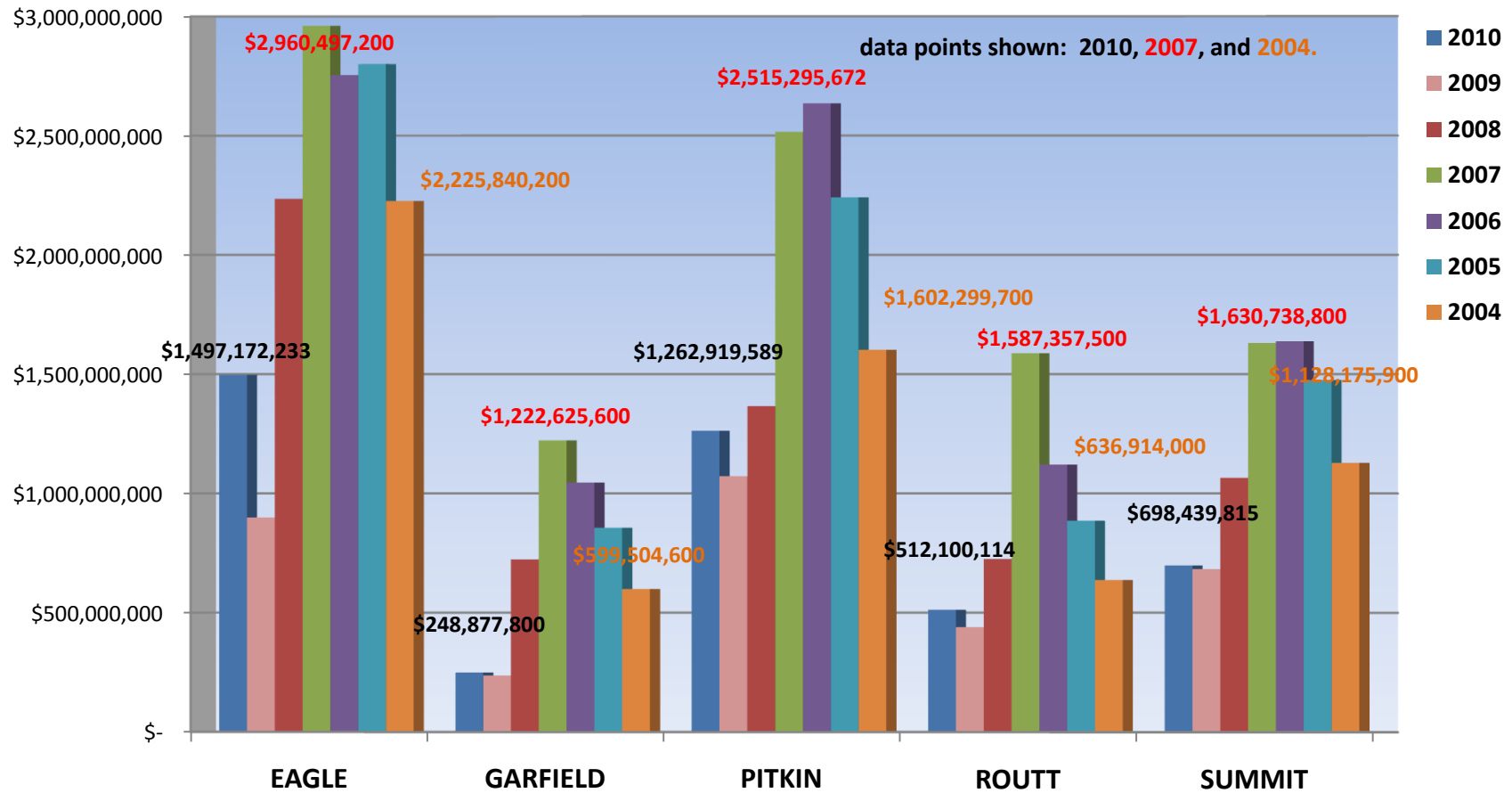


Gross Sales Transaction Summary: All Transactions Recorded from 2004 through 2010



