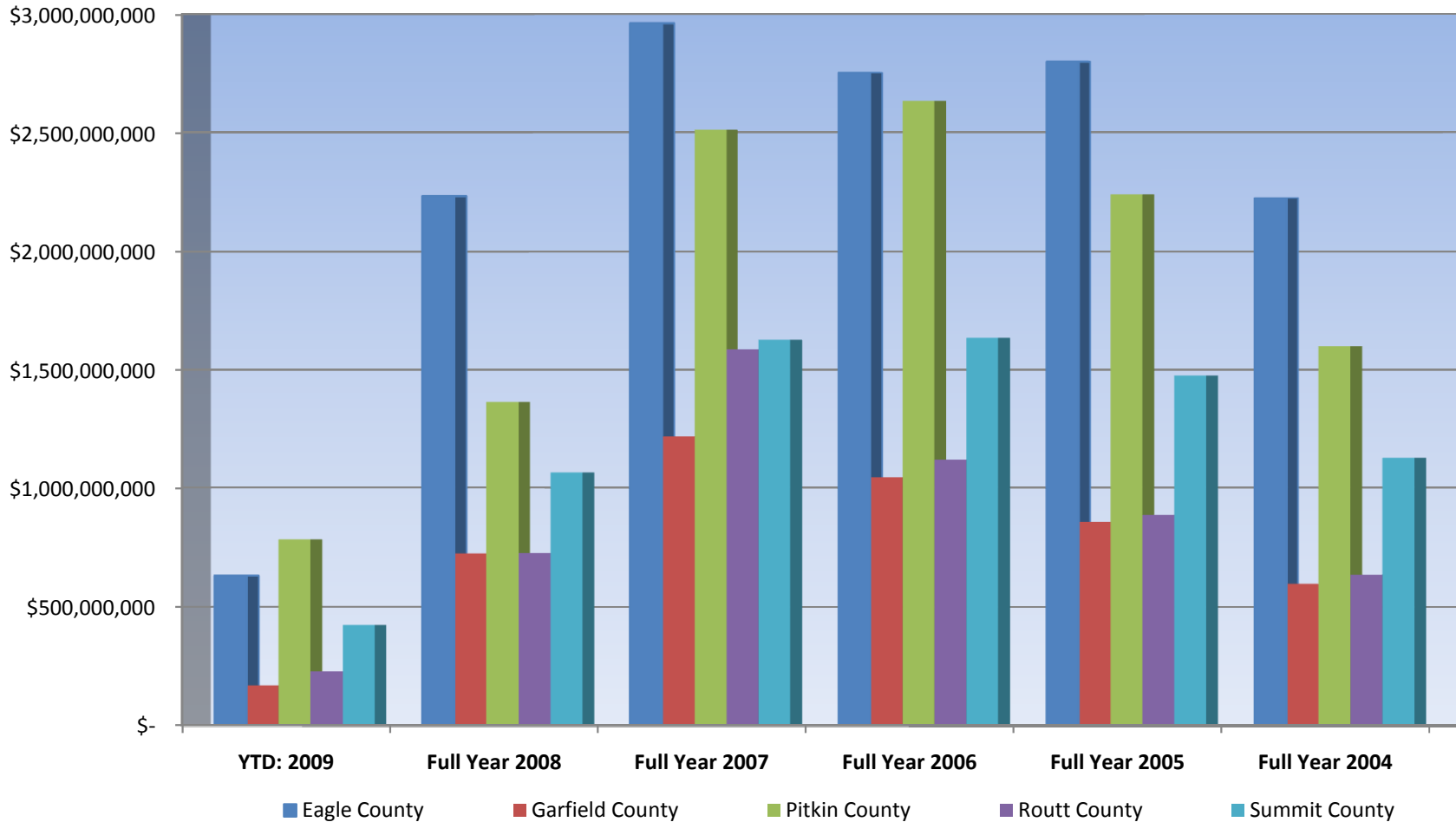


Gross Sales Transaction Summary: All Transactions Recorded from 2004 through the Third Quarter of 2009



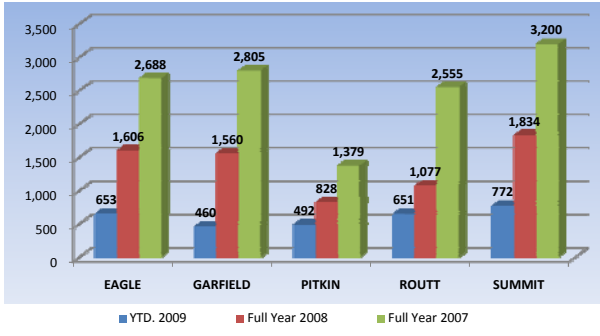
Eagle, Garfield, Pitkin, Routt & Summit County real estate Gross Recorded Real Estate Sales Volume - All Transactions

