19	SINGLEFAM	\$ 159.67	208 CORD 895/ BEAVER DR

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

Average Price:	\$359,900
Average PPSF:	\$159.67
Median Price:	dna
# Transactions:	1
Gross Volume:	\$ 359,900



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## Land Title Property Type Transaction Analysis: Grand County

March 2015 Reconciliation by Transaction Type:		
	# Transactions	Gross Volume
Single Family	48	\$ 18,040,805.00
Multi Family	38	\$ 8,604,840.00
Vacant Land	17	\$ 3,062,300.00
Commercial	4	\$ 890,000.00
Development Land	1	\$ 3,600,000.00
Quit Claim Deed	2	\$ 73,346.00
Not Arms Length/Low Doc Fee	3	\$ 2,000.00
Related Parties	1	\$ 500.00
Bulk Multi-Family Unit/Project Sales		
Partial Interest Sales	2	\$ 220,000.00
Employee Housing Units / Mobile Homes	3	\$ 220,000.00
Multiple Units & Sites/Same Deed		
Water Rights / Open Space / Easements		
Exempt / Political Transfers		
<b>Total Transactions:</b>	<b>119</b>	<b>\$ 34,713,791.00</b>



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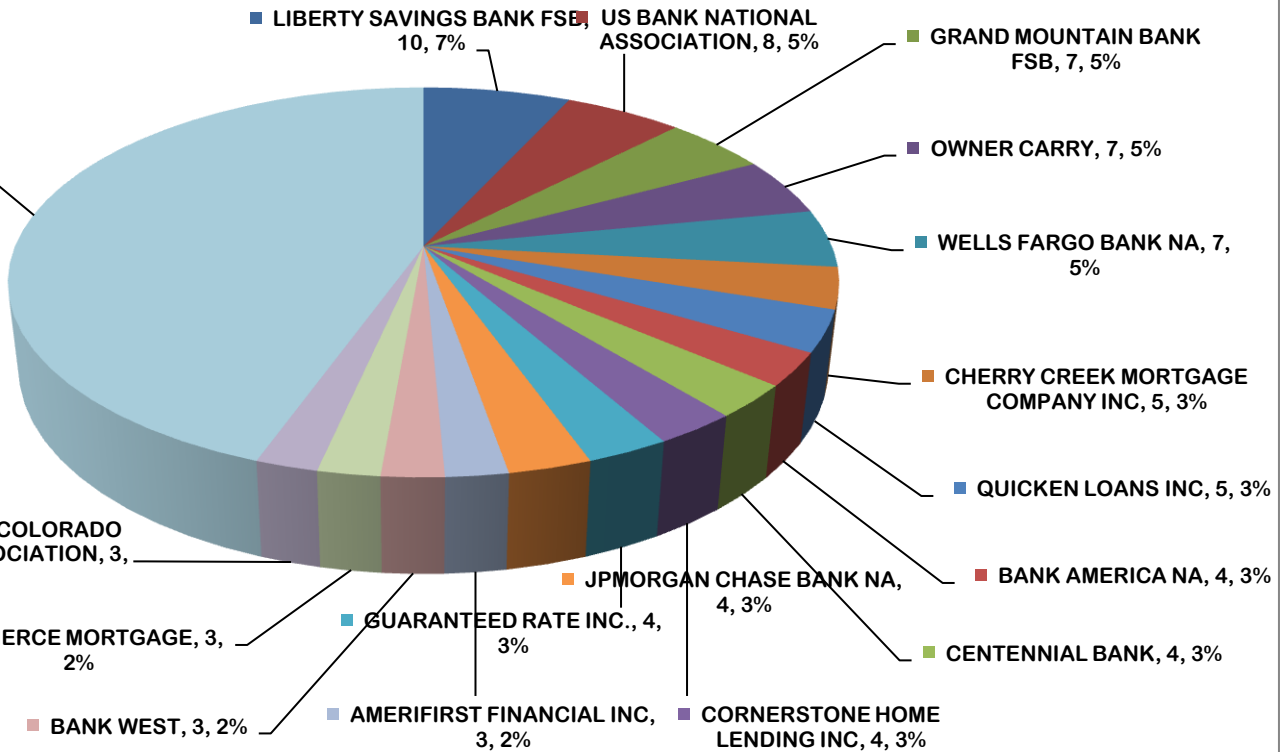
# Land Title Lender Analysis: Grand County

## Top 55% Lenders for March 2015: 146 Loans



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ALL OTHER LENDERS, 65,  
 45%





