

Compliments of:  
**Land Title**  
**Aspen**  
 Tammy Sommerfeld  
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**PITKIN COUNTY**  
**Total Property Transfers - All Types - 2009**  
 Dollar Volume and Unit Count - Year Over Year Comparisons



Month	2004	2005	2006	2007	2008	2009	% Change vs. Previous Year	2004	2005	2006	2007	2008	2009	% Change vs. Previous Year
January	\$78,307,300	\$145,215,500	\$115,041,800	\$253,209,100	\$127,200,000	\$115,936,999	-8.85%	99	123	226	119	98	78	-20.41%
February	\$120,574,700	\$109,125,100	\$120,991,200	\$192,612,800	\$131,485,356	\$106,356,206	-19.11%	85	99	115	91	62	74	19.35%
March	\$89,227,700	\$176,112,500	\$229,999,495	\$314,055,100	\$99,420,211	\$46,906,531	-52.82%	96	147	162	101	48	41	-14.58%
April	\$127,871,000	\$167,934,600	\$209,745,400	\$199,652,800	\$135,416,272	\$74,009,706	-45.35%	103	157	143	148	88	46	-47.73%
May	\$140,337,500	\$242,774,700	\$204,616,000	\$283,447,100	\$114,382,832	\$64,477,218	-43.63%	109	187	176	126	80	45	-43.75%
June	\$122,894,400	\$227,396,000	\$374,564,400	\$185,157,053	\$108,918,961	\$63,784,489	-41.44%	99	157	173	84	77	47	-38.96%
July	\$124,682,600	\$91,888,500	\$156,110,700	\$162,282,203	\$124,468,744		-23.30%	97	118	108	94	66		-29.79%
August	\$136,309,000	\$190,866,400	\$230,672,700	\$204,482,116	\$160,520,602		-21.50%	96	155	159	113	66		-41.59%
September	\$211,055,300	\$313,880,500	\$231,032,300	\$242,000,100	\$100,587,424		-58.43%	145	188	163	127	61		-51.97%
October	\$213,558,400	\$214,410,600	\$289,639,700	\$183,364,750	\$86,525,189		-52.81%	155	132	158	137	68		-50.36%
November	\$153,287,000	\$170,743,700	\$232,286,000	\$107,699,050	\$64,790,663		-39.84%	93	128	151	97	47		-51.55%
December	\$84,194,800	\$190,582,900	\$240,467,800	\$187,333,500	\$112,026,684		-40.20%	91	203	145	142	67		-52.82%
<b>Annual Totals</b>	\$1,602,299,700	\$2,240,931,000	\$2,635,167,495	\$2,515,295,672	\$1,365,742,938		-45.70%	1,268	1,794	1,879	1,379	828		-39.96%
<b>Year-to-Date TOTAL</b>	<b>\$679,212,600</b>	<b>\$1,068,558,400</b>	<b>\$1,254,958,295</b>	<b>\$1,428,133,953</b>	<b>\$716,823,632</b>	<b>\$471,471,149</b>	<b>-34.23%</b>	<b>591</b>	<b>870</b>	<b>995</b>	<b>669</b>	<b>453</b>	<b>331</b>	<b>-26.93%</b>

Please Note June 2006 has a transaction of \$48,500,000, December 2007 has one transaction of \$36,500,000, April 2008 has one transaction of \$36,375,000.