Compliments of Land Title Guarantee Company

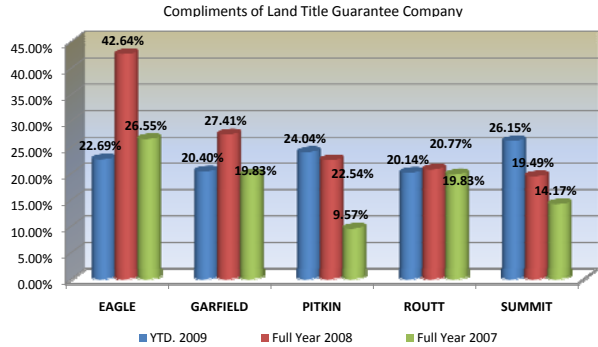


Compliments of Land Title Guarantee Company

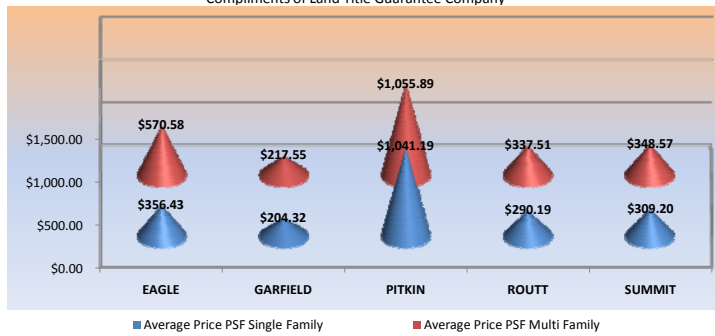
Number of Recorded Sales Transactions by County: 2007 through Third Quarter
Compliments of Land Title Guarantee Company



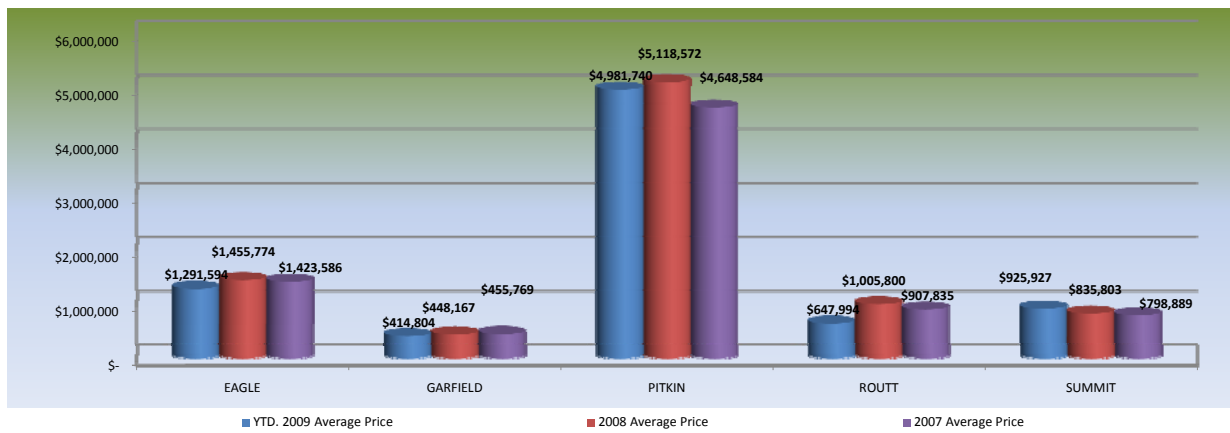
Percentage of New Construction Sales from Gross Volume Sales by County: 2007 through Third Quarter 2009
Compliments of Land Title Guarantee Company



