

SUMMIT COUNTY REAL ESTATE

# THE SLIFER REPORT

{ 2009 Six Month Market Review }



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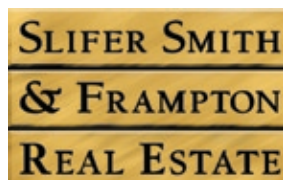
SUMMIT COUNTY REAL ESTATE

# THE SLIFER REPORT

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**SINGLE-FAMILY/DUPLEX**

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1 MILLION PLUS SALES
2005	\$108,696,252	156	217	\$696,771	\$3,350,000	\$105,000	\$552,500	29
% CHANGE	16.7%	-0.6%	-6.5%	17.4%	-29.6%	52.4%	23.1%	34.5%
2006	\$126,807,982	155	203	\$818,116	\$2,360,000	\$160,000	\$680,000	39
% CHANGE	8.3%	-9.7%	-14.3%	19.9%	69.1%	71.5%	7.7%	15.4%
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

**CONDOMINIUM/TOWNHOME**

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1 MILLION PLUS SALES
2005	\$78,595,130	235	184	\$334,460	\$1,060,000	\$82,500	\$277,000	1
% CHANGE	15.2%	-6.8%	-11.4%	23.6%	19.8%	3.0%	33.6%	200.0%
2006	\$90,512,444	219	163	\$413,299	\$1,270,000	\$85,000	\$370,000	3
% CHANGE	10.1%	-7.3%	-8.6%	18.8%	11.4%	34.1%	14.9%	300.0%
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

**HOMESITES**

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1 MILLION PLUS SALES
2005	\$39,690,210	129	432	\$307,676	\$6,655,000	\$50,000	\$223,125	3
% CHANGE	42.2%	24.8%	-20.8%	14.0%	-78.2%	-4.0%	27.1%	100.0%
2006	\$56,449,641	161	342	\$350,619	\$1,450,000	\$48,000	\$283,500	6
% CHANGE	-24.8%	-34.2%	-32.5%	14.2%	8.6%	-21.0%	15.5%	0.0%
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

**PRICE PER SQUARE FOOT COMPARISON**

	SINGLE-FAMILY/DUPLEX				CONDOMINIUM/TOWNHOME				
	2006	2007	2008	2009	2006	2007	2008	2009	
HIGH	\$647	\$611	\$847	\$680	HIGH	\$822	\$855	\$949	\$780
LOW	\$122	\$166	\$158	\$92	LOW	\$180	\$201	\$137	\$200
AVERAGE	\$286	\$310	\$347	\$348	AVERAGE	\$434	\$453	\$530	\$458

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# COPPER MOUNTAIN

## SINGLE-FAMILY/DUPLEX

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1 MILLION PLUS SALES
2005	\$0	0	0	\$0	\$0	\$0	\$0	0
% CHANGE	NA	NA	NA	NA	NA	NA	NA	NA
2006	\$2,210,000	2	279	\$1,105,000	\$1,150,000	\$1,060,000	\$1,105,000	2
% CHANGE	54.8%	0.0%	-4.3%	54.8%	56.5%	52.8%	54.8%	0.0%
2007	\$3,420,000	2	267	\$1,710,000	\$1,800,000	\$1,620,000	\$1,710,000	2
% CHANGE	NA	NA	NA	NA	NA	NA	NA	NA
2008	\$0	0	0	\$0	\$0	\$0	\$0	0
% CHANGE	NA	NA	NA	NA	NA	NA	NA	NA
2009	\$0	0	0	\$0	\$0	\$0	\$0	0

## CONDOMINIUM/TOWNHOME

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1 MILLION PLUS SALES
2005	\$14,198,420	50	217	\$283,968	\$695,000	\$120,000	\$263,500	0
% CHANGE	51.4%	38.0%	-6.9%	9.7%	23.9%	8.3%	3.4%	NA
2006	\$21,494,795	69	202	\$311,519	\$861,000	\$130,000	\$272,500	0
% CHANGE	-20.2%	-33.3%	-30.2%	19.7%	11.5%	-15.4%	35.8%	NA
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%	NA
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

## HOMESITES

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1 MILLION PLUS SALES
2005	\$2,266,000	4	290	\$566,500	\$759,000	\$462,000	\$522,500	0
% CHANGE	-5.1%	-25.0%	-3.1%	34.5%	18.6%	35.3%	19.6%	NA
2006	\$2,150,000	3	281	\$761,667	\$900,000	\$625,000	\$625,000	0
% CHANGE	-71.7%	-66.7%	93.2%	-20.0%	-32.3%	-2.5%	-2.5%	NA
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%	NA
2008	\$3,500,000	3	137	\$1,166,667	\$1,250,000	\$1,000,000	\$1,250,000	3
% CHANGE	NA	NA	NA	NA	NA	NA	NA	NA
2009	\$0	0	0	\$0	\$0	\$0	\$0	0

