

Median Single Family Home Price Summary: 2008 vs. 2007 plus Three Year History

Region/County	October 2008	October 2007	October 2006	% Previous Year	Change from 2007 to 2008
Northeast	\$ 241,700.00	\$ 258,700.00	\$ 255,400.00	93%	-6.57%
Midwest	\$ 149,400.00	\$ 164,000.00	\$ 166,600.00	91%	-8.90%
South	\$ 161,100.00	\$ 171,400.00	\$ 183,700.00	94%	-6.01%
West	\$ 231,400.00	\$ 318,200.00	\$ 341,000.00	73%	-27.28%
Eagle County	\$ 829,300.00	\$ 810,000.00	\$ 613,500.00	102%	2.38%
Garfield County	\$ 372,500.00	\$ 394,950.00	\$ 344,500.00	94%	-5.68%
Pitkin County	\$ 4,100,000.00	\$ 3,700,000.00	\$ 3,500,000.00	111%	10.81%
Routt County	\$ 511,000.00	\$ 660,000.00	\$ 580,000.00	77%	-22.58%
Summit County	\$ 657,500.00	\$ 648,750.00	\$ 614,450.00	101%	1.35%
U.S.	\$ 181,800.00	\$ 207,800.00	\$ 218,900.00	87%	-12.51%

Source: National Association of Realtors & Data Research Associates.
Information shown is believed to be accurate but not guaranteed.

YTD 2009 through 2006: Recorded Sales Transactions with Bank/Financial Institution recorded Seller / 1989 Data Added: Eagle & Summit Counties

County	Ytd. 2009	2008	2007	2006	1989
Eagle	10	4	7	0	206
Garfield	11	6	10	1	n/a
Pitkin	4	0	0	0	n/a
Routt	10	1	3	2	n/a
Summit	8	2	5	3	245
Totals:	43	13	25	6	451 * Eagle & Summit

New Construction Sales Summary: YTD. 2009 through 2006

Region/County	Year-To-Date: 2009	2008	2007	2006	% Previous Year 2007 vs. 2008	% Change 2007 vs. 2008
Eagle County	118	533	688	681	77%	-22.53%
Garfield County	69	399	756	684	53%	-47.22%
Pitkin County	26	263	296	204	89%	-11.15%
Routt County	53	285	488	418	58%	-41.60%
Summit County	90	222	308	286	72%	-27.92%
U.S.* * U.S. data seasonally adjusted rate as of Feb. 2009	590,000*	482,000	774,000	978,336	62%	-37.73%

Source: National Association of Realtors, Commerce Department, posted via Associated Press 1/29/2009 in [Bozjaj: mtrbc.msn.com](#) & Data Research Associates.
Information shown is believed to be accurate but not guaranteed. [Summit County](#) real estate listings.

Residential Unit Distribution by Price Point: 2007 Assessment of Actual Value

County	Value: <=\$1,000,000	\$1,000,001 to \$3,000,000	\$3,000,001 to \$5,000,000	Value: >=\$5,000,001	Total All \$:
Eagle	21,911	5,394	897	466	28,668
Garfield	18,053	353	10	2	18,418
Pitkin	5,921	3,147	1,256	1,117	11,441
Routt	12,761	1,027	82	17	13,887
Summit	24,717	1,595	31	0	26,343
Total All Counties:	83,363	11,516	2,276	1,602	98,757

