

Compliments of:  
**Land Title**  
**Aspen**  
 Tammy Sommerfeld  
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 tsommerfeld@ltgc.com

PITKIN COUNTY  
**Total Property Transfers - All Types**  
 Dollar Volume and Unit Count - Year Over Year Comparisons



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Month	2004	2005	2006	2007	2008	2009	2010	% Change vs. Previous Year	2004	2005	2006	2007	2008	2009	2010	% Change vs. Previous Year
January	\$78,307,300	\$145,215,500	\$115,041,800	\$253,209,100	\$127,200,000	\$115,936,999	\$55,349,360	-52.26%	99	123	226	119	98	78	49	-37.18%
February	\$120,574,700	\$109,125,100	\$120,991,200	\$192,612,800	\$131,485,356	\$106,356,206	\$49,136,999	-53.80%	85	99	115	91	62	74	46	-37.84%
March	\$89,227,700	\$176,112,500	\$229,999,495	\$314,055,100	\$99,420,211	\$46,906,531	\$103,247,244	120.11%	96	147	162	101	48	41	84	104.88%
April	\$127,871,000	\$167,934,600	\$209,745,400	\$199,652,800	\$135,416,272	\$74,009,706	\$168,793,594	128.07%	103	157	143	148	88	46	71	54.35%
May	\$140,337,500	\$242,774,700	\$204,616,000	\$283,447,100	\$114,382,832	\$64,477,218	\$81,899,335	27.02%	109	187	176	126	80	45	44	-2.22%
June	\$122,894,400	\$227,396,000	\$374,564,400	\$185,157,053	\$108,918,961	\$63,784,489	\$115,390,224	80.91%	99	157	173	84	77	47	50	6.38%
July	\$124,682,600	\$91,888,500	\$156,110,700	\$162,282,203	\$124,468,744	\$126,622,273	\$74,155,436	-41.44%	97	118	108	94	66	43	41	-4.65%
