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Breckenridge Golf Club Receives High Honors

Breckenridge Golf Club recently received a 4 1/2 star rating in the Golf Digest Best Places to Play Publication for 2006-2007. Breckenridge is the only Summit County golf course to attain this high rating. This year's Best Places to Play rates more than 4,000 golf courses in North America and the Islands.

Approximately 20,000 Golf Digest readers evaluated the courses. The courses are rated on the overall experience, value for the money, standard of service, conditioning of the course and normal pace of play for 18 holes. The highest ranking of 5 stars was awarded to only 17 facilities.

Breckenridge previously had a 4 star rating.



press lift.

Keystone planners are hoping to have the master plan completed by the summer with presentation to the National Forest Service for approval in the fall. After approval, Vail Resorts can prioritize specific projects.

Breckenridge Town Council Addresses Tough Build-Out Questions

Town council members will try to take a big bite of the apple during their May 22 retreat, when they will grapple with overall build-out and capacity questions.

A key part of the discussion will center around town-owned density, and how plans for affordable housing mesh with a 25 percent reduction in density targeted by the 1997 joint Upper Blue master plan, said town manager Tim Gagen.

That plan aims at capping build-out at about 10,500 units, or about 75 percent of what is allowed under existing zoning. The goal was set because full build-out could overwhelm infrastructure, including water, sewer and transportation systems, assistant community development director Mark Truckey explained in a memo prepared for the retreat. Achieving the 25 percent reduction will require extinguishing some existing den-

sity, Gagen said, explaining that some private development entities in the town have done just that, including Breckenridge Highlands, as well Vail Resorts.

Part of the question the council will try to answer is whether, and how much, density the town should extinguish each time it develops an affordable housing project, Gagen explained. Under current provisions the town can exempt itself from the targeted 25 percent reduction, so part of the talks at the retreat will explore whether the town should hold itself to the same rules.

Keystone Resort Moves Forward With On-Mountain Renovations

Keystone Ski Resort presented its long-term plans for the county's largest ski area including replacement of the River Run Gondola, construction of a new on-mountain restaurant, relocation of the Outpost Gondola and construction of a \$2.3 million Keystone Lodge Spa.

The top priority is the replacement of the 23-year-old River Run Gondola. The new gondola will start on the north side of the Snake River to shorten the walk from the free parking lot. A mid-station will also be included allowing skiers and riders lap beginner and intermediate trails without having to traverse to the Montezuma Ex-



Your Choice for Real Estate in The High Country.

Summit County Market Conditions—June

Real Estate 2006 Re-Cap

2006 was characterized by a chronic lack of inventory to sell. Although the number of sales was comparable to 2005 (3000) prices increased on average by over 14%. The last two years have brought the highest rate of appreciation in Summit County history. Summit County ended 2006 with fewer than 900 properties for sale for the first time in over 20 years.

- Breckenridge lead with % of monetary volume (26% and \$422,612,400 sold) with 772 transactions
- Keystone was second with 13%: \$212,835,700, 561 transactions
- Breckenridge Golf Course areas 11%: \$174,826,300, 360 transactions
- Frisco had 10%: \$166,333,800, 320 transactions
- Silverthorne had 9%: \$142,935,200, 286 transactions

- Year end recorded transactions- 3608 and approx. \$1,617,708,900 in \$ volume transactions in Summit County
- The average \$ transaction price with all 20 areas from the Clerk and Recorder's office is \$448,367.00

Current Summit County Real Estate

The lack of residential inventory seems to be an ongoing trend. As of June 1st there are only 735 residential listings in Summit County. This serious lack of inventory has been adding to the current "Sellers Market" we have been experiencing for the last two years. With build-out on the horizon this trend will only continue. Once we hit build out real estate prices will take a significant jump (think Aspen, Vail, Crested Butte and Telluride prices!). However the county planners estimate build out to be another 7-10 years away.