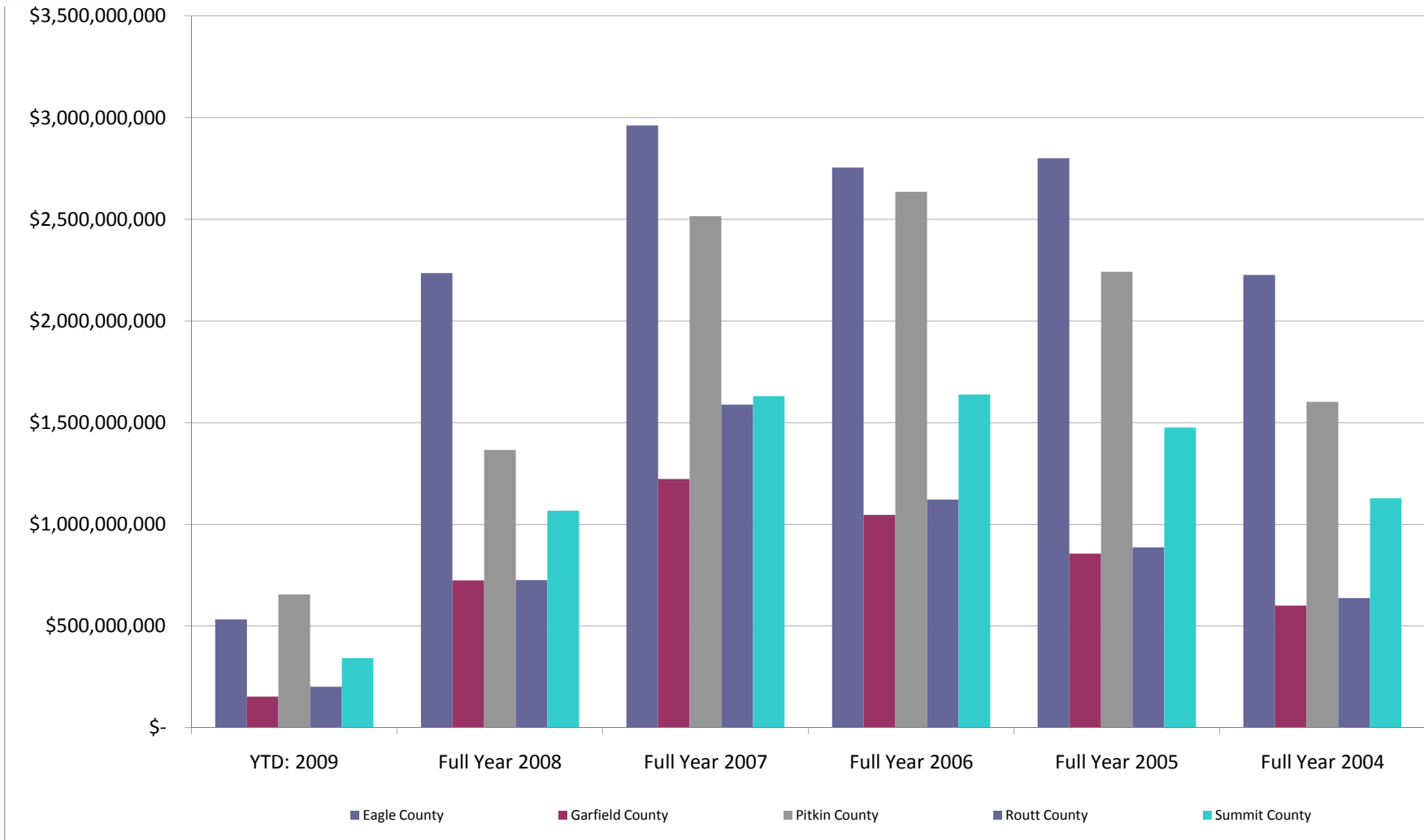
Source: County Assessor's Office for Eagle, Garfield, Pitkin, Routt & Summit. Improved Residential Only - All Types - as of March 15, 2008





Real Estate Transaction Summary: 2004 through August 31st, 2009

Eagle, Garfield, Pitkin, Routt & Summit County Gross Recorded Real Estate Sales Volume