August	\$136,309,000	\$190,866,400	\$230,672,700	\$204,482,116	\$160,520,602	\$56,984,673	\$74,470,199	30.68%	96	155	159	113	66	44	53	20.45%
September	\$211,055,300	\$313,880,500	\$231,032,300	\$242,000,100	\$100,587,424	\$128,180,662	\$99,756,099	-22.18%	145	188	163	127	61	74	62	-16.22%
October	\$213,558,400	\$214,410,600	\$289,639,700	\$183,364,750	\$86,525,189	\$126,613,840	\$197,043,696	55.63%	155	132	158	137	68	78	56	-28.21%
November	\$153,287,000	\$170,743,700	\$232,286,000	\$107,699,050	\$64,790,663	\$81,433,876	\$118,441,223	45.44%	93	128	151	97	47	72	66	-8.33%
December	\$84,194,800	\$190,582,900	\$240,467,800	\$187,333,500	\$112,026,684	\$81,241,755	\$125,236,180	54.15%	91	203	145	142	67	60	67	11.67%
<b>Annual Totals</b>	<b>\$1,602,299,700</b>	<b>\$2,240,931,000</b>	<b>\$2,635,167,495</b>	<b>\$2,515,295,672</b>	<b>\$1,365,742,938</b>	<b>\$1,072,548,228</b>	<b>\$1,262,919,589</b>	<b>17.75%</b>	<b>1,268</b>	<b>1,794</b>	<b>1,879</b>	<b>1,379</b>	<b>828</b>	<b>702</b>	<b>689</b>	<b>-1.85%</b>
<b>Year-to-Date TOTAL</b>	<b>\$1,602,299,700</b>	<b>\$2,240,931,000</b>	<b>\$2,635,167,495</b>	<b>\$2,515,295,672</b>	<b>\$1,365,742,938</b>	<b>\$1,072,548,228</b>	<b>\$1,262,919,589</b>	<b>17.75%</b>	<b>1,268</b>	<b>1,794</b>	<b>1,879</b>	<b>1,379</b>	<b>828</b>	<b>702</b>	<b>689</b>	<b>-1.85%</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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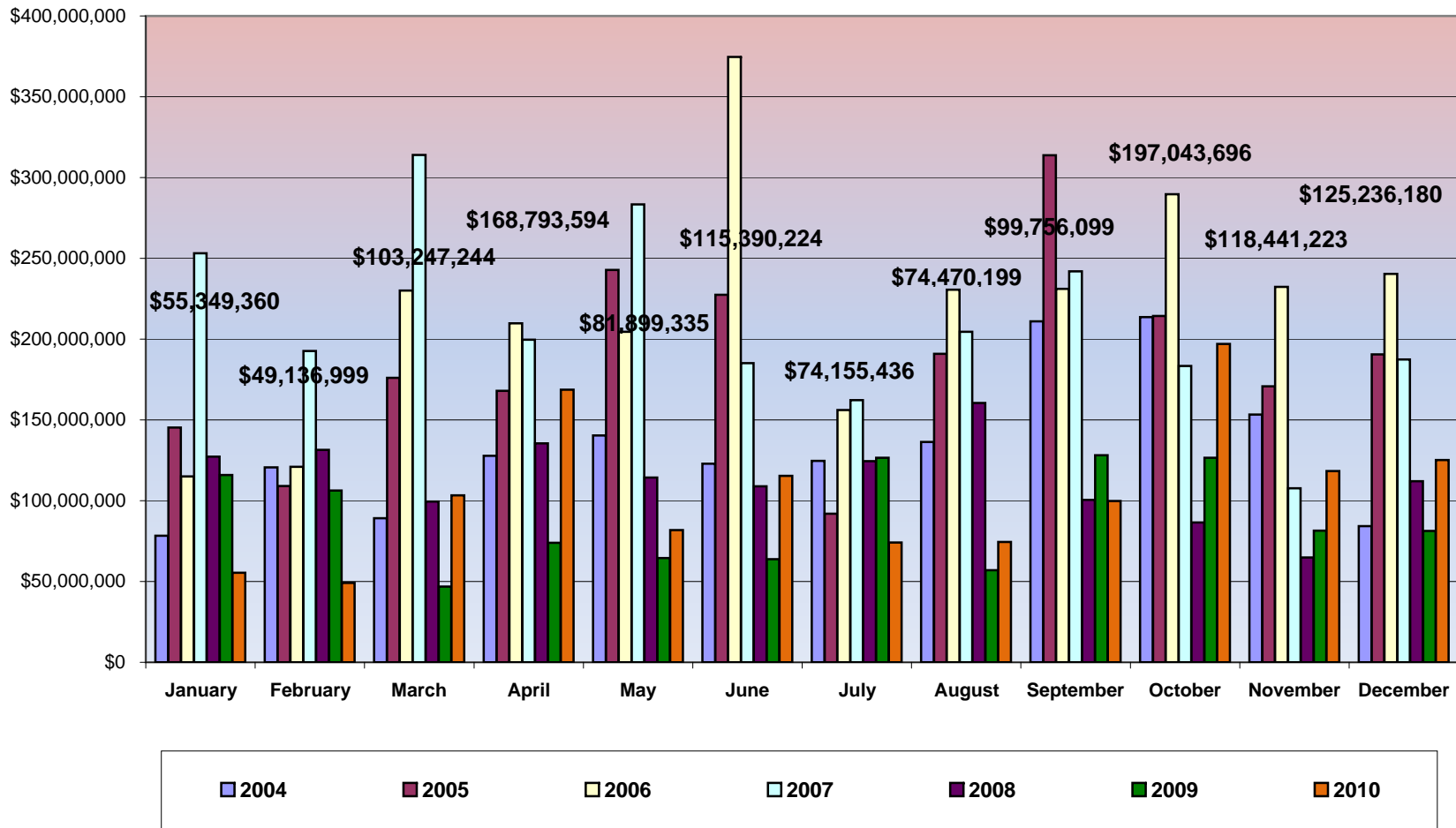
Compliments of:  
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# MARKET ANALYSIS