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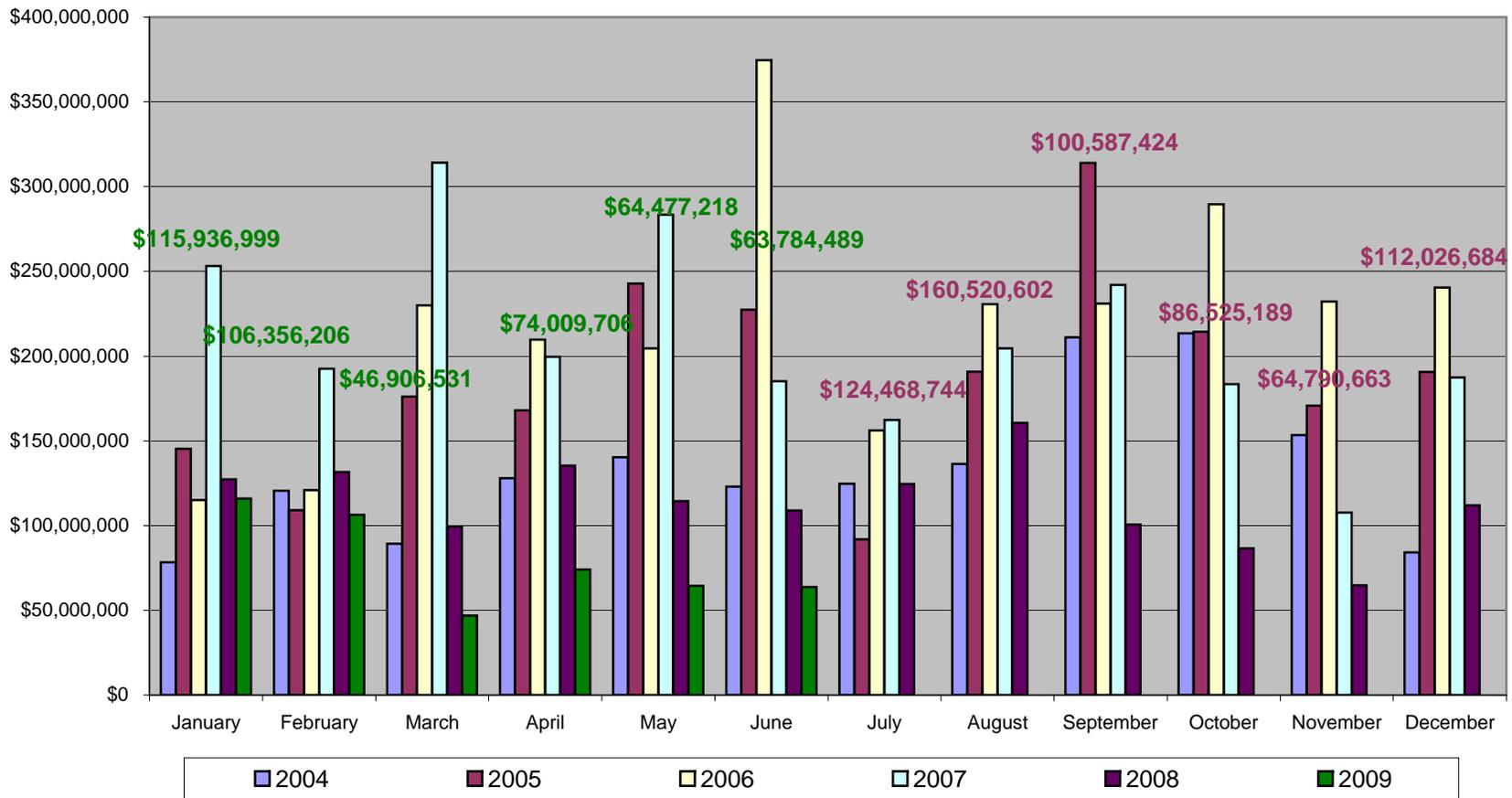


