

Market Analysis by Area

Summit County, Colorado

AUGUST 2009

Red Text indicates a drop compared to the prior month's value; **Green Text** indicates a rise; **Black Text** indicates no change, or no comparison value. **Red Text** is not used for % Calculations. Average PPSF is calculated for properties with available Square

Residential Price & PPSF includes: Statistically Viable Sales only: Single Family, Duplex, Townhome, Condominium, or any other type Improved Residential Unit.

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price	Average \$ Residential Price	Median \$ Residential Price	Average \$ Residential PPSF
Blue River & South to County Lin	\$4,285,900	7%	8	7%	\$535,738	\$504,950	\$535,738	\$504,950	\$ 311
Breckenridge	\$9,533,600	16%	13	11%	\$733,354	\$403,600	\$686,133	\$380,800	\$ 382
Breckenridge Golf Course	\$14,614,600	24%	20	18%	\$725,725	\$439,250	\$896,767	\$950,000	\$ 246
Central Summit County (non-down)	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Copper Mountain	\$4,057,000	7%	4	4%	\$1,014,250	\$645,000	\$1,313,333	\$800,000	\$ 532
Cornithan Hills & Summerwood	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Dillon Town & Lake	\$1,272,400	2%	4	4%	\$318,100	\$298,700	\$318,100	\$298,700	\$ 390
Dillon Valley	\$772,900	1%	3	3%	\$257,633	\$309,900	\$257,633	\$309,900	\$ 211
Farmers Corner	\$425,000	1%	2	2%	\$212,500	data not applicable	\$0	\$0	\$ -
Frisco	\$7,190,300	12%	12	11%	\$599,192	\$611,250	\$599,192	\$611,250	\$ 262
Heensy	\$495,000	1%	1	1%	\$495,000	data not applicable	\$495,000	data not applicable	\$ 113
Keystone	\$2,893,000	5%	8	7%	\$359,375	\$307,800	\$341,657	\$295,000	\$ 399
Montezuma	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
North Summit County (rural)	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Peak 7	\$0	0%	0	0%	\$0	\$0	\$0	\$0	\$ -
Silverthorne	\$5,724,000	9%	10	9%	\$572,400	\$419,500	\$801,500	\$745,000	\$ 293
Summit Cove	\$2,142,400	4%	6	5%	\$357,067	\$327,950	\$357,067	\$327,950	\$ 287
Wilderness	\$2,938,800	5%	11	10%	\$267,164	\$280,000	\$267,164	\$280,000	\$ 272
Woodmoor	\$4,140,000	7%	7	6%	\$591,429	\$425,000	\$718,250	\$675,000	\$ 257
Quit Claim Deeds	\$680,200	1%	5	4%	\$136,040	\$71,000	\$0	\$0	\$ -
TOTAL	\$60,975,000	100.00%	114	100.00%	\$553,163	\$403,300	\$595,541	\$425,000	\$ 322

Note: Average Transaction Price & Median Transaction Price do not include Quit Claim Deed Transactions

Please note: The above figures do not include time share interests and are an unofficial tabulation of Summit County records that are believed to be reasonably accurate.



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**Breckenridge
Land Title**

200 North Ridge Street
Breckenridge, CO 80424

**Frisco
Land Title**

60 Main Street
Frisco, CO 80443

**Dillon
Land Title**

256 Dillon Ridge
Dillon, CO 80435

Market Analysis by Area

Summit County, Colorado

August YTD 8 Months
2009

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price
Blue River & South to County Line	\$17,876,700	5%	41	7%	\$436,017
Breckenridge	\$87,221,100	26%	119	19%	\$732,950
Breckenridge Golf Course	\$46,356,000	14%	66	11%	\$702,364
Central Summit County (non-town)	\$0	0%	0	0%	\$0
Copper Mountain	\$19,072,200	6%	42	7%	\$454,100
Corinthian Hills & Summerwood	\$1,899,000	1%	2	0%	\$949,500
Dillon Town & Lake	\$6,686,800	2%	19	3%	\$351,937
Dillon Valley	\$3,400,400	1%	15	2%	\$226,693
Farmers Corner	\$975,000	0%	4	1%	\$243,750
Frisco	\$24,236,100	7%	55	9%	\$440,656
Heeney	\$495,000	0%	1	0%	\$0
Keystone	\$37,241,500	11%	77	12%	\$483,656
Montezuma	\$0	0%	0	0%	\$0
North Summit County (rural)	\$7,771,500	2%	4	1%	\$1,942,875
Peak 7	\$6,682,500	2%	8	1%	\$835,313
Silverthorne	\$37,566,600	11%	60	10%	\$626,110
Summit Cove	\$8,394,600	2%	20	3%	\$419,730
Wilderness	\$17,704,000	5%	57	9%	\$310,596
Woodmoor	\$15,609,600	5%	22	4%	\$709,527
Quit Claim Deeds	\$2,720,500	1%	13	2%	\$209,269
TOTAL	\$341,909,100	100.00%	625	100.00%	\$598,747

Please note: The above figures do not include time share interests or refs and are an unofficial tabulation of Summit County records that are believed to be reasonably accurate.