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

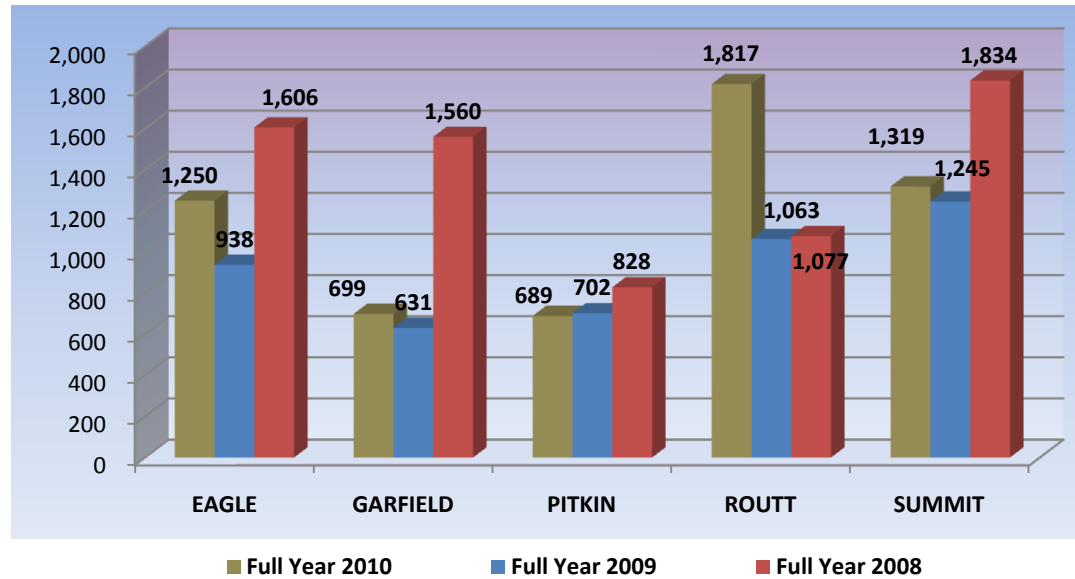
*Pitkin County & Routt County include Interval/Timeshare transactions in Gross Volume



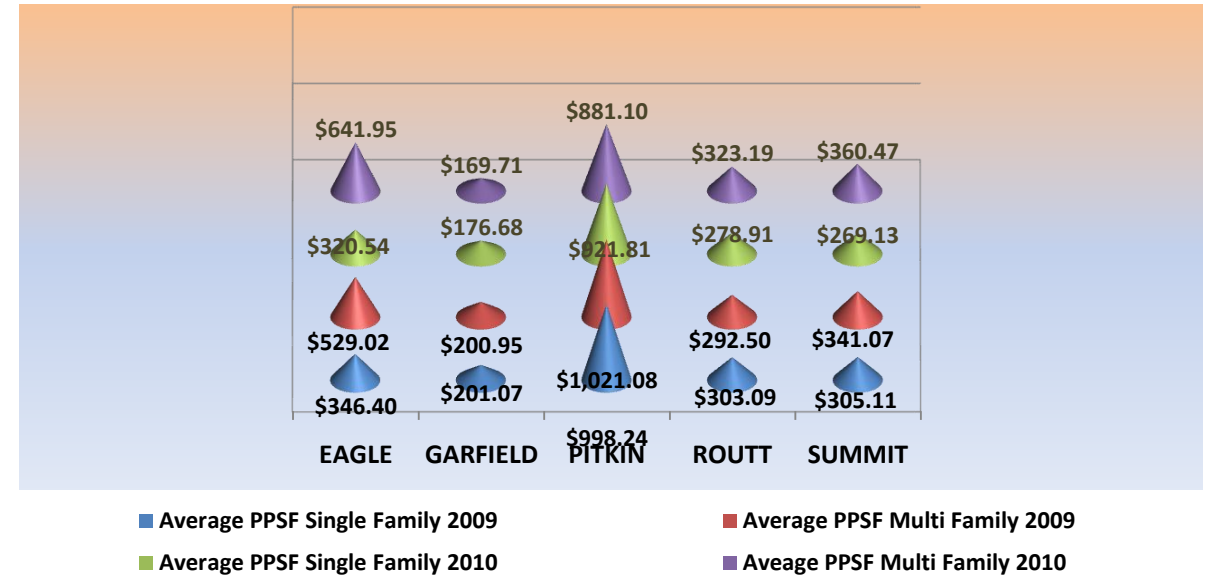
Compliments of Land Title Guarantee Company mountain offices located in Aspen, Avon, Breckenridge, Dillon, Eagle, Frisco, Glenwood Springs, Steamboat Springs & Vail.