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# MARKET ANALYSIS



Pitkin County Monthly Sales Volume Comparison: 2004 through YTD. 2009



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# MARKET SNAPSHOT



## Market Snapshot by Area: Property Type Comparison

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

Area	Average Price Single Family 2008	Average Price Single Family 2009	% Change vs. Previous Year-to-Date	Average Price Multi-Family 2008	Average Price Multi-Family 2009	% Change vs. Previous Year-to-Date	Average Price Residential Land 2008	Average Price Residential Land 2009	% Change vs. Previous Year-to-Date
Aspen: Zone1	\$6,184,593	\$5,372,300	-13%	\$2,503,571	\$2,358,466	-6%	\$3,433,567	\$5,456,000	59%
Snowmass Village: Zone 2	\$6,036,293	\$4,770,833	-21%	\$1,327,773	\$1,244,333	-6%	\$3,625,000	\$0	0%
Woody Creek: Zone 3	\$5,261,111	\$1,425,000	-73%	\$485,000	\$0	0%	\$2,441,857	\$3,305,023	35%
Old Snowmass: Zone 4	\$3,765,928	\$1,237,500	-67%	\$0	\$127,274	0%	\$2,102,906	\$2,210,000	5%
Basalt: Zone 5	\$1,978,333	\$835,000	-58%	\$611,429	\$0	0%	\$475,000	\$0	0%
Carbondale: Zone 6	\$752,014	\$470,000	-38%	\$0	\$0	0%	\$347,500	\$0	0%
Redstone: Zone 8	\$717,500	\$0	0%	\$0	\$0	0%	\$158,000	\$300,000	90%
<b>Gross Live Average:</b>	<b>\$5,118,572</b>	<b>\$4,460,140</b>	<b>-13%</b>	<b>\$1,836,575</b>	<b>\$2,052,568</b>	<b>12%</b>	<b>\$2,337,664</b>	<b>\$3,861,005</b>	<b>65%</b>

Please note: The above figures are an unofficial tabulation of Pitkin 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 Snapshot Report.

Area	Median Price Single Family 2008	Median Price Single Family 2009	% Change vs. Previous Year-to-Date	Median Price Multi-Family 2008	Median Price Multi-Family 2009	% Change vs. Previous Year-to-Date	Median Price Residential Land 2008	Median Price Residential Land 2009	% Change vs. Previous Year-to-Date
Aspen: Zone1	\$5,800,000	\$4,771,000	-18%	\$1,642,500	\$1,600,000	-3%	\$2,975,000	\$3,300,000	11%
Snowmass Village: Zone 2	\$4,100,000	\$4,675,000	14%	\$1,034,885	\$520,000	-50%	data not applicable	\$0	0%
Woody Creek: Zone 3	\$3,300,000	data not applicable	0%	data not applicable	\$0	0%	\$2,464,286	data not applicable	0%
Old Snowmass: Zone 4	\$1,225,000	data not applicable	0%	\$0	data not applicable	0%	\$1,535,000	data not applicable	0%
Basalt: Zone 5	\$1,275,000	data not applicable	0%	\$595,000	\$0	0%	data not applicable	\$0	0%
Carbondale: Zone 6	\$580,000	data not applicable	0%	\$0	\$0	0%	data not applicable	\$0	0%
Redstone: Zone 8	\$590,000	\$0	0%	\$0	\$0	0%	\$155,000	data not applicable	0%
<b>Gross Live Median:</b>	<b>\$4,100,000</b>	<b>\$4,175,000</b>	<b>2%</b>	<b>\$1,256,950</b>	<b>\$1,300,000</b>	<b>3%</b>	<b>\$1,442,500</b>	<b>\$3,150,000</b>	<b>118%</b>



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# MARKET ANALYSIS



## Market Analysis by Area Pitkin County, Colorado JUNE, 2009

**Red Text** indicates a drop compared to the prior month's value; **Green** indicates a rise, **Black Text** indicates no change, or no comparison value. Colors are not used for % Calculations.

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Sales Price	Median \$ Transaction Sales Price	Average \$ Residential Sales Price	Median \$ Residential Sales Price	Average \$ Residential PPSF
Aspen: Zone1	\$37,926,955	59.46%	20	42.55%	\$1,896,348	\$565,000	\$3,248,436	\$3,275,000	\$1,038.29
Snowmass Village: Zone 2	\$16,973,674	26.61%	6	12.77%	\$2,828,946	\$485,000	\$4,161,250	\$4,162,500	\$947.21
Woody Creek: Zone 3	\$783,360	1.23%	2	4.26%	\$391,680	data not applicable	\$650,000	data not applicable	\$242.63
Old Snowmass: Zone 4	\$685,000	1.07%	2	4.26%	\$342,500	data not applicable	\$0	\$0	\$0.00
Basalt: Zone 5	\$725,000	1.14%	1	2.13%	\$725,000	data not applicable	\$725,000	data not applicable	\$241.51
Carbondale: Zone 6	\$470,000	0.74%	1	2.13%	\$470,000	data not applicable	\$470,000	data not applicable	\$223.07
Redstone: Zone 8	\$0	0.00%	0	0.00%	\$0	data not applicable	\$0	\$0	\$0.00
Interval Units	\$6,220,500	9.75%	15	31.91%	\$414,700	\$245,000	\$0	\$0	\$0.00
Quit Claim Deeds with Doc Fees	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
<b>TOTAL</b>	<b>\$63,784,489</b>	<b>100.00%</b>	<b>47</b>	<b>100.00%</b>	<b>\$1,798,875</b>	<b>\$472,500</b>	<b>\$2,998,492</b>	<b>\$2,550,000</b>	<b>\$859.56</b>

