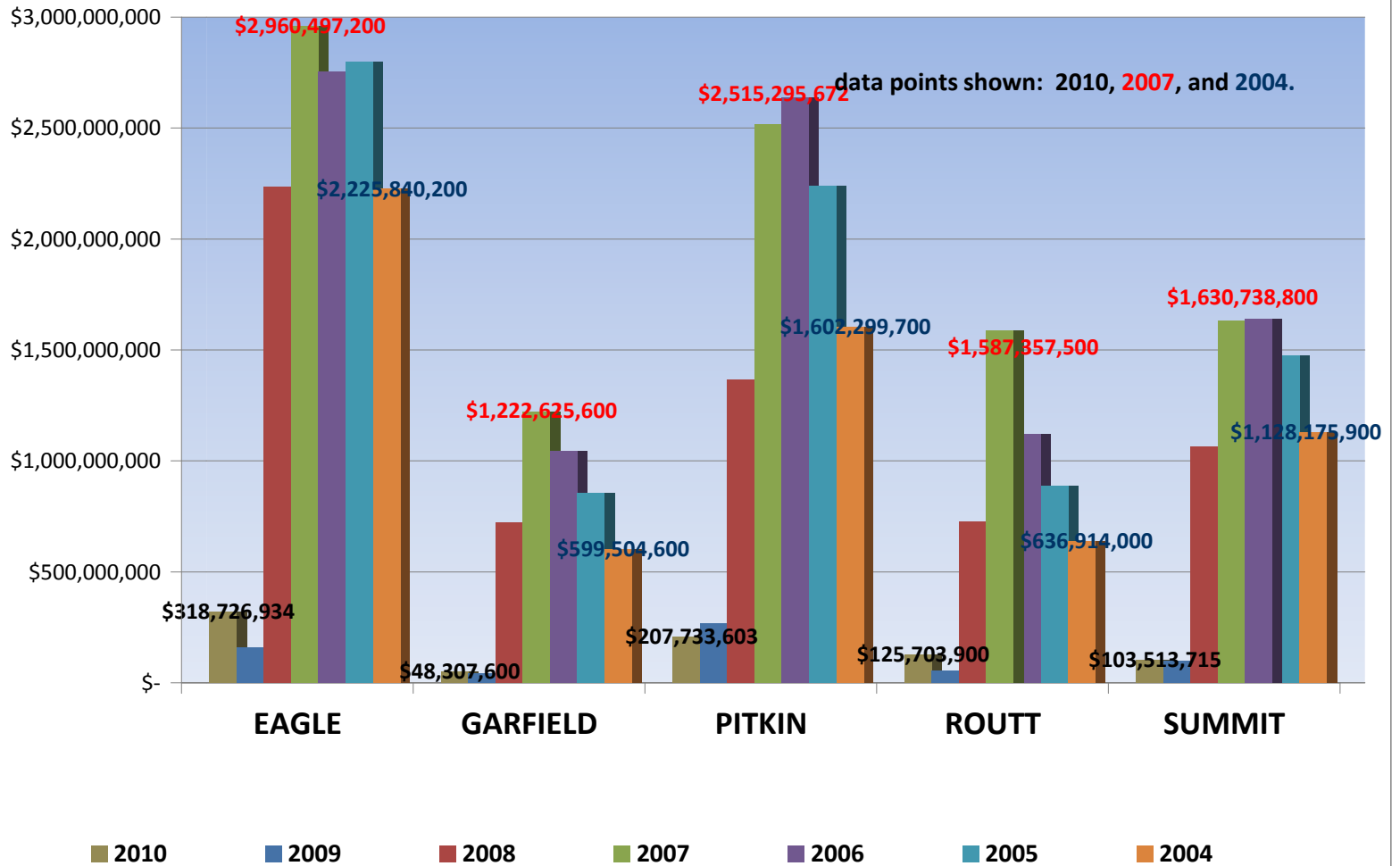


Gross Sales Transaction Summary: All Transactions Recorded from 2004 through 2010

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

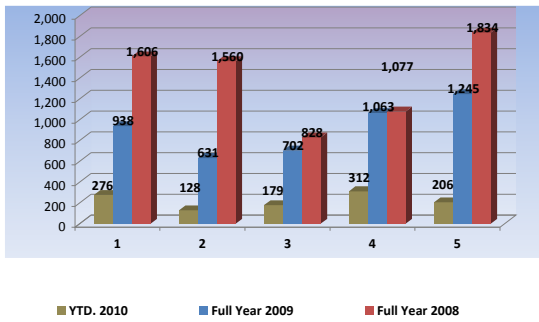
*Pitkin County & Routt County include Interval/Timeshare in Gross Volume