Compliments of Land Title Guarantee Company

Monthly Gross Volume Transaction Report

2009	Jan.	Feb.	Mar.	Apr.	May.	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Total by County
EAGLE	\$ 40,487,500	\$ 56,760,800	\$ 59,372,400	\$ 57,947,000	\$ 70,751,600	\$ 95,286,400	\$ 59,677,500	\$ 91,791,200					\$ 532,074,400
GARFIELD	\$ 16,624,800	\$ 14,143,900	\$ 10,759,800	\$ 20,680,100	\$ 15,653,500	\$ 28,415,500	\$ 24,760,700	\$ 21,537,650					\$ 152,575,950
PITKIN	\$ 115,936,999	\$ 106,356,206	\$ 46,906,531	\$ 74,009,706	\$ 64,477,218	\$ 63,784,489	\$ 126,622,273	\$ 56,984,673					\$ 655,078,095
ROUTT	\$ 23,760,700	\$ 12,071,300	\$ 19,894,200	\$ 27,469,200	\$ 17,799,200	\$ 30,581,700	\$ 35,618,400	\$ 33,040,500					\$ 200,235,200
SUMMIT	\$ 32,813,600	\$ 27,246,500	\$ 37,878,500	\$ 37,792,900	\$ 63,752,300	\$ 34,049,300	\$ 47,401,000	\$ 60,975,000					\$ 341,909,100
Grand Total:	\$ 229,623,599	\$ 216,578,706	\$ 174,811,431	\$ 217,898,906	\$ 232,433,818	\$ 252,117,389	\$ 294,079,873	\$ 264,329,023	\$ -	\$ -	\$ -	\$ -	\$ 1,881,872,745
2008	Jan.	Feb.	Mar.	Apr.	May.	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Total by County
EAGLE	\$ 124,253,400	\$ 207,081,600	\$ 228,388,700	\$ 137,700,500	\$ 158,543,900	\$ 188,121,300	\$ 243,432,100	\$ 211,288,800	\$ 169,448,700	\$ 167,365,200	\$ 174,144,400	\$ 225,150,500	\$ 2,234,919,100
GARFIELD	\$ 69,205,900	\$ 102,818,300	\$ 48,078,900	\$ 85,697,500	\$ 61,858,400	\$ 72,589,200	\$ 68,893,800	\$ 56,415,900	\$ 55,872,200	\$ 35,180,900	\$ 28,896,600	\$ 37,660,100	\$ 723,167,700
PITKIN	\$ 127,200,000	\$ 131,485,356	\$ 99,420,211	\$ 135,416,272	\$ 114,382,832	\$ 108,918,961	\$ 124,468,744	\$ 160,520,602	\$ 100,587,424	\$ 86,525,189	\$ 64,790,663	\$ 112,026,684	\$ 1,365,742,938
ROUTT	\$ 80,775,200	\$ 59,799,800	\$ 52,278,700	\$ 67,237,500	\$ 68,152,000	\$ 101,755,200	\$ 71,139,100	\$ 58,864,100	\$ 37,364,200	\$ 49,635,100	\$ 37,955,800	\$ 40,144,500	\$ 725,101,200
SUMMIT	\$ 85,497,600	\$ 64,539,900	\$ 95,396,600	\$ 94,201,300	\$ 95,667,500	\$ 92,536,900	\$ 80,686,100	\$ 92,825,200	\$ 127,090,100	\$ 118,230,800	\$ 58,002,400	\$ 61,054,700	\$ 1,065,729,100
Grand Total:	\$ 486,932,100	\$ 565,724,956	\$ 523,563,111	\$ 520,253,072	\$ 498,604,632	\$ 563,921,561	\$ 588,619,844	\$ 579,914,602	\$ 490,362,624	\$ 456,937,189	\$ 363,789,863	\$ 476,036,484	\$ 6,114,660,038
2007	Jan.	Feb.	Mar.	Apr.	May.	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Total by County
EAGLE	\$ 173,416,500	\$ 253,057,700	\$ 266,688,300	\$ 233,926,100	\$ 301,894,600	\$ 332,660,200	\$ 190,341,400	\$ 313,687,200	\$ 260,515,200	\$ 215,096,100	\$ 216,475,200	\$ 202,738,700	\$ 2,960,497,200
GARFIELD	\$ 92,346,900	\$ 53,852,300	\$ 93,135,200	\$ 98,420,300	\$ 121,937,600	\$ 106,104,300	\$ 157,463,100	\$ 103,403,600	\$ 94,217,300	\$ 104,331,100	\$ 72,937,800	\$ 124,476,100	\$ 1,222,625,600
PITKIN	\$ 253,209,100	\$ 192,612,800	\$ 314,055,100	\$ 199,652,800	\$ 283,447,100	\$ 185,157,053	\$ 162,282,203	\$ 204,482,116	\$ 242,000,100	\$ 183,364,750	\$ 107,699,050	\$ 187,333,500	\$ 2,515,295,672
ROUTT	\$ 100,388,000	\$ 74,817,700	\$ 141,794,800	\$ 154,031,800	\$ 205,527,100	\$ 151,501,800	\$ 176,003,400	\$ 152,660,300	\$ 132,588,800	\$ 100,504,000	\$ 89,777,000	\$ 107,762,800	\$ 1,587,357,500
SUMMIT	\$ 82,933,400	\$ 88,392,000	\$ 92,555,500	\$ 133,878,100	\$ 158,745,300	\$ 141,802,500	\$ 138,251,700	\$ 186,302,600	\$ 168,704,900	\$ 146,546,900	\$ 156,934,000	\$ 135,691,900	\$ 1,630,738,800
Grand Total:	\$ 702,293,900	\$ 662,732,500	\$ 908,228,900	\$ 819,909,100	\$ 1,071,551,700	\$ 917,225,853	\$ 824,341,803	\$ 960,535,816	\$ 898,026,300	\$ 749,842,850	\$ 643,823,050	\$ 758,003,000	\$ 9,916,514,772
2006	Jan.	Feb.	Mar.	Apr.	May.	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Total by County
EAGLE	\$ 138,340,500	\$ 149,697,700	\$ 238,965,700	\$ 183,511,300	\$ 257,872,000	\$ 277,390,500	\$ 214,424,600	\$ 258,099,400	\$ 259,621,200	\$ 228,350,800	\$ 298,677,400	\$ 249,220,500	\$ 2,754,171,600
GARFIELD	\$ 53,279,100	\$ 41,301,100	\$ 87,858,300	\$ 66,939,000	\$ 96,372,600	\$ 89,135,600	\$ 100,260,500	\$ 101,278,900	\$ 91,258,700	\$ 85,807,900	\$ 127,843,600	\$ 104,042,100	\$ 1,045,377,400
PITKIN	\$ 115,041,800	\$ 120,991,200	\$ 229,999,495	\$ 209,745,400	\$ 204,616,000	\$ 374,564,400	\$ 156,110,700	\$ 230,672,700	\$ 231,032,300	\$ 289,639,700	\$ 232,286,000	\$ 240,467,800	\$ 2,635,167,495
ROUTT	\$ 47,741,500	\$ 48,469,000	\$ 76,032,100	\$ 68,152,500	\$ 88,595,100	\$ 93,477,400	\$ 102,809,200	\$ 101,555,363	\$ 133,075,900	\$ 124,721,400	\$ 138,544,400	\$ 97,862,200	\$ 1,121,036,063
SUMMIT	\$ 85,701,700	\$ 76,698,900	\$ 108,018,500	\$ 110,949,200	\$ 137,133,800	\$ 162,725,600	\$ 122,097,500	\$ 130,811,400	\$ 219,939,000	\$ 188,770,200	\$ 138,233,900	\$ 156,795,100	\$ 1,637,874,800
Grand Total:	\$ 440,104,600	\$ 437,157,900	\$ 740,874,095	\$ 639,297,400	\$ 784,589,500	\$ 997,293,500	\$ 695,702,500	\$ 822,417,763	\$ 934,927,100	\$ 917,290,000	\$ 935,585,300	\$ 848,387,700	\$ 9,193,627,358