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Market Analysis % Change

% Change 2004-2005-2006-2007-2008-2009

Month to Month Comparison by Monetary Volume

Month	2004	% Change 04 to 05	2005	% Change 05 to 06	2006	% Change 06 to 07	2007	% Change 07 to 08	2008	% Change 08 to 09	2009
January	\$41,825,900	93%	\$80,788,900	6%	\$85,701,700	-3%	\$82,933,400	3%	\$85,497,600	-62%	\$32,813,600
February	\$62,725,300	15%	\$72,151,200	6%	\$76,698,900	15%	\$88,392,000	-27%	\$64,539,900	-58%	\$27,246,500
March	\$69,129,000	30%	\$90,177,800	20%	\$108,018,500	-14%	\$92,555,500	3%	\$95,396,600	-60%	\$37,878,500
April	\$77,378,000	22%	\$94,438,600	17%	\$110,949,200	21%	\$133,878,100	-30%	\$94,201,300	-60%	\$37,792,900
May	\$88,236,800	19%	\$104,834,400	31%	\$137,133,800	16%	\$158,745,300	-40%	\$95,667,500	-33%	\$63,752,300
June	\$111,700,400	0%	\$112,232,799	45%	\$162,725,600	-13%	\$141,802,500	-35%	\$92,536,900	-63%	\$34,049,300
July	\$89,310,400	37%	\$122,040,800	0%	\$122,097,500	13%	\$138,251,700	-42%	\$80,686,100	-41%	\$47,401,000
August	\$102,320,900	45%	\$148,269,200	-12%	\$130,811,400	42%	\$186,302,600	-50%	\$92,825,200	-34%	\$60,975,000
September	\$116,154,100	39%	\$161,353,500	36%	\$219,939,000	-23%	\$168,704,900	-25%	\$127,090,100		
October	\$117,417,900	30%	\$152,693,400	24%	\$188,770,200	-22%	\$146,546,900	-19%	\$118,230,800		
November	\$116,352,500	66%	\$193,562,600	-29%	\$138,233,900	14%	\$156,934,000	-63%	\$58,002,400		
December	\$135,624,700	6%	\$143,084,300	10%	\$156,795,100	-13%	\$135,691,900	-55%	\$61,054,700		
Year-to-Date TOTAL	\$1,128,175,900	31%	\$1,475,627,499	11%	\$1,637,874,800	0%	\$1,630,738,800	-35%	\$1,065,729,100		
Month to Date	\$642,626,700	28%	\$824,933,699	13%	\$934,136,600	9%	\$1,022,861,100	-31%	\$701,351,100	-51%	\$341,909,100

Month to Month Comparison by Number of Transactions

Month	2004	% Change 04 to 05	2005	% Change 05 to 06	2006	% Change 06 to 07	2007	% Change 07 to 08	2008	% Change 08 to 09	2009
January	118	82%	215	-11%	192	-4%	185	-11%	165	-67%	54
February	221	-23%	171	6%	181	-8%	166	-23%	128	-57%	55
March	212	24%	262	2%	266	-23%	206	-21%	162	-56%	71
April	240	3%	247	12%	276	-5%	261	-38%	163	-58%	68
May	247	6%	263	18%	310	5%	324	-50%	162	-46%	88
June	278	10%	305	11%	340	-17%	283	-45%	155	-48%	80
July	229	41%	323	-3%	312	-4%	301	-55%	136	-30%	95
August	293	37%	400	-27%	291	24%	361	-49%	183	-38%	114
September	368	21%	445	0%	444	-32%	301	-33%	201		
October	371	5%	389	3%	400	-22%	311	-43%	176		
November	343	11%	381	-14%	326	-14%	281	-63%	105		
December	326	-9%	298	-9%	271	-19%	220	-55%	98		
Year-to-Date TOTAL	3,246	14%	3,699	-2%	3,609	-11%	3,200	-43%	1834		625
Month to Date	1,838	19%	2,186	-1%	2,168	-4%	2,087	-40%	1254	-50%	625

Please note: The above figures do not include time share interests or Refi's and are an unofficial tabulation of Summit County records that are believed to be reasonably accurate.