Average Residential Sales Price includes all forms of stastically viable *Improved Fee Simple Residential Property*: Single Family, Duplex, Triplex, Townhome and Condominium. Deed restricted properties are not included.

Please note: The above figures are an unofficial tabulation of Pitkin County records that are believed to be reasonably accurate. Average Sales & Median Sales Calculations do not include Interval Units. PPSF is calculated utilizing the Assessor's Website Data.



## Market Analysis by Area Pitkin County, Colorado Year-To-Date 2009

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Sales Price	Median \$ Transaction Sales Price	Average \$ Residential Sales Price	Median \$ Residential Sales Price	Average \$ Residential PPSF
Aspen: Zone1	\$259,061,219	54.95%	114	34.44%	\$2,272,467	\$775,000	\$3,525,111	\$3,438,095	\$1,113.27
Snowmass Village: Zone 2	\$46,493,263	9.86%	31	9.37%	\$1,499,783	\$410,000	\$2,419,833	\$1,250,000	\$891.21
Woody Creek: Zone 3	\$9,818,405	2.08%	6	1.81%	\$1,636,401	\$1,425,000	\$1,425,000	data not applicable	\$705.18
Old Snowmass: Zone 4	\$7,867,274	1.67%	8	2.42%	\$983,409	\$342,500	\$867,425	\$775,000	\$464.57
Basalt: Zone 5	\$7,963,600	1.69%	5	1.51%	\$1,592,720	\$725,000	\$835,000	data not applicable	\$338.90
Carbondale: Zone 6	\$470,000	0.10%	1	0.30%	\$470,000	data not applicable	\$470,000	data not applicable	\$223.07
Redstone: Zone 8	\$320,000	0.07%	2	0.60%	\$160,000	data not applicable	\$0	\$0	\$0.00
Interval Units	\$139,472,388	29.58%	163	49.24%	\$855,659	\$839,000	\$0	\$0	\$0.00
Quit Claim Deeds with Doc Fees	\$5,000	0.00%	1	0.30%	\$5,000	data not applicable	\$0	\$0	\$0.00
<b>TOTAL</b>	<b>\$471,471,149</b>	<b>100.00%</b>	<b>331</b>	<b>100.00%</b>	<b>\$1,987,987</b>	<b>\$605,000</b>	<b>\$3,064,843</b>	<b>\$1,900,000</b>	<b>\$1,009.17</b>



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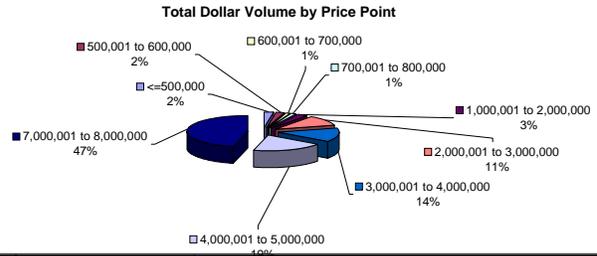
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## MARKET ANALYSIS