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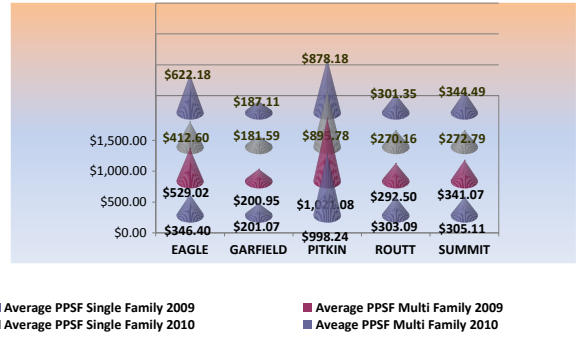
Number of Recorded Sales Transactions by County: 2008 through YTD. 2010

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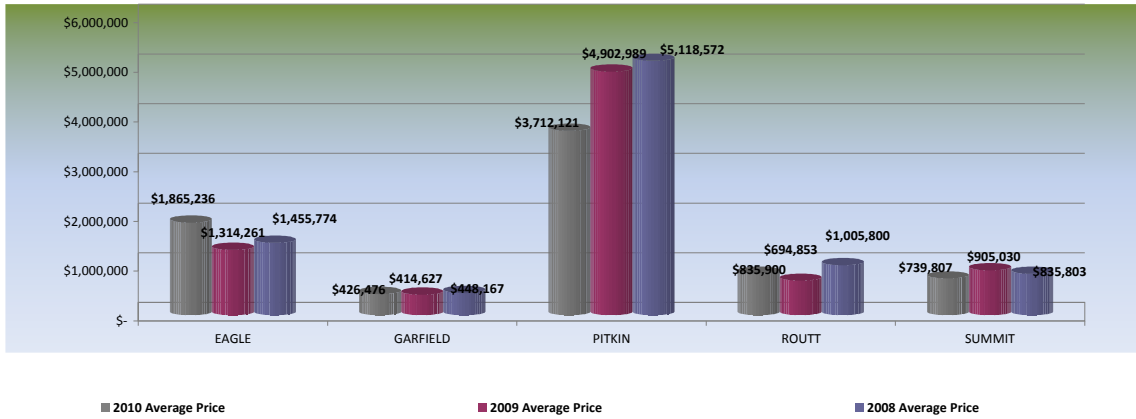
2009 vs. YTD: 2010 Average Price Per Square Foot Sales Summary: Single Family and Multi-Family Property Types

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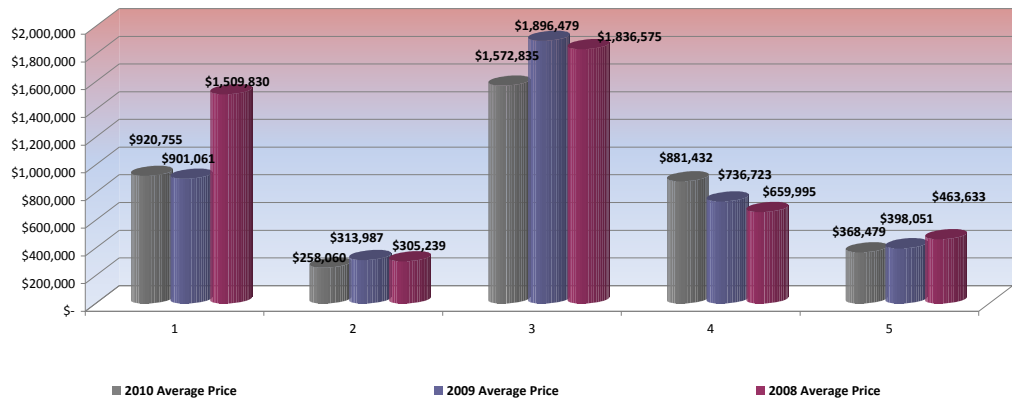
Average Sales Price for Single Family Residences by County: 2008 through YTD. 2010

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

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Year-to-Date Number of Transactions						
County:	# Trans. YTD: 2010	% Overall # Trans. YTD. 2010	# Trans. 2009	% Overall # Trans. 2009	# Trans. 2008	% Overall # Trans. 2008
EAGLE	276	25.07%	938	20.48%	1,606	23.26%
GARFIELD	128	11.63%	631	13.78%	1,560	22.59%
PITKIN	179	16.26%	702	15.33%	828	11.99%
ROUTT	312	28.34%	1,063	23.21%	1,077	15.60%
SUMMIT	206	18.71%	1,245	27.19%	1,834	26.56%
Grand Total:	1,101	100.00%	4,579	100.00%	6,905	100.00%