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MARKET SNAPSHOT



Market Snapshot by Area & Property Type Comparison

Summit County, Colorado
 Year-to-Date 2009 vs. Full Year 2008

Area	Average Price Single Family 2008	Average Price Single Family 2009	% Change Year-to-Date vs. Prior Year	Average Price Multi-Family 2008	Average Price Multi-Family 2009	% Change Year-to-Date vs. Prior Year	Average Price Residential Land 2008	Average Price Residential Land 2009	% Change Year-to-Date vs. Prior Year
Blue River	\$705,996	\$548,721	-22%	\$233,000	\$238,750	2%	\$258,057	\$160,163	-38%
Breckenridge	\$939,848	\$1,228,533	31%	\$690,308	\$477,791	-31%	\$945,642	\$305,500	-68%
Breckenridge Golf Course	\$1,327,116	\$1,298,786	-2%	\$548,724	\$425,091	-22%	\$456,956	\$418,125	-8%
Central Summit County (Rural)	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Copper Mountain	\$1,925,000	\$2,650,000	38%	\$458,746	\$490,200	7%	\$1,065,500	\$0	0%
Corinthian Hills/Summerwood	\$905,500	\$949,500	5%	\$455,320	\$0	0%	\$288,500	\$0	0%
Dillon Town & Lake	\$625,000	\$399,000	-36%	\$360,036	\$355,165	-1%	\$270,000	\$0	0%
Dillon Valley	\$407,816	\$331,650	-19%	\$857,000	\$156,722	-82%	\$160,000	\$0	0%
Farmers Corner	\$546,455	\$525,000	-4%	\$0	\$0	0%	\$355,000	\$212,500	-40%
Frisco	\$883,696	\$608,314	-31%	\$413,070	\$430,673	4%	\$394,857	\$320,000	-19%
Heeney	\$313,083	\$495,000	58%	\$0	\$0	0%	\$175,000	\$0	0%
Keystone	\$1,229,643	\$1,278,000	4%	\$431,342	\$433,383	0%	\$534,250	\$495,000	-7%
Montezuma	\$0	\$0	0%	\$0	\$0	0%	\$100,000	\$0	0%
North Summit County (Rural)	\$1,795,000	\$1,168,900	-35%	\$0	\$0	0%	\$453,333	\$0	0%
Peak 7	\$652,242	\$920,357	41%	\$0	\$0	0%	\$335,000	\$240,000	-28%
Silverthorne	\$771,095	\$856,712	11%	\$452,293	\$438,513	-3%	\$375,393	\$316,042	-16%
Summit Cove	\$579,469	\$557,173	-4%	\$273,659	\$251,744	-8%	\$229,843	\$0	0%
Wilderness	\$557,486	\$513,971	-8%	\$297,981	\$294,939	-1%	\$229,400	\$347,000	51%
Woodmoor	\$1,065,027	\$943,091	-11%	\$392,583	\$280,086	-29%	\$510,000	\$0	0%
Gross Live Average:	\$835,803	\$912,102	9%	\$463,633	\$404,968	-13%	\$470,260	\$320,920	-32%

Please note: The above figures are an unofficial tabulation of Summit County records that are believed to be reasonably accurate. Sales believed to be inaccurate indicators of the market have been eliminated.

Full Interest, Fee Simple, Arms-Length transactions only, are shown in the Market Snapshot Report.

Area	Median Price Single Family 2008	Median Price Single Family 2009	% Change Year-to-Date vs. Prior Year	Median Price Multi-Family 2008	Median Price Multi-Family 2009	% Change Year-to-Date vs. Prior Year	Median Price Residential Land 2008	Median Price Residential Land 2009	% Change Year-to-Date vs. Prior Year
Blue River	\$650,000	\$539,900	-17%	\$268,500	data not applicable	0%	\$180,000	\$147,650	-18%
Breckenridge	\$700,000	\$808,000	15%	\$567,500	\$422,500	-26%	\$1,100,000	data not applicable	0%
Breckenridge Golf Course	\$1,300,000	\$1,350,000	4%	\$422,000	\$380,000	-10%	\$487,500	\$371,500	-24%
Central Summit County (Rural)	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Copper Mountain	data not applicable	data not applicable	0%	\$335,000	\$380,000	13%	\$1,075,000	\$0	0%
Corinthian Hills/Summerwood	data not applicable	data not applicable	0%	\$390,000	\$0	0%	data not applicable	\$0	0%
Dillon Town & Lake	data not applicable	data not applicable	0%	\$329,000	\$337,500	3%	data not applicable	\$0	0%
Dillon Valley	\$395,000	\$337,500	-15%	\$720,000	\$140,000	-81%	data not applicable	\$0	0%
Farmers Corner	\$485,000	data not applicable	0%	\$0	\$0	0%	data not applicable	data not applicable	0%
Frisco	\$850,000	\$539,500	-37%	\$387,500	\$355,000	-8%	\$380,000	data not applicable	0%
Heeney	\$120,000	data not applicable	0%	\$0	\$0	0%	data not applicable	\$0	0%
Keystone	\$1,000,000	\$1,325,000	33%	\$360,000	\$352,500	-2%	\$485,000	\$410,000	-15%
Montezuma	\$0	\$0	0%	\$0	\$0	0%	data not applicable	\$0	0%
North Summit County (Rural)	data not applicable	data not applicable	0%	\$0	\$0	0%	\$220,000	\$0	0%
Peak 7	\$612,500	\$940,000	53%	\$0	\$0	0%	data not applicable	data not applicable	0%
Silverthorne	\$615,000	\$581,000	-6%	\$420,000	\$381,350	-9%	\$379,100	\$331,250	-13%
Summit Cove	\$493,000	\$450,000	-9%	\$204,000	\$260,000	27%	\$239,000	\$0	0%
Wilderness	\$560,000	\$510,000	-9%	\$280,000	\$266,000	-5%	\$217,000	data not applicable	0%
Woodmoor	\$829,000	\$960,000	16%	\$343,000	\$295,000	-14%	\$480,000	\$0	0%
Gross Live Median:	\$670,000	\$685,000	2%	\$367,800	\$340,000	-8%	\$350,000	\$316,250	-10%