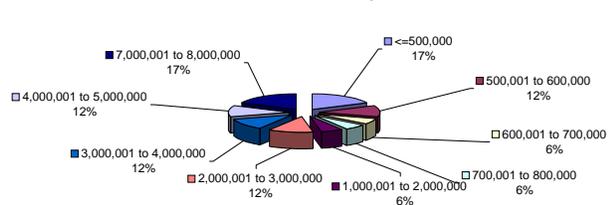


### June 2009 Residential Price Index by Price Points

	# Transactions	Gross Volume
<=500,000	3	\$ 1,234,364.00
500,001 to 600,000	2	\$ 1,140,000.00
600,001 to 700,000	1	\$ 650,000.00
700,001 to 800,000	1	\$ 725,000.00
800,001 to 900,000	0	\$ -
900,001 to 1,000,000	0	\$ -
1,000,001 to 2,000,000	1	\$ 1,300,000.00
2,000,001 to 3,000,000	2	\$ 5,550,000.00
3,000,001 to 4,000,000	2	\$ 7,300,000.00
4,000,001 to 5,000,000	2	\$ 9,500,000.00
5,000,001 to 6,000,000	0	\$ -
6,000,001 to 7,000,000	0	\$ -
7,000,001 to 8,000,000	3	\$ 23,575,000.00
8,000,001 to 9,000,000	0	\$ -
9,000,001 to 10,000,000	0	\$ -
10,000,001 to 12,000,000	0	\$ -
12,000,001 to 14,000,000	0	\$ -
14,000,001 to 16,000,000	0	\$ -
16,000,001 to 18,000,000	0	\$ -
18,000,001 to 20,000,000	0	\$ -
over \$ 20 Million	0	\$ -
<b>Total:</b>	<b>17</b>	<b>\$ 50,974,364.00</b>



### Total Number of Transactions by Price Point



Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	9	\$ 36,120,000.00	\$ 4,013,333
Multi Family	8	\$ 14,854,364.00	\$ 1,856,796
Vacant Land	2	\$ 3,320,000.00	\$ 1,660,000



### June 2009: Gross Transaction Breakdown

	Number Trans.	Total Volume	% Gross Volume
Residential Improved	17	\$ 50,974,364.00	80%
Commercial	2	\$ 905,000.00	1%
Development	0	\$ -	0%
Vacant Land	2	\$ 3,320,000.00	5%
Fractional/Timeshare	15	\$ 6,220,500.00	10%
Employee Units	7	\$ 1,151,725.00	2%
Garage Space	0	\$ -	0%
Mobile Home/Trailer Park	2	\$ 607,040.00	1%
Open Space/Easement	0	\$ -	0%
Quit Claim Deeds	0	\$ -	0%
Partial Interest Sales	1	\$ 133,360.00	0%
Hotel Suites	0	\$ -	0%
Easements	0	\$ -	0%
Related Parties	0	\$ -	0%
HOA Purchase	0	\$ -	0%
Historic Building	0	\$ -	0%
Horse Stalls	0	\$ -	0%
Low Doc Fee/NAL	1	\$ 472,500.00	1%
Political/Exempt	0	\$ -	0%
Deed Restricted Land	0	\$ -	0%
<b>TOTAL TRANSACTIONS:</b>	<b>47</b>	<b>\$ 63,784,489.00</b>	<b>100%</b>

### Year-To-Date 2009: Gross Transaction Breakdown

	Number Trans.	Total Volume	% Gross Volume
Residential Improved	88	\$ 269,706,164.00	57%
Commercial	3	\$ 1,586,600.00	0%
Development	0	\$ -	0%
Vacant Land	10	\$ 38,610,045.00	8%
Fractional/Timeshare	163	\$ 139,472,388.00	30%
Employee Units	45	\$ 9,036,384.00	2%
Garage Space	1	\$ 110,000.00	0%
Mobile Home/Trailer Park	4	\$ 1,032,040.00	0%
Open Space/Easement	1	\$ 10,000.00	0%
Quit Claim Deeds	1	\$ 5,000.00	0%
Partial Interest Sales	7	\$ 3,479,068.00	1%
Hotel Suites	0	\$ -	0%
Easements	0	\$ -	0%
Related Parties	3	\$ 7,112,000.00	2%
HOA Purchase	0	\$ -	0%
Historic Building	0	\$ -	0%
Horse Stalls	0	\$ -	0%
Low Doc Fee/NAL	4	\$ 975,197.00	0%
Political/Exempt	1	\$ 336,263.00	0%
Deed Restricted Land	0	\$ -	0%
<b>TOTAL TRANSACTIONS:</b>	<b>331</b>	<b>\$ 471,471,149.00</b>	<b>100%</b>