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**Number of Recorded Sales Transactions by County:
2008 through 2010**



**2009 vs. 2010 Average Price Per Square Foot Sales Summary:
Single Family and Multi-Family Property Types**

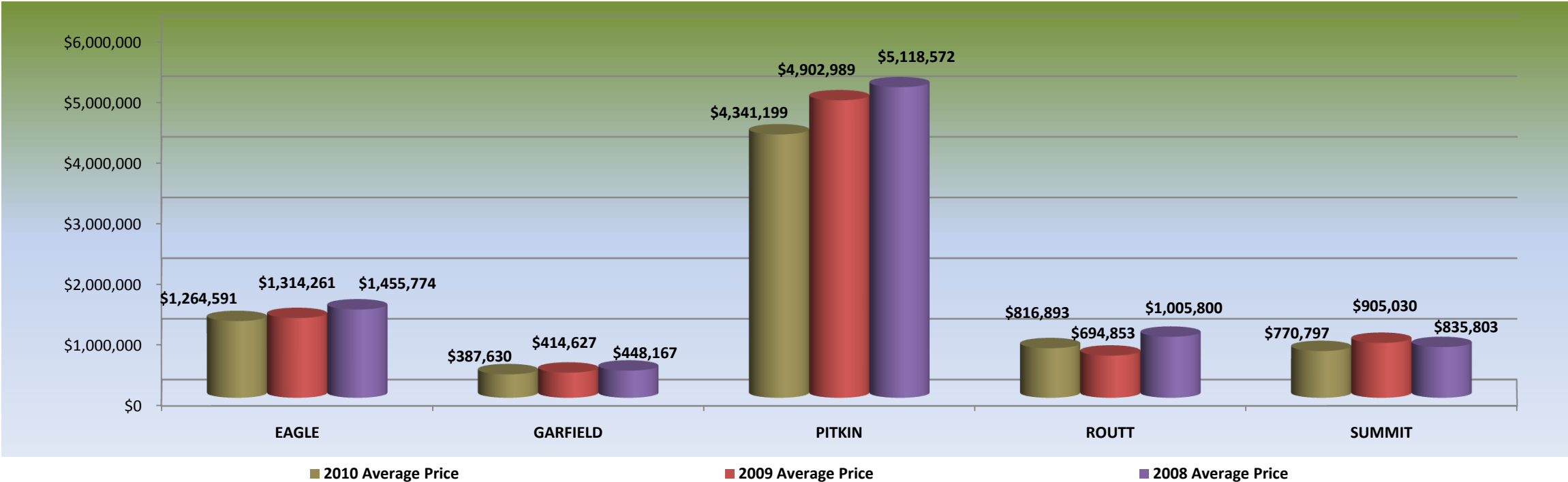


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Average Sales Price for Single Family Residences by County: 2008 through 2010