## PRICE PER SQUARE FOOT COMPARISON

	SINGLE-FAMILY/DUPLEX				CONDOMINIUM/TOWNHOME				
	2006	2007	2008	2009	2006	2007	2008	2009	
HIGH	\$339	\$508	NA	NA	HIGH	\$543	\$616	\$552	\$503
LOW	\$336	\$424	NA	NA	LOW	\$243	\$192	\$296	\$328
AVERAGE	\$337	\$466	NA	NA	AVERAGE	\$355	\$396	\$449	\$411

### SINGLE-FAMILY/DUPLEX

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1 MILLION PLUS SALES
2005	\$20,083,510	47	167	\$427,309	\$785,000	\$215,000	\$380,000	0
% CHANGE	18.2%	-10.6%	-9.0%	32.3%	138.9%	35.8%	37.4%	na
2006	\$23,746,161	42	152	\$565,385	\$1,875,000	\$292,000	\$522,000	1
% CHANGE	5.7%	0.0%	-16.4%	5.7%	-33.3%	8.6%	4.5%	100.0%
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

### CONDOMINIUM/TOWNHOME

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1 MILLION PLUS SALES
2005	\$13,591,150	76	115	\$178,831	\$565,000	\$83,000	\$152,500	0
% CHANGE	30.2%	23.7%	-33.9%	5.3%	-16.5%	-7.5%	0.0%	NA
2006	\$17,695,778	94	76	\$188,253	\$471,500	\$76,800	\$152,500	0
% CHANGE	32.3%	5.3%	117.1%	25.6%	41.9%	34.8%	24.0%	NA
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%	NA
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%	NA
2009	\$4,746,000	16	133	\$296,625	\$530,000	\$129,000	\$284,500	0

### HOMESITES

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1 MILLION PLUS SALES
2005	\$3,004,600	19	207	\$158,137	\$240,000	\$103,500	\$159,500	0
% CHANGE	-29.3%	-47.4%	19.8%	34.3%	95.8%	15.0%	11.7%	NA
2006	\$2,123,104	10	248	\$212,310	\$470,000	\$119,000	\$178,102	0
% CHANGE	-52.4%	-50.0%	13.7%	-4.7%	-46.8%	38.7%	19.3%	NA
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%	NA
2008	\$3,474,100	10	301	\$347,410	\$1,392,000	\$160,000	\$239,950	1
% CHANGE	NA	NA	NA	NA	NA	NA	NA	NA
2009	\$0	0	0	\$0	\$0	\$0	\$0	0

### PRICE PER SQUARE FOOT COMPARISON

	SINGLE-FAMILY/DUPLEX				CONDOMINIUM/TOWNHOME				
	2006	2007	2008	2009	2006	2007	2008	2009	
HIGH	\$457	\$350	\$353	\$286	HIGH	\$394	\$413	\$446	\$503
LOW	\$124	\$111	\$121	\$148	LOW	\$140	\$174	\$226	\$190
AVERAGE	\$216	\$246	\$225	\$227	AVERAGE	\$227	\$260	\$303	\$300

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### SINGLE-FAMILY/DUPLEX

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1 MILLION PLUS SALES
2005	\$15,269,800	26	175	\$587,300	\$1,185,000	\$300,000	\$532,000	1
% CHANGE	56.1%	11.5%	-21.1%	39.9%	87.8%	26.0%	34.4%	500.0%
2006	\$23,832,500	29	138	\$821,821	\$2,225,000	\$378,000	\$715,000	6
% CHANGE	-16.9%	-17.2%	-11.6%	0.5%	-29.2%	24.8%	9.8%	-50.0%
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%	NA
2009	\$3,563,000	6	332	\$593,833	\$750,000	\$385,000	\$589,000	0

### CONDOMINIUM/TOWNHOME

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1 MILLION PLUS SALES
2005	\$19,477,790	62	137	\$314,158	\$626,000	\$104,000	\$296,000	0
% CHANGE	-6.9%	-4.8%	-43.8%	-2.2%	2.4%	14.4%	1.0%	NA
2006	\$18,133,725	59	77	\$307,351	\$641,000	\$119,000	\$299,000	0
% CHANGE	70.3%	10.2%	81.8%	54.6%	48.2%	34.5%	50.5%	NA
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%	NA
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%	NA
2009	\$5,813,000	14	158	\$415,214	\$800,000	\$160,000	\$346,000	0

### HOMESITES

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1 MILLION PLUS SALES
2005	\$2,424,950	10	232	\$242,495	\$615,000	\$165,000	\$196,775	0
% CHANGE	-53.2%	-50.0%	-46.6%	-6.4%	-53.5%	4.8%	22.0%	NA
2006	\$1,135,000	5	124	\$227,000	\$286,000	\$173,000	\$240,000	0
% CHANGE	25.9%	-20.0%	-12.1%	57.4%	51.7%	64.7%	47.9%	NA
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%	NA
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%	NA
2009	\$760,000	2	943	\$380,000	\$440,000	\$320,000	\$380,000	0

### PRICE PER SQUARE FOOT COMPARISON

	SINGLE-FAMILY/DUPLEX				CONDOMINIUM/TOWNHOME				
	2006	2007	2008	2009	2006	2007	2008	2009	
HIGH	\$462	\$603	\$856	\$318	HIGH	\$433	\$487	\$489	\$420
LOW	\$162	\$225	\$189	\$258	LOW	\$170	\$211	\$271	\$211
AVERAGE	\$305	\$330	\$402	\$288	AVERAGE	\$307	\$344	\$367	\$306