June 2009 Comm	# Trans.	Total Volume	Average Price	June 2008 Comm	# Trans.	Total Volume	Average Price
Commercial Improved	0	\$ -	\$ -	Commercial Improved	1	\$ 261,950.00	\$ 261,950
Commercial Vacant	2	\$ 905,000.00	\$ 452,500	Commercial Vacant	2	\$ 485,000.00	\$ 242,500
Development	0	\$ -	\$ -	Development	0	\$ -	\$ -

YTD. 2009 Comm	# Trans.	Total Volume	Average Price	YTD. 2008 Comm	# Trans.	Total Volume	Average Price
Commercial Improved	1	\$ 681,600.00	\$ 681,600	Commercial Improved	10	\$ 39,524,850.00	\$ 3,952,485
Commercial Vacant	2	\$ 905,000.00	\$ 452,500	Commercial Vacant	13	\$ 3,045,203.00	\$ 234,246
Development	0	\$ -	\$ -	Development	0	\$ -	\$ -

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## MARKET ANALYSIS



### Market Analysis by Area

Pitkin County, Colorado

Year-To-Date 2009 Fractional Sales

Project / Legal	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Sales Price	Median \$ Sales Price
Innsbruck	\$0	0.00%	0	0.00%	\$0	\$0
The Ritz Carlton Club - Aspen Highlands	\$3,752,888	0.00%	24	14.72%	\$156,370	\$130,000
Saint Regis Club - Aspen Residence Club	\$865,000	0.62%	3	1.84%	\$288,333	\$290,000
Grand Hyatt Aspen - GA Resort	\$3,899,500	2.80%	22	13.50%	\$177,250	\$170,000
Dancing Bear Lodge	\$19,721,100	14.14%	27	16.56%	\$730,411	\$689,775
A Storied Place - Countryside Condo	\$0	0.00%	0	0.00%	\$0	\$0
Prospector	\$69,500	0.05%	2	1.23%	\$34,750	data not applicable
Residences at Little Nell	\$109,393,000	78.43%	77	47.24%	\$1,420,688	\$1,300,000
Roaring Fork Club - Club Suites	\$212,500	0.15%	1	0.61%	\$212,500	data not applicable
Roaring Fork Club - Roaring Fork PUD	\$0	0.00%	0	0.00%	\$0	\$0
Sanctuary	\$207,000	0.15%	1	0.61%	\$207,000	data not applicable
Shadow Mountain Lodge	\$14,900	0.01%	1	0.61%	\$14,900	data not applicable
The Residences at Snowmass Club	\$270,000	0.19%	2	1.23%	\$135,000	data not applicable
Timbers Club	\$1,067,000	0.77%	3	1.84%	\$355,667	\$350,000
<b>TOTAL</b>	<b>\$139,472,388</b>	<b>100.00%</b>	<b>163</b>	<b>100.00%</b>	<b>\$855,659</b>	<b>\$839,000</b>

Please note: The above figures are an unofficial tabulation of Pitkin County records that are believed to be reasonably accurate. Average Sales & Median Sales Calculations do not include Interval Units