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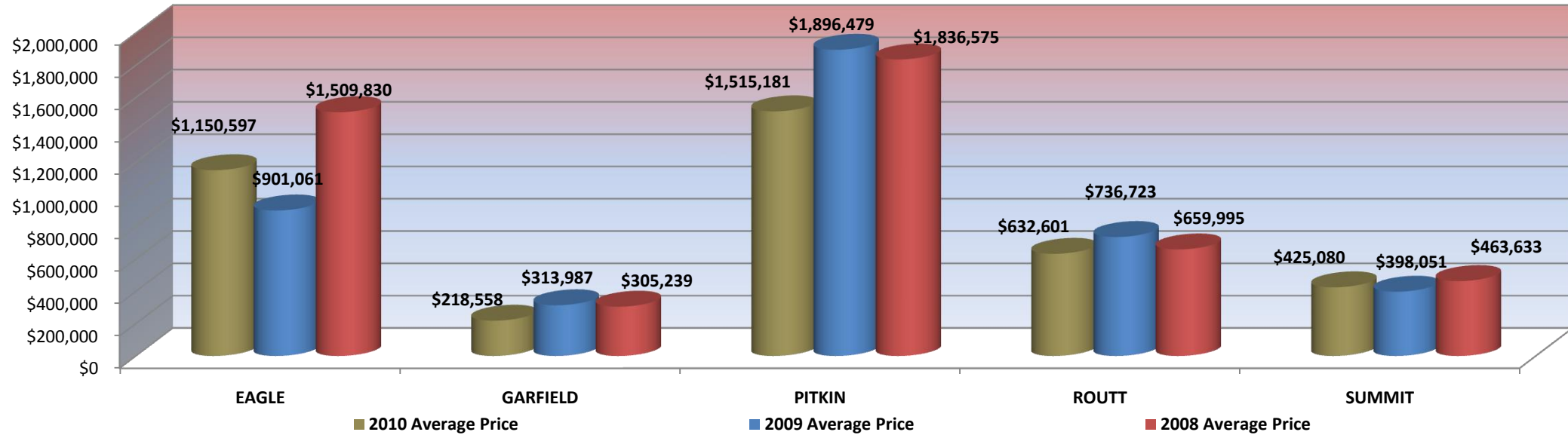
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Average Sales Price for Multi-Family Residences by County: 2008 through 2010

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Number of Transactions: % Overall number of transactions shows each county's percentage of the total gross volume transacted.					
County:	# Trans. 2010	% Overall # Trans. 2010	# Trans. 2009	% Overall # Trans. 2009	% Change 2010 vs. 2009
EAGLE	1,250	21.65%	938	20.48%	33.26%
GARFIELD	699	12.11%	631	13.78%	10.78%
PITKIN	689	11.93%	702	15.33%	-1.85%
ROUTT	1,817	31.47%	1,063	23.21%	70.93%
SUMMIT	1,319	22.84%	1,245	27.19%	5.94%
Grand Total:	5,774	100.00%	4,579	100.00%	26.10%

*Routt County and Pitkin County Transactions include Interval/Timeshare Recordings for 2010 & 2009. See your Individual County Breakdowns for additional clarification.

Single Family Average Price Index: % Gross number of Transactions shows the percentage of Gross Volume accounted for by Single Family Sales.								
County:	Average Price 2010	Average Price Rank: 2010	# Trans. 2010	% Gross # Trans: 2010	Average Price 2009	# Trans. 2009	% Gross # Trans: 2009	% Change 2010 vs. 2009
EAGLE	\$1,264,591	2	428	34.24%	\$1,314,261	238	25.37%	-3.78%
GARFIELD	\$387,630	5	461	65.95%	\$414,627	264	41.84%	-6.51%
PITKIN	\$4,341,199	1	143	20.75%	\$4,902,989	73	10.40%	-11.46%
ROUTT	\$816,893	3	192	10.57%	\$694,853	109	10.25%	17.56%
SUMMIT	\$770,797	4	415	31.46%	\$905,030	242	19.44%	-14.83%

Multi Family Average Price Index: % Gross number of Transactions shows the percentage of Gross Volume accounted for Multi-Family Sales								
County:	Average Price 2010	Average Price Rank: 2010	# Trans. 2010	% Gross # Trans: 2010	Average Price 2009	# Trans. 2009	% Gross # Trans: 2009	% Change 2010 vs. 2009
EAGLE	\$1,150,597	2	599	47.92%	\$901,061	238	25.37%	27.69%
GARFIELD	\$218,558	5	66	9.44%	\$313,987	64	10.14%	-30.39%
PITKIN	\$1,515,181	1	153	22.21%	\$1,896,479	90	12.82%	-20.11%
ROUTT	\$632,601	3	293	16.13%	\$736,723	121	11.38%	-14.13%
SUMMIT	\$425,080	4	691	52.39%	\$398,051	385	30.92%	6.79%