Pitkin County Monthly Sales Volume Comparison: 2004 through 2010



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# MARKET SNAPSHOT



## Market Snapshot by Area: Property Type Comparison

Pitkin County, Colorado  
 Full Year 2009 vs. Full Year 2010

Area	Average Price Single Family 2009	Average Price Single Family 2010	% Change vs. Previous Year-to-Date	Average Price Multi-Family 2009	Average Price Multi-Family 2010	% Change vs. Previous Year-to-Date	Average Price Residential Land 2009	Average Price Residential Land 2010	% Change vs. Previous Year-to-Date
Aspen: Zone 1	\$6,212,322	\$5,990,704	-4%	\$2,159,494	\$1,857,458	-14%	\$3,995,124	\$3,576,667	-10%
Snowmass Village: Zone 2	\$4,538,331	\$4,119,853	-9%	\$1,166,350	\$1,038,711	-11%	\$0	\$2,307,120	0%
Woody Creek: Zone 3	\$4,261,571	\$2,131,078	-50%	\$0	\$0	0%	\$3,305,023	\$1,800,000	-46%
Old Snowmass: Zone 4	\$2,518,101	\$1,955,278	-22%	\$127,274	\$145,000	14%	\$1,880,000	\$0	0%
Basalt: Zone 5	\$1,365,022	\$784,653	-43%	\$377,628	\$335,458	-11%	\$1,234,000	\$382,500	-69%
Carbondale: Zone 6	\$470,000	\$1,653,750	252%	\$0	\$0	0%	\$0	\$2,056,250	0%
Redstone: Zone 8	\$540,000	\$503,750	-7%	\$0	\$181,667	0%	\$263,000	\$300,000	14%
<b>Gross Live Average:</b>	<b>\$4,902,989</b>	<b>\$4,341,199</b>	<b>-11%</b>	<b>\$1,896,479</b>	<b>\$1,515,181</b>	<b>-20%</b>	<b>\$2,678,105</b>	<b>\$2,612,520</b>	<b>-2%</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 2009	Median Price Single Family 2010	% Change vs. Previous Year-to-Date	Median Price Multi-Family 2009	Median Price Multi-Family 2010	% Change vs. Previous Year-to-Date	Median Price Residential Land 2009	Median Price Residential Land 2010	% Change vs. Previous Year-to-Date
Aspen: Zone 1	\$4,750,000	\$5,200,000	9%	\$1,550,000	\$1,170,000	-25%	\$3,200,000	\$2,500,000	-22%
Snowmass Village: Zone 2	\$2,425,000	\$3,175,000	31%	\$575,000	\$750,000	30%	\$0	\$3,000,000	0%
Woody Creek: Zone 3	\$2,200,000	\$1,900,000	-14%	\$0	\$0	0%	data not applicable	data not applicable	0%
Old Snowmass: Zone 4	\$1,700,000	\$1,750,000	3%	data not applicable	data not applicable	0%	\$1,550,000	\$0	0%
Basalt: Zone 5	\$740,000	\$449,875	-39%	\$500,000	\$332,500	-34%	data not applicable	data not applicable	0%
Carbondale: Zone 6	data not applicable	\$915,000	0%	\$0	\$0	0%	\$0	\$1,168,750	0%
Redstone: Zone 8	\$505,000	\$448,500	-11%	\$0	\$175,000	0%	\$278,500	data not applicable	0%
<b>Gross Live Median:</b>	<b>\$3,153,088</b>	<b>\$3,175,000</b>	<b>1%</b>	<b>\$1,187,945</b>	<b>\$997,000</b>	<b>-16%</b>	<b>\$2,502,900</b>	<b>\$1,875,000</b>	<b>-25%</b>



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# MARKET ANALYSIS



## Market Analysis by Area

Pitkin County, Colorado  
 DECEMBER 2010

There were 2 Bank Sales in December of 2010 totalling \$6,300,000 in volume, or \$3,150,000 per Unit. This accounts for 5.03% of the Overall Gross Volume in Sales.