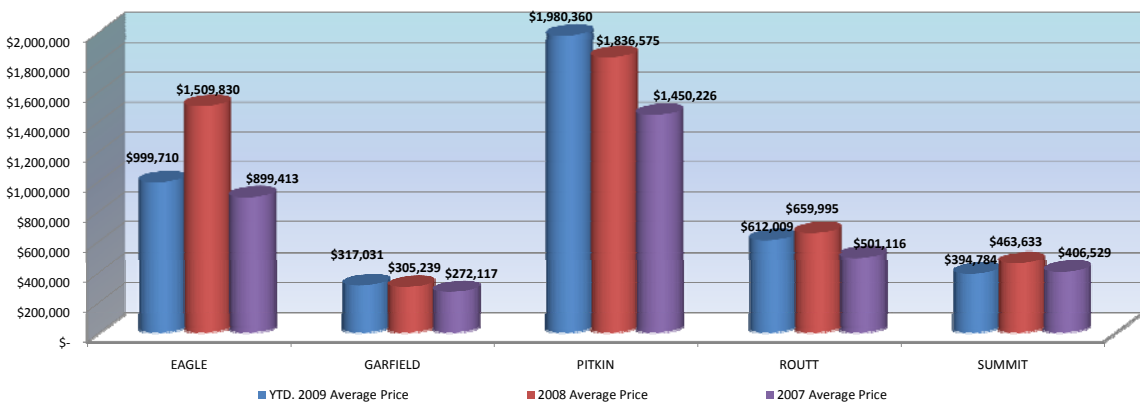
Year-to-Date 2009 Average Price Per Square Foot Sales Summary: Breckenridge Single Family and Multi-Family Property Types
Compliments of Land Title Guarantee Company



Average Sales Price for Summit County Single Family Residences by County: 2007 through YTD. 2009
Compliments of Land Title Guarantee Company



Average Sales Price for Multi-Family Residences by County: 2007 through YTD. 2009
Compliments of Land Title Guarantee



Monthly Gross Volume Transaction Report - All Recorded Transactions *

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	\$ 100,847,572				\$ 632,921,972
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	\$ 17,315,200				\$ 169,891,150
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	\$ 128,180,662				\$ 783,258,757
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	\$ 27,238,500				\$ 227,473,700
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	\$ 81,015,200				\$ 422,924,300
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	\$ 354,597,134	\$ -	\$ -	\$ -	\$ 2,236,469,879
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	\$ 229,999,495	\$ 204,616,000	\$ 374,564,400	\$ 156,110,700	\$ 230,672,700	\$ 231,032,300	\$ 289,639,700	\$ 232,286,000	\$ 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	\$ 632,921,972	\$ 1,668,259,000	-62.06%	\$ 2,234,919,100	\$ 2,960,497,200	\$ 2,754,171,600	\$ 2,800,249,502	\$ 2,225,840,200
GARFIELD	\$ 169,891,150	\$ 621,430,100	-72.66%	\$ 723,167,700	\$ 1,222,625,600	\$ 1,045,377,400	\$ 855,966,600	\$ 599,504,600
PITKIN	\$ 783,258,757	\$ 1,102,400,402	-28.95%	\$ 1,365,742,938	\$ 2,515,295,672	\$ 2,635,167,495	\$ 2,240,931,000	\$ 1,602,299,700
ROUTT	\$ 227,473,700	\$ 597,365,800	-61.92%	\$ 725,101,200	\$ 1,587,357,500	\$ 1,121,036,063	\$ 885,907,100	\$ 636,914,000
SUMMIT	\$ 422,924,300	\$ 828,441,200	-48.95%	\$ 1,065,729,100	\$ 1,630,738,800	\$ 1,637,874,800	\$ 1,474,997,499	\$ 1,128,175,900
Grand Total:	\$ 2,236,469,879	\$ 4,817,896,502	-53.58%	\$ 6,114,660,038	\$ 9,916,514,772	\$ 9,193,627,358	\$ 8,258,051,701	\$ 6,192,734,400



Compliments of Land Title Guarantee Company

* Each County has a different basis for collecting recorded transactions. Please contact your Land Title Sales Representative for a description of Recorded Transactions in your County.

Data is collected from the Eagle, Garfield, Pitkin, Routt & Summit County Clerk & Recorder's Office & Assessor's Office. Data is deemed reliable but not guaranteed.