# Land Title Top Lender List: Grand County

LENDER	NUMBER LOANS	PERCENTAGE TOTAL	
LIBERTY SAVINGS BANK FSB	10	6.85%	Top 55% Lenders for March 2015 Grand County
US BANK NATIONAL ASSOCIATION	8	5.48%	
GRAND MOUNTAIN BANK FSB	7	4.79%	
OWNER CARRY	7	4.79%	
WELLS FARGO BANK NA	7	4.79%	
CHERRY CREEK MORTGAGE COMPANY INC	5	3.42%	
QUICKEN LOANS INC	5	3.42%	
BANK AMERICA NA	4	2.74%	
CENTENNIAL BANK	4	2.74%	
CORNERSTONE HOME LENDING INC	4	2.74%	
GUARANTEED RATE INC.	4	2.74%	
JPMORGAN CHASE BANK NA	4	2.74%	
AMERIFIRST FINANCIAL INC	3	2.05%	
BANK WEST	3	2.05%	
COMMERCE MORTGAGE	3	2.05%	
VECTRA BANK COLORADO NATIONAL ASSOCIATION	3	2.05%	
ALL OTHER LENDERS	65	44.52%	
COMPASS BANK	2	1.37%	
DISCOVER HOME LOANS INC	2	1.37%	
ELEVATIONS CREDIT UNION	2	1.37%	
ENT FEDERAL CREDIT UNION	2	1.37%	
EVERBANK	2	1.37%	
FARM CREDIT SERVICES AMERICA FLCA	2	1.37%	
FINANCIAL FUNDING SOLUTIONS INC	2	1.37%	
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	2	1.37%	
STATE FARM BANK FSB	2	1.37%	
STEARNS LENDING LLC	2	1.37%	
UNIVERSAL LENDING CORPORATION	2	1.37%	
ALPINE BANK	1	0.68%	
AMERICAN FINANCIAL RESOURCES INC	1	0.68%	
AMERICAN FINANCING CORPORATION	1	0.68%	
AMERISAVE MORTGAGE CORPORATION	1	0.68%	
BOKF NA	1	0.68%	
CALIBER HOME LOANS INC	1	0.68%	
CITIBANK NA	1	0.68%	
COBIZ PRIVATE BANK COLORADO	1	0.68%	
COLDWELL BANKER MORTGAGE	1	0.68%	
CREDIT UNION COLORADO	1	0.68%	
CREDIT UNION DENVER	1	0.68%	
CREDIT UNION ROCKIES	1	0.68%	
FAIRBANKS DAILY NEWS-MINER INC	1	0.68%	
FAIRWAY INDEPENDENT MORTGAGE CORPORATION	1	0.68%	
FIRST NATIONAL BANK OMAHA	1	0.68%	
FIRSTIER CAPITAL CORP	1	0.68%	
FLAGSTAR BANK FSB	1	0.68%	
FRANKLIN AMERICAN MORTGAGE COMPANY	1	0.68%	
FREEDOM MORTGAGE CORPORATION	1	0.68%	
GARVENS MORTGAGE GROUP LLC	1	0.68%	
GRAND COUNTY COMBINED COURTS 14TH JUDICIAL DISTRICT	1	0.68%	
GREAT WESTERN BANK	1	0.68%	
HABITAT HUMANITY GRAND COUNTY COLORADO INC	1	0.68%	
IDEAL HOME LOANS LLC	1	0.68%	
LOANSTARS LLC	1	0.68%	
MORGAN STANLEY PRIVATE BANK NATIONAL ASSOCIATION	1	0.68%	
NATIONAL BANK KANSAS CITY	1	0.68%	
NAVY FEDERAL CREDIT UNION	1	0.68%	
NEW PENN FINANCIAL LLC	1	0.68%	
NOVA FINANCIAL INVESTMENT CORPORATION	1	0.68%	
PEOPLES NATIONAL BANK	1	0.68%	
PRIMARY RESIDENTIAL MORTGAGE INC	1	0.68%	
PRIMELENDING	1	0.68%	
PRIMESOURCE MORTGAGE INC	1	0.68%	
PURDUE FEDERAL CREDIT UNION	1	0.68%	
SECRETARY HOUSING URBAN DEVELOPMENT	1	0.68%	
SKYLINE FINANCIAL CORP	1	0.68%	
SWBC MORTGAGE CORPORATION	1	0.68%	
UBS BANK USA	1	0.68%	
UNITED WHOLESALE MORTGAGE	1	0.68%	
US WIDE FINANCIAL LLC	1	0.68%	
USAA FEDERAL SAVINGS BANK	1	0.68%	
WESTERRA CREDIT UNION	1	0.68%	
<b>TOTAL LOANS FOR MARCH 2015:</b>	<b>146</b>	<b>100.00%</b>	



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