1st Quarter 2007				
	# of Sales	Total Sale Volume	Avg. Sales Price	Avg Price /Square ft.
Breckenridge - Blue River				
Single Family	64	\$59,793,700.00	\$934,120.31	\$323.02
Duplex-Triplex	9	\$4,628,000.00	\$514,222.22	\$299.29
Condominium	70	\$29,405,800.00	\$405,797.14	\$466.37
Townhouse	20	\$12,341,500.00	\$617,075.00	\$332.31
Commercial	2	\$190,000.00	\$95,000.00	NA
Vacant Land	48	\$16,789,500.00	\$349,781.25	NA
Misc	5	\$513,000.00	\$102,600.00	NA
TOTAL	218	\$122,651,500.00		
Copper Mountain Area				
Single Family	0	\$0.00	\$0.00	\$0.00
Duplex-Triplex	0	\$0.00	\$0.00	\$0.00
Condominium	33	\$10,319,100.00	\$312,700.00	\$349.52
Townhouse	1	\$980,000.00	\$980,000.00	\$372.09
Commercial	0	\$0.00	\$0.00	\$0.00
Vacant Land	0	\$0.00	\$0.00	NA
Misc	0	\$0.00	\$0.00	NA
TOTAL	34	\$11,279,100.00		
Frisco				
Single Family	7	\$7,534,000.00	\$1,076,285.71	\$403.15
Duplex-Triplex	2	\$1,205,000.00	\$602,500.00	\$248.15
Condominium	28	\$7,890,896.00	\$281,460.57	\$279.93
Townhouse	4	\$2,658,300.00	\$664,575.00	\$281.87
Commercial	1	\$975,000.00	\$975,000.00	\$137.05
Vacant Land	2	\$719,000.00	\$359,500.00	NA
Misc	0	\$0.00	\$0.00	NA
TOTAL	44	\$20,972,196.00		
Keystone Area				
Single Family	7	\$6,296,000.00	\$899,428.57	\$293.82
Duplex-Triplex	1	\$735,000.00	\$735,000.00	\$292.26
Condominium	64	\$24,606,700.00	\$384,479.69	\$356.72
Townhouse	0	\$0.00	\$0.00	\$0.00
Commercial	0	\$0.00	\$0.00	\$0.00
Vacant Land	15	\$4,365,000.00	\$291,000.00	NA
Misc	0	\$0.00	\$0.00	NA
TOTAL	87	\$36,002,700.00		
Silverthorne/Dillon				
Single Family	36	\$25,040,300.00	\$695,563.89	\$257.21
Duplex-Triplex	16	\$7,008,500.00	\$438,031.25	\$258.56
Condominium	66	\$14,634,200.00	\$221,730.30	\$248.94
Townhouse	13	\$5,224,800.00	\$401,892.31	\$248.91
Commercial	7	\$2,695,100.00	\$385,014.29	\$208.24
Vacant Land	26	\$7,140,100.00	\$274,619.23	NA
Misc	0	\$0.00	\$0.00	NA
TOTAL	164	\$61,742,800.00		

Second Quarter Skier Visits*:

Resort	Jan 31, 2007	Jan 31 2006	% Increase
Vail	725,000	753,000	(3/7%)
Breckenridge	774,000	755,000	2.5%
Keystone	598,000	547,000	9.3%
Beaver Creek	408,000	386,000	5.7%

*Reported by Vail Associates.

Huron Heights Home

Incredible newer home with HUGE views. No transfer tax, workout/ game room, 2 car garage, big sunny deck, and in a quiet neighborhood. A very cozy mountain home with a comfortable feel. Just turn the key and kick your feet back.

\$859,900

Bedrooms: 3
Bathrooms: 3
SQ.FT.: 2,487

For more information, contact
Keith Kirchner or Darcy Lystlund
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Tyra Condominiums

What a location!!
Four O'Clock Ski Run, ski-in/ski-out. This spacious 2 bed/2bath Tyra Summit unit is convenient to all Breckenridge has to offer. Beautiful ski area views.