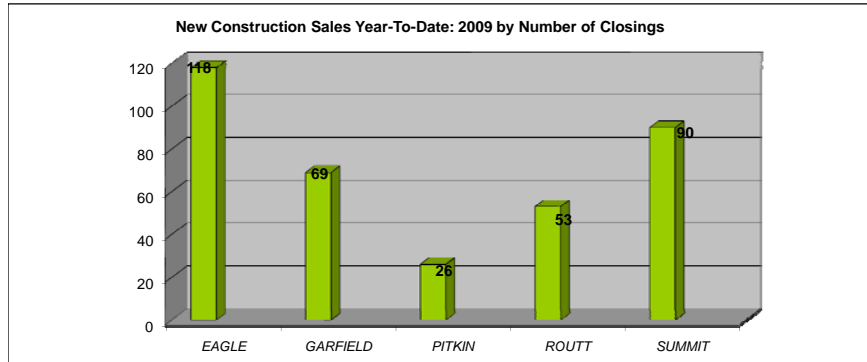
Gross Transaction Report Summary & Year-To-Date Comparison

County:	YTD: 2009	Same Period YTD: 2008	YTD % Change 2009 vs. 2008	Full Year 2008	Full Year 2007	Full Year 2006	Full Year 2005	Full Year 2004
EAGLE	\$ 532,074,400	\$ 1,498,810,300	-64.50%	\$ 2,234,919,100	\$ 2,960,497,200	\$ 2,754,171,600	\$ 2,800,249,502	\$ 2,225,840,200
GARFIELD	\$ 152,575,950	\$ 565,557,900	-73.02%	\$ 723,167,700	\$ 1,222,625,600	\$ 1,045,377,400	\$ 855,966,600	\$ 599,504,600
PITKIN	\$ 655,078,095	\$ 1,001,812,978	-34.61%	\$ 1,365,742,938	\$ 2,515,295,672	\$ 2,635,167,495	\$ 2,240,931,000	\$ 1,602,299,700
ROUTT	\$ 200,235,200	\$ 560,001,600	-64.24%	\$ 725,101,200	\$ 1,587,357,500	\$ 1,121,036,063	\$ 885,907,100	\$ 636,914,000
SUMMIT	\$ 341,909,100	\$ 701,351,100	-51.25%	\$ 1,065,729,100	\$ 1,630,738,800	\$ 1,637,874,800	\$ 1,474,997,499	\$ 1,128,175,900
Grand Total:	\$ 1,881,872,745	\$ 4,327,533,878	-56.51%	\$ 6,114,660,038	\$ 9,916,514,772	\$ 9,193,627,358	\$ 8,258,051,701	\$ 6,192,734,400