### Market Analysis by Area

Pitkin County, Colorado

Fractionals for June 2009

Project / Legal	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Sales Price	Median \$ Sales Price
Innsbruck	\$0	0.00%	0	0.00%	\$0	\$0
The Ritz Carlton Club - Aspen Highlands	\$436,000	7.01%	3	20.00%	\$145,333	\$120,000
Saint Regis Club - Aspen Residence Club	\$275,000	4.42%	1	6.67%	\$275,000	data not applicable
Grand Hyatt Aspen - GA Resort	\$1,309,500	21.05%	7	46.67%	\$187,071	\$175,000
Dancing Bear Lodge	\$0	0.00%	0	0.00%	\$0	\$0
A Storied Place - Countryside Condo	\$0	0.00%	0	0.00%	\$0	\$0
Prospector	\$0	0.00%	0	0.00%	\$0	\$0
Residences at Little Nell	\$4,200,000	67.52%	4	26.67%	\$1,050,000	\$1,000,000
Roaring Fork Club - Club Suites	\$0	0.00%	0	0.00%	\$0	\$0
Roaring Fork Club - Roaring Fork PUD	\$0	0.00%	0	0.00%	\$0	\$0
Sanctuary	\$0	0.00%	0	0.00%	\$0	\$0
Shadow Mountain Lodge	\$0	0.00%	0	0.00%	\$0	\$0
The Residences at Snowmass Club	\$0	0.00%	0	0.00%	\$0	\$0
Timbers Club	\$0	0.00%	0	0.00%	\$0	\$0
<b>TOTAL</b>	<b>\$6,220,500</b>	<b>100.00%</b>	<b>15</b>	<b>100.00%</b>	<b>\$414,700</b>	<b>\$245,000</b>



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## Interval Sales 2009



Dollar Volume and Unit Count - Year Over Year Comparisons

Month	2005	2006	2007	2008	2009	% Increase/Decrease	2005	2006	2007	2008	2009	% Increase/Decrease
January	\$4,753,000	\$42,326,400	\$6,731,200	\$5,166,600	\$64,869,150	1156%	19	175	18	30	47	57%
February	\$12,956,500	\$14,070,000	\$8,297,500	\$3,413,300	\$41,155,838	1106%	21	61	20	15	44	193%
March	\$14,236,400	\$19,198,200	\$7,469,100	\$3,564,544	\$14,052,000	294%	41	63	25	17	23	35%
April	\$11,400,900	\$14,929,500	\$11,072,100	\$3,996,300	\$5,379,400	35%	37	55	28	24	17	-29%
May	\$17,297,500	\$14,125,000	\$8,360,300	\$7,398,300	\$7,795,500	5%	50	48	26	29	17	-41%
June	\$13,213,100	\$11,512,100	\$3,802,800	\$4,562,800	\$6,220,500	36%	42	48	12	17	15	-12%
July	\$7,963,400	\$5,729,900	\$6,381,900	\$2,751,700		-57%	23	22	22	12		-45%
August	\$13,217,000	\$8,903,400	\$6,681,200	\$1,797,061		-73%	39	36	25	9		-64%
September	\$25,600,000	\$19,714,500	\$6,658,600	\$3,462,350		-48%	41	45	27	17		-37%
October	\$13,934,000	\$10,499,100	\$10,139,400	\$5,923,349		-42%	35	39	44	23		-48%
November	\$12,356,300	\$8,708,600	\$4,953,350	\$2,380,681		-52%	37	35	25	8		-68%
December	\$31,000,000	\$11,570,400	\$9,625,200	\$6,078,263		-37%	117	46	68	27		-60%
<b>Annual Totals</b>	\$177,928,100	\$181,287,100	\$90,172,650	\$50,495,248		-44%	502	673	340	228		-33%
<b>Year-to-Date TOTAL</b>	<b>\$73,857,400</b>	<b>\$116,161,200</b>	<b>\$45,733,000</b>	<b>\$28,101,844</b>	<b>\$139,472,388</b>	<b>396%</b>	<b>210</b>	<b>450</b>	<b>129</b>	<b>132</b>	<b>163</b>	<b>23%</b>



Owned and operated by Colorado families since 1967



## Transaction Comparison

Pitkin County, Colorado  
June 2009



Compliments of:  
Land Title  
Aspen  
Tammy Sommerfeld  
970-945-2610  
tsommerfeld@ltgc.com