\$599,000
Bedrooms: 2
Bathrooms: 2
SQ.FT.: 1,124



Main Street Station

In the heart of Breckenridge! Enjoy everything Breckenridge has to offer! This unit not only overlooks the plaza but has beautiful views of the ski area. Convenient to the ski area and all of the year-round downtown activities.

\$829,000
Bedrooms: 2
Bathrooms: 2
SQ.FT.: 1,059



Meet The ResortQuest Team



Darcy Lystlund, Managing Broker



Keith Kirchner, Associate Broker



Derek Gamburg, Associate Broker



Roman Nowakiwsky, Associate Broker



Jon Broude, Associate Broker



Matt Scheifen, Associate Broker

Prelude to 150 Years - Breckenridge Celebrates "Kingdom Days"

Breckenridge Kingdom Days will be celebrated June 16th and 17th of this year. This new event is the inaugural year building toward a grand celebration in 2009—Breckenridge's 150th anniversary!

Events/activities include historic site tours, live music, gold panning, historic art exhibits, hiking tours, picnics, parties and much, much more! If you would like more information about this great celebration visit gobreck.com.



Summer Event Calendar Breckenridge 2007

JUNE

7 — 10 Breckenridge Festival of Film
15 Breckenridge Town Party
16 — 17 Kingdom Days
22 — 24 Meet the Artists
25 — 26 Adam Foote Celebrity Golf
Tournament

JULY

1 — 4 Independence Day Celebrations
6 — 8 24th Annual July Art Festival
27 — 29 6th Annual Breckenridge Main
Street Art Festival

AUGUST

3 — 5 Gold Prospectors of Colorado
17 — 19 Genuine Jazz & Wine Festival

SEPTEMBER

1 — 3 32nd Annual Gathering at the
Great Divide
14 — 16 Annual Breckenridge Oktoberfest

ONGOING

Jun — Aug National Repertory Orchestra
Jun — Sept Main Street Performances at
The Riverwalk Center
Jul — Aug Breckenridge Music Festival
Jun — Aug World Market at Main Street
Station
Jun — Sept Peak 8 Fun Park
Year-round Backstage Theater

Summer Event Calendar Keystone 2007

JUNE

2 Second Annual Trout Cook off and
Competition
23 Third Annual World Music Festival
and Marketplace
30 Rocky Mtn. G3 Gravity Series

JULY

1 Rocky Mtn. G3 Gravity Series
4 River Run Fourth of July Block
Party
26 — 29 Mountain Art Gathering

AUGUST

4 — 5 11th Annual Bluegrass and Beer
Festival
25 — 26 10th Annual Wine, Jazz and Art
Festival

SEPTEMBER

1 19th Annual Taste of Keystone
1 — 3 Keystone Climax

ONGOING

Jun—Oct Lake Dillon Marina
Year-round Lake Dillon Theater
July National Repertory Orchestra

Summer Event Calendar Copper Mountain 2007

JUNE

16 Derby Days
24-30 Bike Tour of Colorado
30 3-Ring Weekend

JULY

1 3-Ring Weekend Contined
7-8 Hawgfest
15 US Half Marathon
14-15 Trancegression Music Festival
20-23 Courage Classic
28-29 Guitar Town

AUGUST

4 The Copper Triangle
4 MINI's on the Mountain

SEPTEMBER

1 Copper Country

ONGOING

Saturday night Street Parties:

Every Saturday, June 16 - August 25, from
6:00-8:30 pm, free live music at Copper's West
Lake Overlook.

Burning Stones Outdoor Theatre: June 16 -

August 25

Enjoy a movie under the stars with the
mountains as your backdrop. Free each
Saturday beginning June 16th, weather
permitting. Movies begin at approximately 8:45
pm in Copper's Burning Stones Plaza.

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