Year-to-Date Number of Transactions						
County:	# Trans. YTD: 2009	% Overall # Trans. YTD. 2009	# Trans. 2008	% Overall # Trans. 2008	# Trans. 2007	% Overall # Trans. 2007
EAGLE	653	21.57%	1,606	23.26%	2,688	21.29%
GARFIELD	460	15.19%	1,560	22.59%	2,805	22.21%
PITKIN	492	16.25%	828	11.99%	1,379	10.92%
ROUTT	651	21.50%	1,077	15.60%	2,555	20.23%
SUMMIT	772	25.50%	1,834	26.56%	3,200	25.34%
Grand Total:	3,028	100.00%	6,905	100.00%	12,627	100.00%

New Construction Sales Volume - All Property Types									
County:	Gross Sales New Const. YTD. 2009	# Trans New Const. YTD. 2009	% All Sales: YTD. 2009	Full Year NC: 2008	# Trans NC: 2008	% All Sales: 2008	Full Year NC: 2007	# Trans NC: 2007	% All Sales: 2007
EAGLE	\$ 143,579,494	133	22.69%	\$ 952,927,300	533	42.64%	\$ 786,062,200	701	26.55%
GARFIELD	\$ 34,652,600	76	20.40%	\$ 198,241,500	399	27.41%	\$ 242,485,700	756	19.83%
PITKIN	\$ 188,264,381	31	24.04%	\$ 307,789,476	263	22.54%	\$ 240,614,210	296	9.57%
ROUTT	\$ 45,811,000	64	20.14%	\$ 150,575,500	285	20.77%	\$ 314,754,300	488	19.83%
SUMMIT	\$ 110,584,900	116	26.15%	\$ 207,717,000	222	19.49%	\$ 231,075,000	308	14.17%
Grand Total:	\$ 522,892,375	420	23.38%	\$ 1,817,250,776	1702	29.72%	\$ 1,814,991,410	2549	18.30%

Note: YTD. 2009 New Construction Totals for Pitkin County Including Fractional Sales are: 192 with \$333,525,424 in Gross Volume - Totals for Routt County Including Fractional Sales are: 329 with \$60,318,100 in Gross Volume

Single Family Average Price Index												
County:	Average Price YTD. 2009	Average Price Rank: 2009	# Trans YTD. 2009	% Gross # Trans: YTD. 2009	Full Year 2008	Average Price Rank: 2008	# Trans: 2008	% Gross # Trans: 2008	Full Year 2007	# Trans: 2007	% Gross # Trans: 2007	
EAGLE	\$ 1,291,594	2	238	36.45%	\$ 1,455,774	2	479	29.83%	\$ 1,423,586	1068	39.73%	
GARFIELD	\$ 414,804	5	264	57.39%	\$ 448,167	5	800	51.28%	\$ 455,769	1400	49.91%	
PITKIN	\$ 4,981,740	1	73	14.84%	\$ 5,118,572	1	130	15.70%	\$ 4,648,584	271	19.65%	
ROUTT	\$ 647,994	4	109	16.74%	\$ 1,005,800	3	209	19.41%	\$ 907,835	592	23.17%	
SUMMIT	\$ 925,927	3	242	31.35%	\$ 835,803	4	470	25.63%	\$ 798,889	801	25.03%	

Multi Family Average Price Index												
County:	Average Price YTD. 2009	Average Price Rank: 2009	# Trans YTD. 2009	% Gross # Trans: YTD. 2009	Full Year 2008	Average Price Rank: 2008	# Trans: 2008	% Gross # Trans: 2008	Full Year 2007	# Trans: 2007	% Gross # Trans: 2007	
EAGLE	\$ 999,710	2	238	36.45%	\$ 1,509,830	2	512	31.88%	\$ 899,413	1046	38.91%	
GARFIELD	\$ 317,031	5	64	13.91%	\$ 305,239	5	259	16.60%	\$ 272,117	454	16.19%	
PITKIN	\$ 1,980,360	1	90	18.29%	\$ 1,836,575	1	245	29.59%	\$ 1,450,226	374	27.12%	
ROUTT	\$ 612,009	3	121	18.59%	\$ 659,995	3	328	30.45%	\$ 501,116	868	33.97%	
SUMMIT	\$ 394,784	4	385	49.87%	\$ 463,633	4	1000	54.53%	\$ 406,529	1779	55.59%	

Single Family & Multi Family Average Price Per Square Foot Comparison		
County:	YTD. 2009 Average Single Family PPSF	YTD. 2009 Average Multi Family PPSF
EAGLE	\$358.43	\$570.58
GARFIELD	\$204.32	\$217.55
PITKIN	\$1,041.19	\$1,055.89
ROUTT	\$290.19	\$337.51
SUMMIT	\$309.20	\$348.57

RED TEXT SHOWS A DECLINE VS. THE PREVIOUS ENTRY - GREEN TEXT SHOWS A RISE VS. THE PREVIOUS ENTRY:

Compliments of Land Title Guarantee Company
 Data is collected from the Eagle, Garfield, Pitkin, Routt & Summit County Clerk & Recorder's Office & Assessor's Office. Data is deemed reliable but not guaranteed.