Single Family & Multi Family Average Price Per Square Foot Comparison						
County:	2010 Average Single Family PPSF	2010 Average Multi Family PPSF	2009 Average Single Family PPSF	2009 Average Multi Family PPSF	% Change 2010 vs. 2009 Single Family PPSF	% Change 2010 vs. 2009 Multi Family PPSF
EAGLE	\$320.54	\$641.95	\$346.40	\$529.02	-7.47%	21.35%
GARFIELD	\$176.68	\$169.71	\$201.07	\$200.95	-12.13%	-15.55%
PITKIN	\$921.81	\$881.10	\$998.24	\$1,021.08	-7.66%	-13.71%
ROUTT	\$278.91	\$323.19	\$303.09	\$292.50	-7.98%	10.49%
SUMMIT	\$269.13	\$360.47	\$305.11	\$341.07	-11.79%	5.69%

Number of Bank Sales Transactions					
County:	# Bank Trans. 2010	% Overall # Trans. 2010	# Bank Trans. 2009	% Overall # Trans. 2009	% Change 2010 vs. 2009
EAGLE	103	8.24%	17	1.81%	505.88%
GARFIELD	134	19.17%	23	3.65%	482.61%
PITKIN	13	1.89%	6	0.85%	116.67%
ROUTT	83	4.57%	21	1.98%	295.24%
SUMMIT	50	3.79%	14	1.12%	257.14%
Grand Total:	383	6.63%	81	1.77%	372.84%

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

New Construction Sales Volume - All Property Types: Calculated by Gross Volume							
County:	Gross Sales New Const. 2010	# Trans New Const: 2010	% Gross Volume All Sales: 2010	Gross Sales New Const. 2009	# Trans New Const: 2009	% Gross Volume All Sales: 2009	% Change 2009 vs. 2010
EAGLE	\$471,031,150	219	31.46%	\$230,993,194	174	25.71%	103.92%
GARFIELD	\$40,281,800	101	16.19%	\$47,168,400	108	19.97%	-14.60%
PITKIN	\$159,441,390	22	12.62%	\$251,641,488	45	23.46%	-36.64%
ROUTT	\$125,782,200	144	24.56%	\$113,078,100	118	25.71%	11.23%
SUMMIT	\$131,317,000	118	18.80%	\$175,603,400	172	25.71%	-25.22%
Grand Total:	\$927,853,540	604	21.99%	\$818,484,582	617	24.58%	13.36%

Note - Full Year 2010 New Construction Totals for Pitkin County Including Fractional Sales are: 111 transactions with \$212,629,406 in Gross Volume - Totals for Routt County Including Fractional Sales are: 1,115 transactions with \$201,939,000 in Gross Volume
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.



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Monthly Gross Volume Transaction Report - All Recorded Transactions *