Gross Volume New Construction:									
Gross Volume	YTD: 2009	Number Trans: 2009	% Gross: 2009	Full Year 2008	Number Trans: 2008	% Gross: 2008	Full Year 2007	Number Trans: 2007	% Gross: 2007
EAGLE	\$ 128,043,100	118	24.06%	\$ 952,927,300	533	42.64%	\$ 786,062,200	701	26.55%
GARFIELD	\$ 31,573,600	69	20.69%	\$ 198,241,500	399	27.41%	\$ 242,485,700	756	19.83%
PITKIN	\$ 174,068,206	26	26.57%	\$ 307,789,476	263	22.54%	\$ 240,614,210	296	9.57%
ROUTT	\$ 37,144,800	53	18.55%	\$ 150,575,500	285	20.77%	\$ 314,754,300	488	19.83%
SUMMIT	\$ 85,155,500	90	24.91%	\$ 207,717,000	222	19.49%	\$ 231,075,000	308	14.17%
Grand Total:	\$ 455,985,206	356	24.23%	\$ 1,817,250,776	1702	29.72%	\$ 1,814,991,410	2549	18.30%

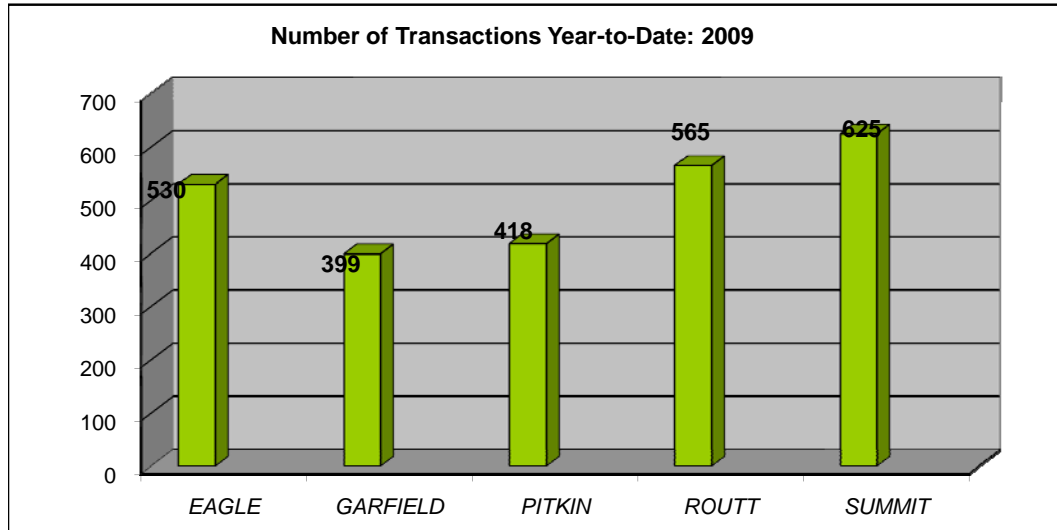
Note: YTD. 2009 Totals for Pitkin County Including Fractional Sales are: 187 with \$319,329,249 in Gross Volume - Totals for Routt County Including Fractional Sales are: 285 with \$49,230,200 in Gross Volume



NOTE: New Construction includes first time sales of new units, first time sales of subdivided land, and of commercial and development properties. Timeshare and fractional units are not included in this calculation.



Gross Number Transactions:						
Gross Volume	YTD: 2009	% Gross: 2009	Full Year 2008	% Gross: 2008	Full Year 2007	% Gross: 2007
EAGLE	530	20.89%	1,606	23.26%	2,688	21.29%
GARFIELD	399	15.73%	1,560	22.59%	2,805	22.21%
PITKIN	418	16.48%	828	11.99%	1,379	10.92%
ROUTT	565	22.27%	1,077	15.60%	2,555	20.23%
SUMMIT	625	24.64%	1,834	26.56%	3,200	25.34%
Grand Total:	2,537	100.00%	6,905	100.00%	12,627	100.00%



NOTE: Gross Number of Transactions may include warranty deeds, special warranty deeds, quit claim deeds, interval unit deeds, fractional estates and partial interest transfers.