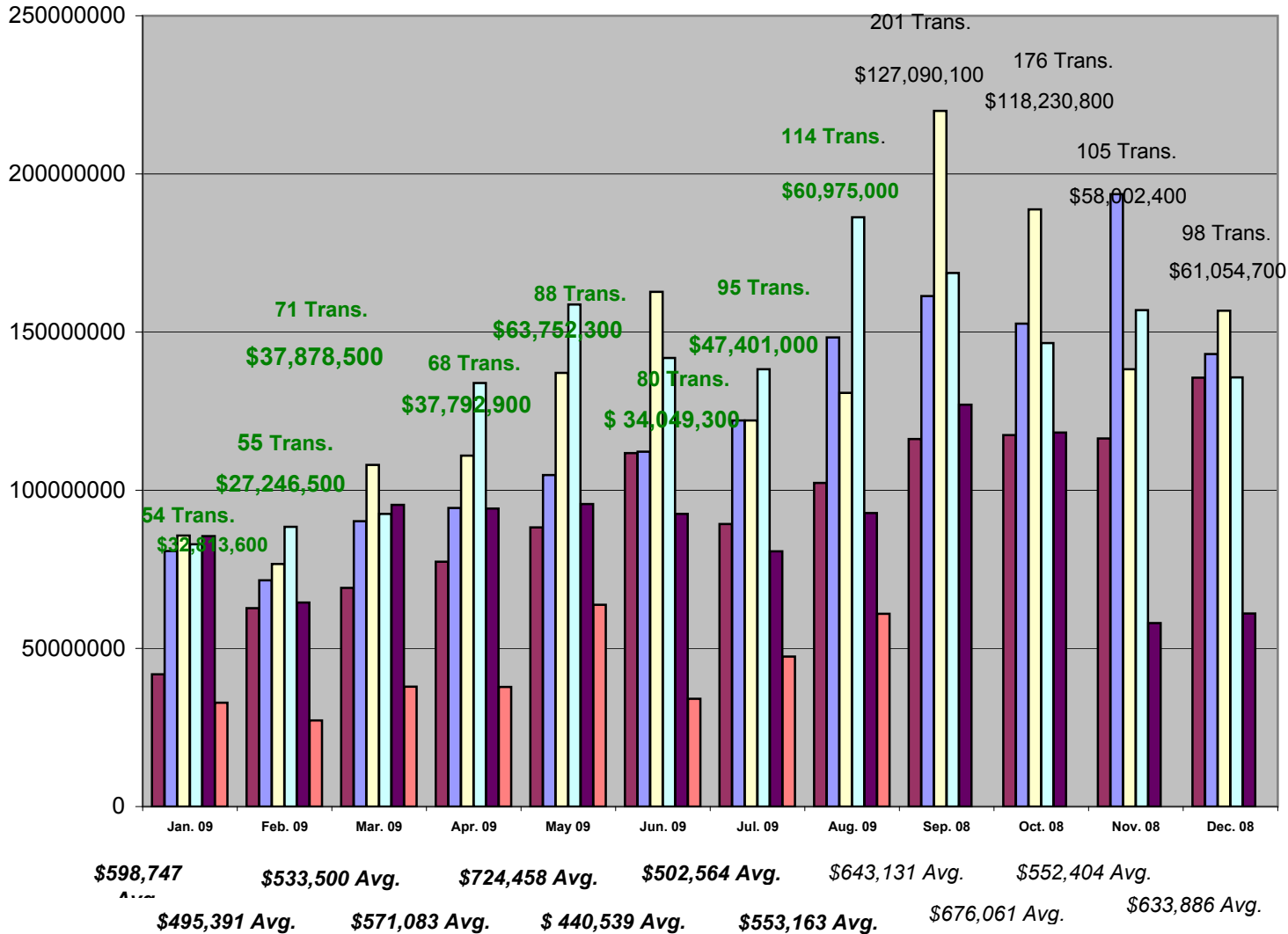
Breckenridge
 Land Title
 200 North Ridge Street
 Breckenridge, CO 80424
 970.453.2255