2010	Jan.	Feb.	Mar.	Apr.	May.	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Total by County
EAGLE	\$ 86,864,200	\$ 100,161,634	\$ 131,701,100	\$ 130,653,350	\$ 124,810,690	\$ 141,821,150	\$ 88,131,800	\$ 101,212,200	\$ 235,695,303	\$ 133,924,900	\$ 113,577,217	\$ 108,618,689	\$ 1,497,172,233
GARFIELD	\$ 11,461,500	\$ 12,503,900	\$ 24,342,200	\$ 21,940,200	\$ 17,487,500	\$ 20,376,300	\$ 24,709,600	\$ 21,049,700	\$ 17,782,700	\$ 20,320,900	\$ 19,163,600	\$ 37,739,700	\$ 248,877,800
PITKIN	\$ 55,349,360	\$ 49,136,999	\$ 103,247,244	\$ 168,793,594	\$ 81,899,335	\$ 115,390,224	\$ 74,155,436	\$ 74,470,199	\$ 99,756,099	\$ 197,043,696	\$ 118,441,223	\$ 125,236,180	\$ 1,262,919,589
ROUETT	\$ 49,807,800	\$ 32,234,900	\$ 43,661,200	\$ 53,646,200	\$ 40,211,100	\$ 35,689,200	\$ 36,925,400	\$ 46,343,500	\$ 50,689,800	\$ 41,353,400	\$ 27,275,714	\$ 54,261,900	\$ 512,100,114
SUMMIT	\$ 30,051,500	\$ 36,036,515	\$ 37,425,700	\$ 40,792,200	\$ 63,039,000	\$ 83,871,000	\$ 38,565,100	\$ 79,753,200	\$ 78,228,400	\$ 79,749,200	\$ 60,172,900	\$ 70,755,100	\$ 698,439,815
Grand Total:	\$ 233,534,360	\$ 230,073,948	\$ 340,377,444	\$ 415,825,544	\$ 327,447,625	\$ 397,147,874	\$ 262,487,336	\$ 322,828,799	\$ 482,152,302	\$ 472,392,096	\$ 338,630,654	\$ 396,611,569	\$ 4,219,509,551
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	\$ 96,167,100	\$ 82,428,395	\$ 86,926,716	\$ 898,444,183
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	\$ 18,898,900	\$ 13,072,600	\$ 34,301,900	\$ 236,164,550
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	\$ 126,613,840	\$ 81,433,876	\$ 81,241,755	\$ 1,072,548,228
ROUETT	\$ 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	\$ 39,111,000	\$ 89,994,700	\$ 83,194,900	\$ 439,774,300
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	\$ 92,709,100	\$ 64,690,000	\$ 102,685,700	\$ 683,009,100
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	\$ 354,597,134	\$ 373,499,940	\$ 331,619,571	\$ 388,350,971	\$ 3,329,940,361
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
ROUETT	\$ 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
ROUETT	\$ 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	\$ 96,372,600	\$ 66,939,000	\$ 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
ROUETT	\$ 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: 2004 Through 2010

County:	Period: Full Year 2010	Period: Full Year 2009	% Change 2010 vs. 2009	Full Year 2009	Full Year 2008	Full Year 2007	Full Year 2006	Full Year 2005	Full Year 2004
EAGLE	\$ 1,497,172,233	\$ 898,444,183	66.64%	\$ 898,444,183	\$ 2,234,919,100	\$ 2,960,497,200	\$ 2,754,171,600	\$ 2,800,249,502	\$ 2,225,840,200
GARFIELD	\$ 248,877,800	\$ 236,164,550	5.38%	\$ 236,164,550	\$ 723,167,700	\$ 1,222,625,600	\$ 1,045,377,400	\$ 855,966,600	\$ 599,504,600
PITKIN	\$ 1,262,919,589	\$ 1,072,548,228	17.75%	\$ 1,072,548,228	\$ 1,365,742,938	\$ 2,515,295,672	\$ 2,635,167,495	\$ 2,240,931,000	\$ 1,602,299,700
ROUETT	\$ 512,100,114	\$ 439,774,300	16.45%	\$ 439,774,300	\$ 725,101,200	\$ 1,587,357,500	\$ 1,121,036,063	\$ 885,907,100	\$ 636,914,000
SUMMIT	\$ 698,439,815	\$ 683,009,100	2.26%	\$ 683,009,100	\$ 1,065,729,100	\$ 1,630,738,800	\$ 1,637,874,800	\$ 1,474,997,499	\$ 1,128,175,900
Grand Total:	\$ 4,219,509,551	\$ 3,329,940,361	26.71%	\$ 3,329,940,361	\$ 6,114,660,038	\$ 9,916,514,772	\$ 9,193,627,358	\$ 8,258,051,701	\$ 6,192,734,400

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* Pitkin and Routt Counties include Interval/Timeshare units in Gross Volume Transactions.

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