**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	\$108,403,681	86.56%	36	53.73%	\$3,011,213	\$1,363,875	\$3,001,388	\$1,263,875	\$935.77
Snowmass Village: Zone 2	\$5,650,000	4.51%	5	7.46%	\$1,130,000	\$1,137,500	\$1,140,000	\$775,000	\$746.37
Woody Creek: Zone 3	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
Old Snowmass: Zone 4	\$650,000	0.52%	1	1.49%	\$650,000	data not applicable	\$650,000	data not applicable	\$323.22
Basalt: Zone 5	\$761,000	0.61%	6	8.96%	\$126,833	\$87,500	\$245,000	\$250,000	\$303.22
Carbondale: Zone 6	\$6,610,000	5.28%	2	2.99%	\$3,305,000	data not applicable	\$1,110,000	data not applicable	\$490.93
Redstone: Zone 8	\$920,000	0.73%	2	2.99%	\$460,000	data not applicable	\$510,000	data not applicable	\$297.55
Interval Units	\$2,233,499	1.78%	14	20.90%	\$159,536	\$160,000	\$0	\$0	\$0.00
Quit Claim Deeds with Doc Fees	\$8,000	0.01%	1	1.49%	\$8,000	\$0	\$0	\$0	\$0.00
<b>TOTAL</b>	\$125,236,180	100.00%	67	100.00%	\$2,365,282	\$1,080,000	\$2,377,525	\$1,110,000	\$809.66

Average Residential Sales Price includes all forms of statically 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



## Market Analysis by Area

Pitkin County, Colorado  
 Full Year 2010

There were 13 Bank Sales for the Full Year of 2010, totalling \$19,269,429 in Gross Volume, or \$1,482,264 per Unit. This accounts for 1.53% of the Overall Gross Volume in Sales.

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	\$926,639,204	73.37%	310	44.99%	\$2,989,159	\$1,125,000	\$3,579,644	\$2,490,000	\$1,052.71
Snowmass Village: Zone 2	\$176,874,173	14.01%	96	13.93%	\$1,842,439	\$852,500	\$2,527,930	\$1,534,265	\$854.96
Woody Creek: Zone 3	\$17,182,070	1.36%	14	2.03%	\$1,227,291	\$850,000	\$2,131,078	\$1,900,000	\$631.99
Old Snowmass: Zone 4	\$18,453,809	1.46%	13	1.89%	\$1,419,524	\$650,000	\$1,774,250	\$1,496,250	\$514.75
Basalt: Zone 5	\$11,037,611	0.87%	29	4.21%	\$380,607	\$281,584	\$520,421	\$340,000	\$325.43
Carbondale: Zone 6	\$21,455,000	1.70%	12	1.74%	\$1,787,917	\$915,000	\$1,653,750	\$915,000	\$805.62
Redstone: Zone 8	\$6,727,500	0.53%	18	2.61%	\$373,750	\$345,000	\$382,969	\$345,000	\$347.26
Interval Units	\$81,345,147	6.44%	176	25.54%	\$462,188	\$187,500	\$0	\$0	\$0.00
Quit Claim Deeds with Doc Fees	\$3,205,075	0.25%	21	3.05%	\$152,623	\$99	\$0	\$0	\$0.00
<b>TOTAL</b>	\$1,262,919,589	100.00%	689	100.00%	\$2,395,060	\$902,500	\$2,880,453	\$1,637,500	\$900.76