Frisco
 Land Title
 60 Main Street
 Frisco, CO 80443
 970.668.2205

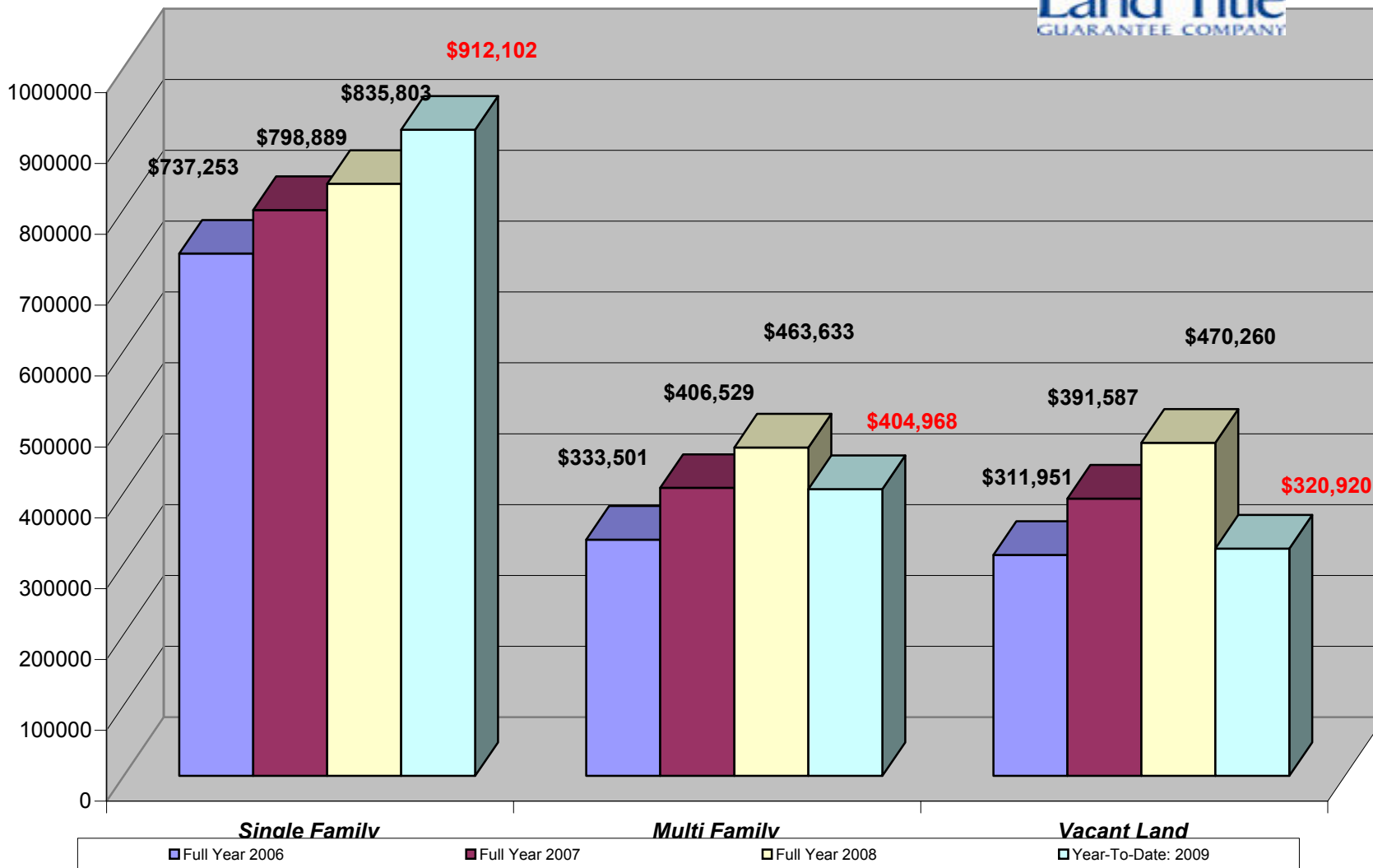
Dillon
 Land Title
 256 Dillon Ridge
 Dillon, CO 80435
 970.262.1883

Compliments of:
 Land Title Guarantee
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Summit County Market Analysis: 2004 through 2009



Summit County Residential Price Index: 2006 Through 2009



Top 70% Lenders for August 2009: Summit County

Total Loans Recorded in August 2009: 418 Loans

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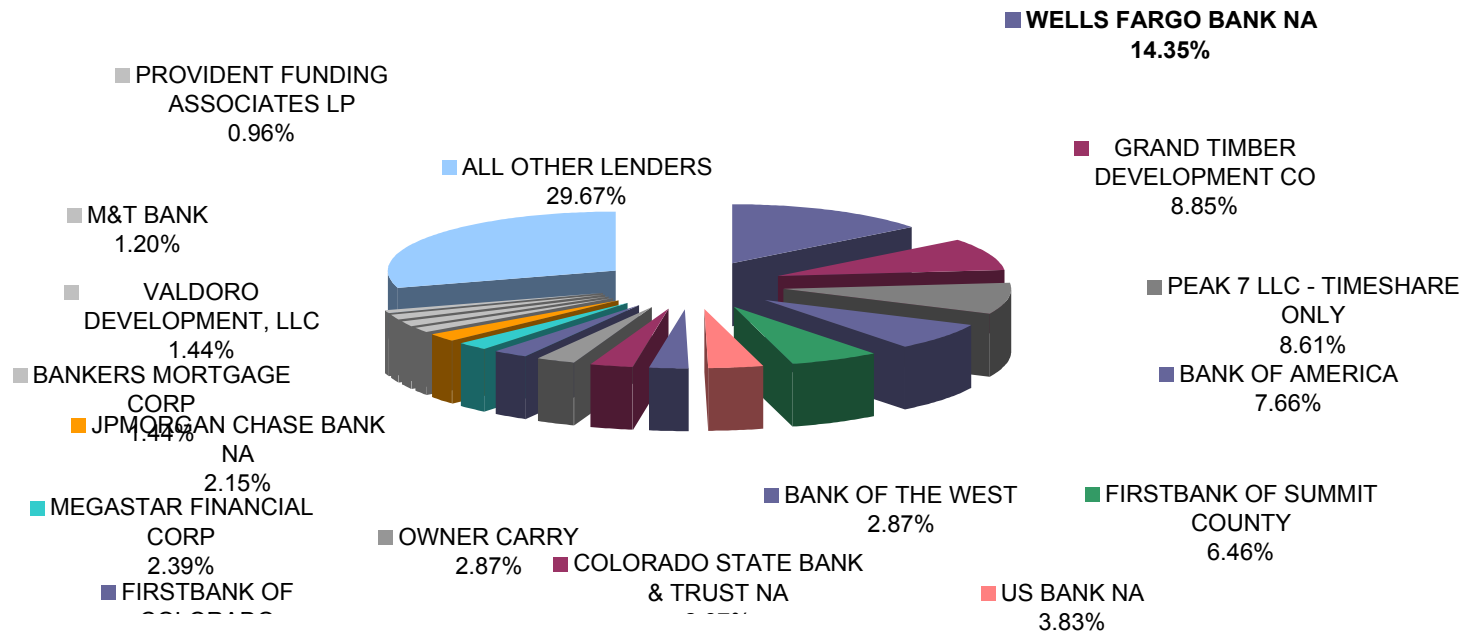
970.453.2255