Please consult your local Land Title office for a list of which type of transactions are included in your county.



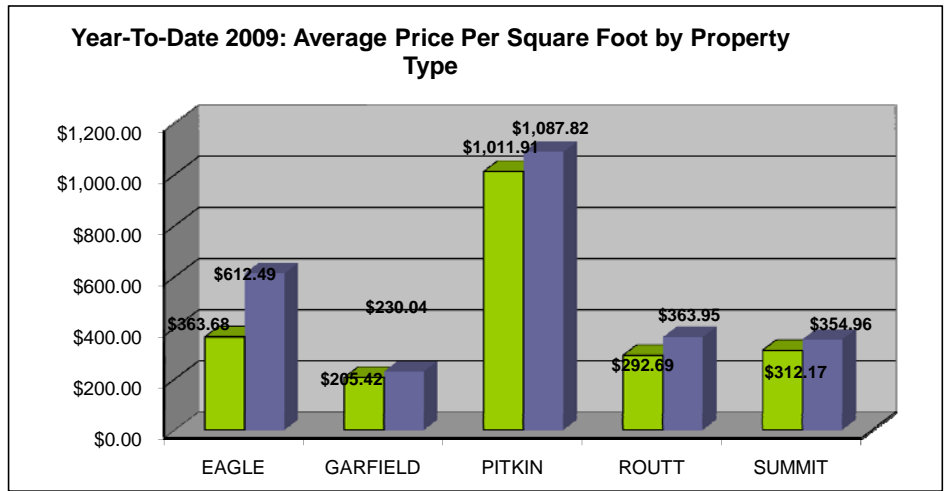
Single Family Housing Index:											
Average Price	YTD: 2009	Average Price Rank: 2009	# Transactions: 2009	% Gross by Trans #: 2009	Full Year 2008	Average Price Rank: 2008	# Transactions: 2008	% Gross by Trans #: 2008	Full Year 2007	# Transactions: 2007	% Gross by Trans #: 2007
EAGLE	\$ 1,346,897	2	187	35.28%	\$ 1,455,774	2	479	29.83%	\$ 1,423,586	1068	39.73%
GARFIELD	\$ 430,019	5	233	58.40%	\$ 448,167	5	800	51.28%	\$ 455,769	1400	49.91%
PITKIN	\$ 5,059,475	1	56	13.40%	\$ 5,118,572	1	130	15.70%	\$ 4,648,584	271	19.65%
ROUTT	\$ 650,504	4	95	16.81%	\$ 1,005,800	3	209	19.41%	\$ 907,835	592	23.17%
SUMMIT	\$ 912,102	3	191	30.56%	\$ 835,803	4	470	25.63%	\$ 798,889	801	25.03%



Multi Family Housing Index:											
Average Price	YTD: 2009	Average Price Rank: 2009	# Transactions: 2009	% Gross by Trans #: 2009	Full Year 2008	Average Price Rank: 2008	# Transactions: 2008	% Gross by Trans #: 2008	Full Year 2007	# Transactions: 2007	% Gross by Trans #: 2007
EAGLE	\$ 1,093,641	2	186	35.09%	\$ 1,509,830	2	512	31.88%	\$ 899,413	1046	38.91%
GARFIELD	\$ 308,521	5	52	13.03%	\$ 305,239	5	259	16.60%	\$ 272,117	454	16.19%
PITKIN	\$ 2,064,959	1	72	17.22%	\$ 1,836,575	1	245	29.59%	\$ 1,450,226	374	27.12%
ROUTT	\$ 614,062	3	100	17.70%	\$ 659,995	3	328	30.45%	\$ 501,116	868	33.97%
SUMMIT	\$ 404,968	4	309	49.44%	\$ 463,633	4	1000	54.53%	\$ 406,529	1779	55.59%



Residential Price per Square Foot by Type:		
Single Family & Multi Family	Single Family PPSF	Multi Family PPSF
EAGLE	\$363.68	\$612.49
GARFIELD	\$205.42	\$230.04
PITKIN	\$1,011.91	\$1,087.82
ROUTT	\$292.69	\$363.95
SUMMIT	\$312.17	\$354.96



NOTE: Residential Improved Properties are included in this data. Vacant Land, Commercial Properties, Timeshare and/or Fractional units are not included in this data