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## MARKET ANALYSIS

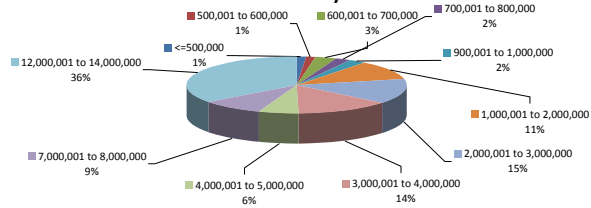


### December 2010 Residential Price Index by Price Points

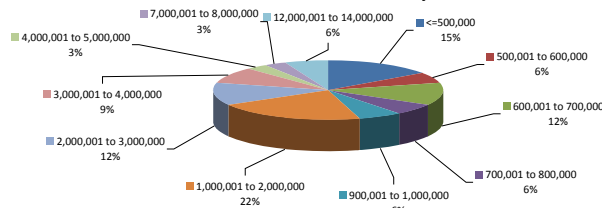
Price Range	# Transactions	Gross Volume
<=500,000	5	\$ 1,027,566.00
500,001 to 600,000	2	\$ 1,070,000.00
600,001 to 700,000	4	\$ 2,585,000.00
700,001 to 800,000	2	\$ 1,545,000.00
800,001 to 900,000	0	\$ -
900,001 to 1,000,000	2	\$ 1,950,000.00
1,000,001 to 2,000,000	7	\$ 8,862,750.00
2,000,001 to 3,000,000	4	\$ 11,180,000.00
3,000,001 to 4,000,000	3	\$ 10,850,000.00
4,000,001 to 5,000,000	1	\$ 4,550,000.00
5,000,001 to 6,000,000	0	\$ -
6,000,001 to 7,000,000	0	\$ -
7,000,001 to 8,000,000	1	\$ 7,100,000.00
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	2	\$ 27,738,000.00
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>33</b>	<b>\$ 78,458,316.00</b>

Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	12	\$ 53,753,000.00	\$ 4,479,417
Multi Family	21	\$ 24,705,316.00	\$ 1,176,444
Vacant Land	5	\$ 15,610,000.00	\$ 3,122,000

### Total Dollar Volume by Price Point



### Total Number of Transactions by Price Point



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### December 2010: Gross Transaction Breakdown

	Number Trans.	Total Volume	% Gross Volume
Residential Improved	33	\$ 78,458,316.00	63%
Commercial	1	\$ 3,200,000.00	3%
Development	1	\$ 18,063,634.00	14%
Vacant Land	5	\$ 15,610,000.00	12%
Fractional/Timeshare	14	\$ 2,233,499.00	2%
Employee Units	5	\$ 781,731.00	1%
Garage Space		\$ -	0%
Mobile Home/Trailer Park		\$ -	0%
Open Space/Easement		\$ -	0%
Quit Claim Deeds	1	\$ 8,000.00	0%
Partial Interest Sales	3	\$ 5,355,000.00	4%
Hotel Suites		\$ -	0%
Easements		\$ -	0%
Related Parties	1	\$ 1,500,000.00	0%
HOA Purchase		\$ -	0%
Historic Building		\$ -	0%
Horse Stalls		\$ -	0%
Low Doc Fee/NAL	3	\$ 26,000.00	0%
Deed In Lieu of Foreclosure		\$ -	0%
Water Rights		\$ -	0%
Political/Exempt		\$ -	0%
Deed Restricted Land		\$ -	0%
<b>TOTAL TRANSACTIONS:</b>	<b>67</b>	<b>\$ 125,236,180.00</b>	<b>100%</b>

### Full Year 2010: Gross Transaction Breakdown

	Number Trans.	Total Volume	% Gross Volume
Residential Improved	296	\$ 852,614,206.00	68%
Commercial	27	\$ 158,318,300.00	13%
Development	2	\$ 19,083,634.00	2%
Vacant Land	30	\$ 78,375,600.00	6%
Fractional/Timeshare	176	\$ 81,345,147.00	6%
Employee Units	88	\$ 19,287,450.00	2%
Garage Space	0	\$ -	0%
Mobile Home/Trailer Park	3	\$ 277,608.00	0%
Open Space/Easement	0	\$ -	0%
Quit Claim Deeds	21	\$ 3,205,075.00	0%
Partial Interest Sales	27	\$ 41,352,839.00	3%
Hotel Suites	0	\$ -	0%
Easements	1	\$ 2,500.00	0%
Related Parties	7	\$ 8,067,000.00	1%
HOA Purchase	0	\$ -	0%
Historic Building	0	\$ -	0%
Horse Stalls	3	\$ 620,000.00	0%
Low Doc Fee/NAL	8	\$ 370,230.00	0%
Deed In Lieu of Foreclosure	0	\$ -	0%
Water Rights	0	\$ -	0%
Political/Exempt	0	\$ -	0%
Deed Restricted Land	0	\$ -	0%
<b>TOTAL TRANSACTIONS:</b>	<b>689</b>	<b>\$ 1,262,919,589.00</b>	<b>100%</b>