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LOAN BREAKDOWN: 67 Loans related to Sales: 59% of the 114 Sales Transactions.


There were 267 Refinance/Equity Loans, and 84 Loans related to Timeshare Sales.

The Remainder of Sales: 41% of Real Estate closings were Cash Transactions at the time of closing.



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 Top 70% Lenders for August 2009		
Summit County		
LENDER	NUMBER LOANS	PERCENTAGE TOTAL
WELLS FARGO BANK NA	60	14.35%
GRAND TIMBER DEVELOPMENT CO	37	8.85%
PEAK 7 LLC - TIMESHARE ONLY	36	8.61%
BANK OF AMERICA	32	7.66%
FIRSTBANK OF SUMMIT COUNTY	27	6.46%
US BANK NA	16	3.83%
BANK OF THE WEST	12	2.87%
COLORADO STATE BANK & TRUST NA	12	2.87%
OWNER CARRY	12	2.87%
FIRSTBANK OF COLORADO	10	2.39%
MEGASTAR FINANCIAL CORP	10	2.39%
JPMORGAN CHASE BANK NA	9	2.15%
BANKERS MORTGAGE CORP	6	1.44%
VALDORO DEVELOPMENT, LLC	6	1.44%
M&T BANK	5	1.20%
PROVIDENT FUNDING ASSOCIATES LP	4	0.96%
ALL OTHER LENDERS	124	29.67%
AFFILIATED FINANCIAL GROUP INC	3	0.72%
ALPINE BANK	3	0.72%
CHARLES SCHWAB BANK	3	0.72%
CHERRY CREEK MORTGAGE COMPANY	3	0.72%
CITIMORTGAGE INC	3	0.72%
WESTERRA CREDIT UNION	3	0.72%
AIR ACADEMY FEDERAL CREDIT UNION	2	0.48%
AMTRUST BANK	2	0.48%
BWC MORTGAGE SERVICES	2	0.48%
CLARION MORTGAGE CAPITAL INC	2	0.48%
ELEVATIONS CREDIT UNION	2	0.48%
ING BANK FSB	2	0.48%
LIBERTY FINANCIAL SERVICES LLC	2	0.48%
LIVE OAK BANKING COMPANY	2	0.48%
MERRILL LYNCH CREDIT CORP	2	0.48%
MOUNTAIN TROPIC CONNECTIONS INC	2	0.48%
NATIONAL CITY MORTGAGE	2	0.48%

PHH MORTGAGE CORP	2	0.48%
POWER FINANCIAL CORP	2	0.48%
QUICKEN LOANS	2	0.48%
SOOPER CREDIT UNION	2	0.48%
SUNTRUST MORTGAGE INC	2	0.48%
USAA FSB	2	0.48%
ACADEMY NATIONAL MORTGAGE CORP	1	0.24%
ADDISON AVENUE FEDERAL CREDIT UNION	1	0.24%
ALLIANT CREDIT UNION	1	0.24%
AMERICAS MORTGAGE LLC	1	0.24%
ASSURITY FINANCIAL SERVICES LLC	1	0.24%
BANK OF COLORADO	1	0.24%
BANK OF THE OZARKS	1	0.24%
BANKERS TRUST COMPANY NA	1	0.24%
BELLCO CREDIT UNION	1	0.24%
CAPITAL AUTOMOTIVE FINANCE LLC	1	0.24%
CAPITAL ONE NATIONAL NA	1	0.24%
CHEVRON FEDERAL CREDIT UNION	1	0.24%
COLDWELL BANK MORTGAGE	1	0.24%
COLLEGE CREDIT UNION OF GREELEY	1	0.24%
COLORADO CAPITAL BANK	1	0.24%
COUNTRY BANK	1	0.24%
CREDIT UNION OF THE ROCKIES	1	0.24%
DENVER WATER CREDIT UNION	1	0.24%
DISTINCTIVE HOME LENDING INC	1	0.24%
ELKHORN INVESTMENT,LLC	1	0.24%
EMORTGAGE MANAGEMENT LLC	1	0.24%
ENT FEDERAL CREDIT UNION	1	0.24%
EVERETT FINANCIAL INC	1	0.24%
FIRST NATIONAL BANK	1	0.24%
FIRSTBANK NORTH	1	0.24%
FIRSTBANK OF AVON	1	0.24%
FIRSTBANK OF CHERRY CREEK	1	0.24%
FIRSTBANK OF DOUGLAS COUNTY	1	0.24%
FIRSTBANK OF LONGMONT	1	0.24%
FIRSTBANK OF PARKER	1	0.24%
FIRSTBANK OF SOUTH JEFFCO	1	0.24%