**SINGLE-FAMILY/DUPLEX**

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1 MILLION PLUS SALES
2005	\$9,286,500	11	259	\$844,227	\$1,616,000	\$427,500	\$699,500	3
% CHANGE	37.5%	18.2%	7.3%	16.3%	-18.3%	52.0%	38.1%	33.3%
2006	\$12,766,450	13	278	\$982,035	\$1,320,000	\$650,000	\$966,150	4
% CHANGE	-3.6%	-7.7%	13.3%	4.4%	78.0%	-37.7%	-4.5%	0.0%
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

**CONDOMINIUM/TOWNHOME**

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1 MILLION PLUS SALES
2005	\$40,194,821	135	197	\$294,739	\$959,500	\$108,200	\$265,000	0
% CHANGE	34.6%	40.0%	5.6%	-2.9%	-85.4%	-3.0%	-9.4%	NA
2006	\$54,089,292	189	208	\$286,234	\$140,000	\$105,000	\$240,000	1
% CHANGE	13.1%	-22.8%	-44.2%	46.3%	1400.0%	25.7%	36.7%	500.0%
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%	NA
2009	\$14,875,773	34	139	\$437,523	\$1,050,000	\$170,500	\$363,500	1

**HOMESITES**

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1 MILLION PLUS SALES
2005	\$3,149,000	9	283	\$349,889	\$525,000	\$22,000	\$375,000	0
% CHANGE	42.0%	44.4%	46.6%	-1.7%	57.1%	809.1%	-17.3%	NA
2006	\$4,471,400	13	415	\$343,962	\$825,000	\$200,000	\$310,000	0
% CHANGE	44.5%	61.5%	-39.3%	-10.6%	-23.0%	-20.0%	-6.5%	NA
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%	NA
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%	NA
2009	\$1,685,000	3	51	\$561,667	\$700,000	\$310,000	\$675,000	0

**PRICE PER SQUARE FOOT COMPARISON**

	SINGLE-FAMILY/DUPLEX				CONDOMINIUM/TOWNHOME				
	2006	2007	2008	2009	2006	2007	2008	2009	
HIGH	\$451	\$536	\$486	\$473	HIGH	\$598	\$823	\$681	\$627
LOW	\$176	\$196	\$219	\$253	LOW	\$112	\$177	\$235	\$215
AVERAGE	\$357	\$317	\$335	\$349	AVERAGE	\$304	\$372	\$441	\$368

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# SILVERTHORNE

## SINGLE-FAMILY/DUPLEX

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1 MILLION PLUS SALES
2005	\$25,676,449	55	180	\$466,845	\$1,450,000	\$130,000	\$408,000	2
% CHANGE	37.5%	25.5%	3.3%	10.9%	-14.5%	55.4%	22.5%	0.0%
2006	\$35,317,916	69	186	\$517,593	\$1,240,000	\$202,000	\$500,000	2
% CHANGE	38.4%	8.7%	2.2%	25.9%	31.7%	-35.6%	15.0%	350.0%
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

## CONDOMINIUM/TOWNHOME

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1 MILLION PLUS SALES
2005	\$26,871,015	116	102	\$231,647	\$437,500	\$86,000	\$221,338	0
% CHANGE	-4.8%	-15.5%	-29.4%	12.7%	20.9%	27.9%	13.7%	NA
2006	\$25,586,351	98	72	\$261,085	\$529,000	\$110,000	\$251,700	0
% CHANGE	-7.3%	-18.4%	1.4%	13.5%	30.2%	8.2%	11.1%	NA
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%	NA
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%	NA
2009	\$9,875,400	31	163	\$318,561	\$570,000	\$135,000	\$267,000	0

## HOMESITES

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1 MILLION PLUS SALES
2005	\$10,067,880	37	502	\$272,105	\$3,000,000	\$41,750	\$205,000	1
% CHANGE	6.3%	-8.1%	-24.3%	15.7%	-51.7%	40.4%	24.3%	0.0%
2006	\$10,701,800	34	380	\$314,759	\$1,450,000	\$58,600	\$254,750	1
% CHANGE	10.7%	20.6%	-7.6%	-8.2%	-67.2%	181.6%	11.3%	NA
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%	NA
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%	NA
2009	\$2,583,480	7	258	\$369,069	\$450,000	\$190,000	\$400,000	0

## PRICE PER SQUARE FOOT COMPARISON

	SINGLE-FAMILY/DUPLEX				CONDOMINIUM/TOWNHOME				
	2006	2007	2008	2009	2006	2007	2008	2009	
HIGH	\$318	\$436	\$478	\$455	HIGH	\$358	\$383	\$486	\$402
LOW	\$128	\$182	\$205	\$162	LOW	\$139	\$166	\$239	\$197
AVERAGE	\$230	\$273	\$301	\$287	AVERAGE	\$231	\$268	\$319	\$294



SUMMIT COUNTY REAL ESTATE

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