December 2010	# Trans.	Total Volume	Average Price
Commercial Improved	1	\$ 3,200,000.00	\$ 3,200,000
Commercial Vacant	0	\$ -	\$ -
Development	1	\$ 18,063,634.00	\$ 18,063,634

December 2009	# Trans.	Total Volume	Average Price
Commercial Improved	4	\$ 1,430,975.00	\$ 357,744
Commercial Vacant	1	\$ 295,000.00	\$ 295,000
Development	0	\$ -	\$ -

Full Year 2010	# Trans.	Total Volume	Average Price
Commercial Improved	17	\$ 153,063,500.00	\$ 9,003,735
Commercial Vacant	10	\$ 5,254,800.00	\$ 525,480
Development	2	\$ 19,083,634.00	\$ 9,541,817

Full Year 2009	# Trans.	Total Volume	Average Price
Commercial Improved	13	\$ 14,393,575.00	\$ 1,107,198
Commercial Vacant	5	\$ 1,810,000.00	\$ 362,000
Development	0	\$ -	\$ -

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## MARKET ANALYSIS



### Market Analysis by Area

Pitkin County, Colorado

Full Year 2010: Fractional Sales

Project / Legal	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Sales Price	Median \$ Sales Price
Innsbruck	\$369,998	0.45%	3	1.70%	\$123,333	\$90,000
The Ritz Carlton Club - Aspen Highlands	\$4,510,744	0.00%	33	18.75%	\$136,689	\$120,000
Saint Regis Club - Aspen Residence Club	\$2,646,293	3.25%	8	4.55%	\$330,787	\$325,000
Grand Hyatt Aspen - GA Resort	\$8,043,610	9.89%	47	26.70%	\$171,141	\$165,000
Dancing Bear Lodge	\$699,000	0.86%	1	0.57%	\$699,000	data not applicable
A Storied Place - Countryside Condo	\$0	0.00%	0	0.00%	\$0	\$0
Prospector	\$83,500	0.10%	4	2.27%	\$20,875	\$19,250
Residences at Little Nell	\$55,107,750	67.75%	39	22.16%	\$1,413,019	\$1,300,000
Roaring Fork Club - Club Suites	\$1,635,000	2.01%	10	5.68%	\$163,500	\$175,000
Roaring Fork Club - Roaring Fork PUD	\$4,070,000	5.00%	7	3.98%	\$581,429	\$620,000
Sanctuary	\$1,178,000	1.45%	6	3.41%	\$196,333	\$204,500
Shadow Mountain Lodge	\$31,000	0.04%	3	1.70%	\$10,333	\$9,000
The Residences at Snowmass Club	\$908,252	1.12%	9	5.11%	\$100,917	\$90,000
Timbers Club	\$2,062,000	2.53%	6	3.41%	\$343,667	\$350,000
<b>TOTAL</b>	<b>\$81,345,147</b>	<b>100.00%</b>	<b>176</b>	<b>100.00%</b>	<b>\$462,188</b>	<b>\$187,500</b>

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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 December 2010