FREEDOM MORTGAGE CORP	1	0.24%
GMAC BANK	1	0.24%
GMAC MORTGAGE	1	0.24%
GREAT WESTERN BANK	1	0.24%
GUARANTY BANK AND TRUST	1	0.24%
GUILD MORTGAGE COMPANY	1	0.24%
HOME LOAN CENTER INC	1	0.24%
INSIGHT FINANCIAL CORP	1	0.24%
JUST MORTGAGE INC	1	0.24%
MARRIOTT OWNERSHIP RESORTS INC	1	0.24%
METLIFE HOME LOANS	1	0.24%
MILE HIGH BANKS	1	0.24%
MILLENNIUM BANK	1	0.24%
MONCOR INC	1	0.24%
MY WAY LLLP	1	0.24%
NEW WEST BANK	1	0.24%
NL INC	1	0.24%
NORTHWEST BANK	1	0.24%
NORTHWEST FEDERAL CREDIT UNION	1	0.24%
OMNI FINANCIAL SERVICES INC	1	0.24%
PENTAGON FEDERAL CREDIT UNION	1	0.24%
PRIVATEBANK & TRUST COMPANY	1	0.24%
PUBLIC SERVICE CREDIT UNION	1	0.24%
QUORUM FEDERAL CREDIT UNION	1	0.24%
RAYMOND JAMES BANK FSB	1	0.24%
REGIONS BANK	1	0.24%
RESIDENTIAL MORTGAGE SERVICES	1	0.24%
S & T BANK	1	0.24%
SECURITY NATIONAL BANK MORTGAGE	1	0.24%
SECURITY STATE BANK	1	0.24%
SIERRA PACIFIC MORTGAGE INC	1	0.24%
STEARNS LENDING INC	1	0.24%
SUMMIT COUNTY HOUSING AUTHORITY	1	0.24%
SUN SECURITY BANK	1	0.24%
TREGO WAKEENEY STATE BANK	1	0.24%
UMB BANK NA	1	0.24%
UNIFIRST MORTGAGE CORP	1	0.24%
UNIVERSAL LENDING CORP	1	0.24%

UPPER BLUE FINANCIAL SERVICES LLC	1	0.24%
WELD SCHOLLS CREDIT UNION	1	0.24%
WR STARKEY MORTGAGE LLP	1	0.24%

Compliments of:

Land Title Guarantee

Breckenridge, Frisco, Dillon

Brooke Roberts - broberts@ltec.com



Frisco
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60 Main Street
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970.668.2205

Dillon
Land Title
256 Dillon Ridge
Dillon, CO 80435
970.262.1883

Breckenridge
Land Title
200 North Ridge Street
Breckenridge, CO 80424
970.453.2255

August 2009 Residential Improved Units - Price Point Summary

	# Transactions	Gross Volume	Percentage Gross
<=200,000	9	\$ 1,517,500.00	3%
200,001 to 300,000	13	\$ 3,290,000.00	6%
300,001 to 400,000	19	\$ 6,406,500.00	12%
400,001 to 500,000	15	\$ 6,848,600.00	12%
500,001 to 600,000	6	\$ 3,299,900.00	6%
600,001 to 700,000	7	\$ 4,554,000.00	8%
700,001 to 800,000	6	\$ 4,610,300.00	8%
800,001 to 900,000	2	\$ 1,675,000.00	3%
900,001 to 1,000,000	5	\$ 4,910,000.00	9%
1,000,001 to 1,500,000	3	\$ 4,050,000.00	7%
1,500,001 to 2,000,000	5	\$ 8,498,000.00	16%
2,000,001 to 2,500,000	1	\$ 2,480,000.00	5%
2,500,001 to 3,000,000	1	\$ 2,650,000.00	5%
over \$ 3 Million	0	\$ -	0%
Total:	92	\$ 54,789,800.00	100%
New Construction	Number Trans.	Total Volume	Average Price
Single Family	8	\$ 13,515,000.00	\$1,689,375
Multi Family	5	\$ 2,578,400.00	\$515,680
Vacant Land	1	\$ 252,000.00	\$252,000
Resales	Number Trans.	Total Volume	Average Price
Single Family	36	\$ 24,494,000.00	\$680,389
Multi Family	43	\$ 14,202,400.00	\$330,288
Vacant Land	7	\$ 2,211,000.00	\$315,857
August 2009 Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	44	\$ 38,009,000.00	\$863,841
Multi Family	48	\$ 16,780,800.00	\$349,600
Vacant Land	8	\$ 2,463,000.00	\$307,875
Year-To-Date 2009: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	191	\$ 174,211,500.00	\$912,102.09
Multi Family	309	\$ 125,135,000.00	\$404,967.64
Vacant Land	40	\$ 12,836,800.00	\$320,920.00
Full Year 2008: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	470	\$ 392,827,200.00	\$835,802.55
Multi Family	1001	\$ 464,096,800.00	\$463,633.17
Vacant Land	151	\$ 71,009,300.00	\$470,260.26
Full Year 2007: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	801	\$ 639,910,300.00	\$798,889.26
Multi Family	1779	\$ 723,215,400.00	\$406,529.17
Vacant Land	334	\$ 130,790,200.00	\$391,587.43
Full Year 2006: Gross Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	874	\$ 644,359,000.00	\$737,252.86
Multi Family	1978	\$ 659,665,700.00	\$333,501.37
Vacant Land	447	\$ 139,442,300.00	\$311,951.45