Single Family Average Price Index										
County:	Average Price YTD. 2010	Average Price Rank: 2010	# Trans YTD. 2010	% Gross # Trans: YTD. 2010	Average Price 2009	# Trans 2009	% Gross # Trans: 2009	Average Price 2008	# Trans: 2008	% Gross # Trans: 2008
EAGLE	\$ 1,865,236	2	76	27.54%	\$ 1,314,261	238	25.37%	\$ 1,455,774	479	29.83%
GARFIELD	\$ 426,476	5	83	64.84%	\$ 414,627	264	41.84%	\$ 448,167	800	51.28%
PITKIN	\$ 3,712,121	1	27	15.08%	\$ 4,902,989	73	10.40%	\$ 5,118,572	130	15.70%
ROUTT	\$ 835,900	3	25	8.01%	\$ 694,853	109	10.25%	\$ 1,005,800	209	19.41%
SUMMIT	\$ 739,807	4	68	33.01%	\$ 905,030	242	19.44%	\$ 835,803	470	25.63%

Multi Family Average Price Index										
County:	Average Price YTD. 2010	Average Price Rank: 2010	# Trans YTD. 2010	% Gross # Trans: YTD. 2010	Average Price 2009	# Trans 2009	% Gross # Trans: 2009	Average Price 2008	# Trans: 2008	% Gross # Trans: 2008
EAGLE	\$ 920,755	2	149	53.99%	\$ 901,061	238	25.37%	\$ 1,509,830	512	31.88%
GARFIELD	\$ 258,060	5	15	11.72%	\$ 313,987	64	10.14%	\$ 305,239	259	16.60%
PITKIN	\$ 1,572,835	1	31	17.32%	\$ 1,896,479	90	12.82%	\$ 1,836,575	245	29.59%
ROUTT	\$ 881,432	3	60	19.23%	\$ 736,723	121	11.38%	\$ 659,995	328	30.45%
SUMMIT	\$ 368,479	4	95	46.12%	\$ 398,051	385	30.92%	\$ 463,633	1000	54.53%

Single Family & Multi Family Average Price Per Square Foot Comparison						
County:	YTD. 2010 Average Single Family PPSF	YTD. 2010 Average Multi Family PPSF	2009 Average Single Family PPSF	2009 Average Multi Family PPSF	% Change YTD. 2010 vs. 2009 Single Family PPSF	% Change YTD. 2010 vs. 2009 Multi Family PPSF
EAGLE	\$412.60	\$622.18	\$346.40	\$529.02	19.11%	17.61%
GARFIELD	\$181.59	\$187.11	\$201.07	\$200.95	-9.69%	-6.89%
PITKIN	\$895.78	\$878.18	\$998.24	\$1,021.08	-10.26%	-13.99%
ROUTT	\$270.16	\$301.35	\$303.09	\$292.50	-10.86%	3.03%
SUMMIT	\$272.79	\$344.49	\$305.11	\$341.07	-10.59%	1.00%

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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.

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										\$ 318,726,934
GARFIELD	\$ 11,461,500	\$ 12,503,900	\$ 24,342,200										\$ 48,307,600
PITKIN	\$ 55,349,360	\$ 49,136,999	\$ 103,247,244										\$ 207,733,603
ROUTT	\$ 49,807,800	\$ 32,234,900	\$ 43,661,200										\$ 125,703,900
SUMMIT	\$ 30,051,500	\$ 36,036,515	\$ 37,425,700										\$ 103,513,715
Grand Total:	\$ 233,534,360	\$ 230,073,948	\$ 340,377,444	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 803,985,752
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
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	\$ 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
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: 2010	Same Period: 2009	YTD % Change 2010 vs. 2009	Full Year 2008	Full Year 2007	Full Year 2006	Full Year 2005	Full Year 2004
EAGLE	\$ 318,726,934	\$ 156,620,700	103.50%	\$ 2,234,919,100	\$ 2,960,497,200	\$ 2,754,171,600	\$ 2,800,249,502	\$ 2,225,840,200
GARFIELD	\$ 48,307,600	\$ 41,528,500	16.32%	\$ 723,167,700	\$ 1,222,625,600	\$ 1,045,377,400	\$ 855,966,600	\$ 599,504,600
PITKIN	\$ 207,733,603	\$ 269,199,736	-22.83%	\$ 1,365,742,938	\$ 2,515,295,672	\$ 2,635,167,495	\$ 2,240,931,000	\$ 1,602,299,700
ROUTT	\$ 125,703,900	\$ 55,726,200	125.57%	\$ 725,101,200	\$ 1,587,357,500	\$ 1,121,036,063	\$ 885,907,100	\$ 636,914,000
SUMMIT	\$ 103,513,715	\$ 97,938,600	5.69%	\$ 1,065,729,100	\$ 1,630,738,800	\$ 1,637,874,800	\$ 1,474,997,499	\$ 1,128,175,900
Grand Total:	\$ 803,985,752	\$ 621,013,736	29.46%	\$ 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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