Project / Legal	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Sales Price	Median \$ Sales Price
Innsbruck	\$189,999	8.51%	1	7.14%	\$189,999	data not applicable
The Ritz Carlton Club - Aspen Highlands	\$361,500	16.19%	3	21.43%	\$120,500	\$90,500
Saint Regis Club - Aspen Residence Club	\$300,000	13.43%	1	7.14%	\$300,000	data not applicable
Grand Hyatt Aspen - GA Resort	\$639,000	28.61%	4	28.57%	\$159,750	\$160,000
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	\$35,000	1.57%	1	7.14%	\$35,000	data not applicable
Residences at Little Nell	\$0	0.00%	0	0.00%	\$0	\$0
Roaring Fork Club - Club Suites	\$175,000	7.84%	1	7.14%	\$175,000	data not applicable
Roaring Fork Club - Roaring Fork PUD	\$375,000	16.79%	1	7.14%	\$375,000	data not applicable
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	\$158,000	7.07%	2	14.29%	\$79,000	data not applicable
Timbers Club	\$0	0.00%	0	0.00%	\$0	\$0
<b>TOTAL</b>	<b>\$2,233,499</b>	<b>100.00%</b>	<b>14</b>	<b>100.00%</b>	<b>\$159,536</b>	<b>\$160,000</b>



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## Interval Sales

2010



Dollar Volume and Unit Count - Year Over Year Comparisons

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Month	2005	2006	2007	2008	2009	2010	% Increase/Decrease	2005	2006	2007	2008	2009	2010	% Increase/Decrease
January	\$4,753,000	\$42,326,400	\$6,731,200	\$5,166,600	\$64,869,150	\$5,733,975	-91%	19	175	18	30	47	10	-79%
February	\$12,956,500	\$14,070,000	\$8,297,500	\$3,413,300	\$41,155,838	\$10,268,000	-75%	21	61	20	15	44	13	-70%
March	\$14,236,400	\$19,198,200	\$7,469,100	\$3,564,544	\$14,052,000	\$2,642,000	-81%	41	63	25	17	23	14	-39%
April	\$11,400,900	\$14,929,500	\$11,072,100	\$3,996,300	\$5,379,400	\$10,248,962	91%	37	55	28	24	17	20	18%
May	\$17,297,500	\$14,125,000	\$8,360,300	\$7,398,300	\$7,795,500	\$8,579,000	10%	50	48	26	29	17	14	-18%
June	\$13,213,100	\$11,512,100	\$3,802,800	\$4,562,800	\$6,220,500	\$14,788,047	138%	42	48	12	17	15	18	20%
July	\$7,963,400	\$5,729,900	\$6,381,900	\$2,751,700	\$10,468,052	\$5,972,350	-43%	23	22	22	12	18	12	-33%
August	\$13,217,000	\$8,903,400	\$6,681,200	\$1,797,061	\$8,656,950	\$4,468,500	-48%	39	36	25	9	16	14	-13%
September	\$25,600,000	\$19,714,500	\$6,658,600	\$3,462,350	\$3,335,855	\$9,437,596	183%	41	45	27	17	18	19	6%
October	\$13,934,000	\$10,499,100	\$10,139,400	\$5,923,349	\$11,935,410	\$2,986,500	-75%	35	39	44	23	31	13	-58%
November	\$12,356,300	\$8,708,600	\$4,953,350	\$2,380,681	\$5,494,824	\$3,986,718	-27%	37	35	25	8	20	15	-25%
December	\$31,000,000	\$11,570,400	\$9,625,200	\$6,078,263	\$2,520,800	\$2,233,499	-11%	117	46	68	27	6	14	133%
<b>Annual Totals</b>	\$177,928,100	\$181,287,100	\$90,172,650	\$50,495,248	\$181,884,279	\$81,345,147	-55%	502	673	340	228	272	176	-35%
<b>Year-to-Date TOTAL</b>	<b>\$177,928,100</b>	<b>\$181,287,100</b>	<b>\$90,172,650</b>	<b>\$50,495,248</b>	<b>\$181,884,279</b>	<b>\$81,345,147</b>	<b>-55%</b>	<b>502</b>	<b>673</b>	<b>340</b>	<b>228</b>	<b>272</b>	<b>176</b>	<b>-35%</b>