### Month to Month Comparison by Dollar Volume

Month	2005	% Change vs. Previous Year-to-Date	2006	% Change vs. Previous Year-to-Date	2007	% Change vs. Previous Year-to-Date	2008	% Change vs. Previous Year-to-Date	2009	% Change vs. Previous Year-to-Date
January	\$145,215,500	85.44%	\$115,041,800	-20.78%	\$253,209,100	120.10%	\$127,200,000	-49.76%	\$115,936,999	-8.85%
February	\$109,125,100	-9.50%	\$120,991,200	10.87%	\$192,612,800	59.20%	\$131,485,356	-31.74%	\$106,356,206	-19.11%
March	\$176,112,500	97.37%	\$229,999,495	30.60%	\$314,055,100	36.55%	\$99,420,211	-68.34%	\$46,906,531	-52.82%
April	\$167,934,600	31.33%	\$209,745,400	24.90%	\$199,652,800	-4.81%	\$135,416,272	-32.17%	\$74,009,706	-45.35%
May	\$242,774,700	72.99%	\$204,616,000	-15.72%	\$283,447,100	38.53%	\$114,382,832	-59.65%	\$64,477,218	-43.63%
June	\$227,396,000	85.03%	\$374,564,400	64.72%	\$185,157,053	-50.57%	\$108,918,961	-41.17%	\$63,784,489	-41.44%
July	\$91,888,500	-26.30%	\$156,110,700	69.89%	\$162,282,203	3.95%	\$124,468,744	-23.30%		
August	\$190,866,400	40.02%	\$230,672,700	20.86%	\$204,482,116	-11.35%	\$160,520,602	-21.50%		
September	\$313,880,500	48.72%	\$231,032,300	-26.39%	\$242,000,100	4.75%	\$100,587,424	-58.43%		
October	\$214,410,600	0.40%	\$289,639,700	35.09%	\$183,364,750	-36.69%	\$86,525,189	-52.81%		
November	\$170,743,700	11.39%	\$232,286,000	36.04%	\$107,699,050	-53.64%	\$64,790,663	-39.84%		
December	\$190,582,900	126.36%	\$240,467,800	26.17%	\$187,333,500	-22.10%	\$112,026,684	-40.20%		
<b>Year-to-Date TOTAL</b>	<b>\$2,240,931,000</b>	<b>97.69%</b>	<b>\$2,635,167,495</b>	<b>17.59%</b>	<b>\$2,515,295,672</b>	<b>-4.55%</b>	<b>\$1,365,742,938</b>	<b>-45.70%</b>	<b>\$471,471,149</b>	<b>-34.23%</b>

### Month to Month Comparison by Number of Transactions

Month	2005	% Change vs. Previous Year-to-Date	2006	% Change vs. Previous Year-to-Date	2007	% Change vs. Previous Year-to-Date	2008	% Change vs. Previous Year-to-Date	2009	% Change vs. Previous Year-to-Date
January	123	24.24%	226	83.74%	119	-47.35%	98	-17.65%	78	-20.41%
February	99	16.47%	115	16.16%	91	-20.87%	62	-31.87%	74	19.35%
March	147	53.13%	162	10.20%	101	-37.65%	48	-52.48%	41	-14.58%
April	157	52.43%	143	-8.92%	148	3.50%	88	-40.54%	46	-47.73%
May	187	71.56%	176	-5.88%	126	-28.41%	80	-36.51%	45	-43.75%
June	157	58.59%	173	10.19%	84	-51.45%	77	-8.33%	47	-38.96%
July	118	21.65%	108	-8.47%	94	-12.96%	66	-29.79%		
August	155	61.46%	159	2.58%	113	-28.93%	66	-41.59%		
September	188	29.66%	163	-13.30%	127	-22.09%	61	-51.97%		
October	132	-14.84%	158	19.70%	137	-13.29%	68	-50.36%		
November	128	37.63%	151	17.97%	97	-35.76%	47	-51.55%		
December	203	123.08%	145	-28.57%	142	-2.07%	67	-52.82%		
<b>Year-to-Date TOTAL</b>	<b>1,794</b>	<b>58.90%</b>	<b>1,879</b>	<b>4.74%</b>	<b>1,379</b>	<b>-26.61%</b>	<b>828</b>	<b>-39.96%</b>	<b>331</b>	<b>-26.93%</b>

Please note: The above figures include all transactions. They are an unofficial tabulation of Pitkin County records that are believed to be reasonably accurate.