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YTD August (8 Months) 2009 Residential Improved Units - Price Point Summary					
	# Transactions	Gross Volume	Percentage Gross	Average Price	
<=200,000	40	\$ 6,095,600	2%	\$ 152,390	
200,001 to 300,000	89	\$ 19,720,200	8%	\$ 221,575	
300,001 to 400,000	96	\$ 30,148,300	12%	\$ 314,045	
400,001 to 500,000	60	\$ 24,649,900	10%	\$ 410,832	
500,001 to 600,000	58	\$ 28,389,300	11%	\$ 489,471	
600,001 to 700,000	36	\$ 17,767,500	7%	\$ 493,542	
700,001 to 800,000	24	\$ 14,507,600	6%	\$ 604,483	
800,001 to 900,000	13	\$ 11,081,000	4%	\$ 852,385	
900,001 to 1,000,000	20	\$ 17,443,900	7%	\$ 872,195	
1,000,001 to 1,500,000	37	\$ 38,582,100	15%	\$ 1,042,759	
1,500,001 to 2,000,000	15	\$ 17,760,000	7%	\$ 1,184,000	
2,000,001 to 2,500,000	5	\$ 11,230,000	4%	\$ 2,246,000	
2,500,001 to 3,000,000	3	\$ 8,035,000	3%	\$ 2,678,333	
over \$ 3 Millior	4	\$ 9,533,000	4%	\$ 2,383,250	
Total:	500	\$ 254,943,400	100%	\$ 509,887	

Cost Breakdown Summit County August YTD 2008 (8 Months to Date) Residential Improved Units Only					
Home Sale	# of Transactions	Total Dollar Volume	Percentage Gross	Average Sales Price	
<=200,000	110	\$ 17,372,100	3%	\$ 157,928	
200,001 to 300,000	160	\$ 40,668,400	7%	\$ 254,178	
300,001 to 400,000	183	\$ 64,525,200	11%	\$ 352,597	
400,001 to 500,000	141	\$ 62,823,300	11%	\$ 445,555	
500,001 to 600,000	94	\$ 51,940,700	9%	\$ 552,561	
600,001 to 700,000	63	\$ 41,197,100	7%	\$ 653,922	
700,001 to 800,000	68	\$ 50,990,100	9%	\$ 749,854	
800,001 to 900,000	45	\$ 38,425,700	7%	\$ 853,904	
900,001 to 1,000,000	31	\$ 29,737,100	5%	\$ 959,261	
1,000,001 to 1,500,000	62	\$ 75,572,400	13%	\$ 1,218,910	
1,500,001 to 2,000,000	24	\$ 41,734,600	7%	\$ 1,738,942	
2,000,001 to 2,500,000	9	\$ 20,199,300	4%	\$ 2,244,367	
2,500,001 to 3,000,000	5	\$ 13,600,000	2%	\$ 2,720,000	
over \$ 3 Millior	3	\$ 12,675,000	2%	\$ 4,225,000	
Total	998	\$ 561,461,000	100%	\$ 562,586	

Cost Breakdown Summit County August 2007 Year to Date (8 months) Residential Improved Units Only					
Home Sale	# of Transactions	Total Dollar Volume	Percentage Gross	Average Sales Price	
<=200,000	197	\$ 29,495,100	3%	\$ 149,721	
200,001 to 300,000	317	\$ 80,550,900	9%	\$ 254,104	
300,001 to 400,000	311	\$ 110,603,700	13%	\$ 355,639	
400,001 to 500,000	246	\$ 110,213,200	13%	\$ 448,021	
500,001 to 600,000	156	\$ 96,472,900	10%	\$ 554,313	
600,001 to 700,000	134	\$ 87,085,100	10%	\$ 649,889	
700,001 to 800,000	74	\$ 55,722,200	7%	\$ 753,003	
800,001 to 900,000	59	\$ 50,246,200	6%	\$ 851,631	
900,001 to 1,000,000	42	\$ 40,143,600	5%	\$ 955,800	
1,000,001 to 1,500,000	73	\$ 91,845,400	11%	\$ 1,258,156	
1,500,001 to 2,000,000	33	\$ 57,642,000	7%	\$ 1,746,727	
2,000,001 to 2,500,000	10	\$ 21,745,000	3%	\$ 2,174,500	
2,500,001 to 3,000,000	3	\$ 7,900,000	1%	\$ 2,633,333	
over \$ 3 Millior	5	\$ 18,280,000	2%	\$ 3,656,000	
Total	1660	\$ 847,945,300	100.00%	\$ 510,810	