Owned and operated by Colorado families since 1967



## Transaction Comparison

Pitkin County, Colorado  
December 2010



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



### Month to Month Comparison by Dollar Volume

Month	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	2010	% Change vs. Previous Year-to-Date
January	\$115,041,800	-20.78%	\$253,209,100	120.10%	\$127,200,000	-49.76%	\$115,936,999	-8.85%	\$55,349,360	-52.26%
February	\$120,991,200	10.87%	\$192,612,800	59.20%	\$131,485,356	-31.74%	\$106,356,206	-19.11%	\$49,136,999	-53.80%
March	\$229,999,495	30.60%	\$314,055,100	36.55%	\$99,420,211	-68.34%	\$46,906,531	-52.82%	\$103,247,244	120.11%
April	\$209,745,400	24.90%	\$199,652,800	-4.81%	\$135,416,272	-32.17%	\$74,009,706	-45.35%	\$168,793,594	128.07%
May	\$204,616,000	-15.72%	\$283,447,100	38.53%	\$114,382,832	-59.65%	\$64,477,218	-43.63%	\$81,899,335	27.02%
June	\$374,564,400	64.72%	\$185,157,053	-50.57%	\$108,918,961	-41.17%	\$63,784,489	-41.44%	\$115,390,224	80.91%
July	\$156,110,700	69.89%	\$162,282,203	3.95%	\$124,468,744	-23.30%	\$126,622,273	1.73%	\$74,155,436	-41.44%
August	\$230,672,700	20.86%	\$204,482,116	-11.35%	\$160,520,602	-21.50%	\$56,984,673	-64.50%	\$74,470,199	30.68%
September	\$231,032,300	-26.39%	\$242,000,100	4.75%	\$100,587,424	-58.43%	\$128,180,662	27.43%	\$99,756,099	-22.18%
October	\$289,639,700	35.09%	\$183,364,750	-36.69%	\$86,525,189	-52.81%	\$126,613,840	46.33%	\$197,043,696	55.63%
November	\$232,286,000	36.04%	\$107,699,050	-53.64%	\$64,790,663	-39.84%	\$81,433,876	25.69%	\$118,441,223	45.44%
December	\$240,467,800	26.17%	\$187,333,500	-22.10%	\$112,026,684	-40.20%	\$81,241,755	-27.48%	\$125,236,180	54.15%
<b>Year-to-Date TOTAL</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>\$1,072,548,228</b>	<b>-21.47%</b>	<b>\$1,262,919,589</b>	<b>17.75%</b>

### Month to Month Comparison by Number of Transactions

Month	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	2010	% Change vs. Previous Year-to-Date
January	226	83.74%	119	-47.35%	98	-17.65%	78	-20.41%	49	-37.18%
February	115	16.16%	91	-20.87%	62	-31.87%	74	19.35%	46	-37.84%
March	162	10.20%	101	-37.65%	48	-52.48%	41	-14.58%	84	104.88%
April	143	-8.92%	148	3.50%	88	-40.54%	46	-47.73%	71	54.35%
May	176	-5.88%	126	-28.41%	80	-36.51%	45	-43.75%	44	-2.22%
June	173	10.19%	84	-51.45%	77	-8.33%	47	-38.96%	50	6.38%
July	108	-8.47%	94	-12.96%	66	-29.79%	43	-34.85%	41	-4.65%
August	159	2.58%	113	-28.93%	66	-41.59%	44	-33.33%	53	20.45%
September	163	-13.30%	127	-22.09%	61	-51.97%	74	21.31%	62	-16.22%
October	158	19.70%	137	-13.29%	68	-50.36%	78	14.71%	56	-28.21%
November	151	17.97%	97	-35.76%	47	-51.55%	72	53.19%	66	-8.33%
December	145	-28.57%	142	-2.07%	67	-52.82%	60	-10.45%	67	11.67%
<b>Year-to-Date TOTAL</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>702</b>	<b>-15.22%</b>	<b>689</b>	<b>-1.85%</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.  
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