



## MARKET ANALYSIS

*Compliments of:*  
**Land Title**  
**Glenwood Springs**  
 Tammy Sommerfeld  
 970-945-2610  
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### GARFIELD COUNTY

#### Total Property Transfers - All Types

#### Dollar Volume and Unit Count - Year Over Year Comparisons

Month	2004	2005	2006	2007	2008	2009	2010	Change	2004	2005	2006	2007	2008	2009	2010	Change
January	\$ 23,682,600	\$ 55,518,500	\$ 53,279,100	\$ 92,346,900	\$ 69,205,900	\$ 16,624,800	\$ 11,461,500	-31.06%	84	148	158	237	169	38	34	-10.53%
February	\$ 33,218,800	\$ 36,032,100	\$ 41,301,100	\$ 53,852,300	\$ 102,818,300	\$ 14,143,900	\$ 12,503,900	-11.60%	109	140	125	138	125	46	33	-28.26%
March	\$ 33,123,800	\$ 51,237,500	\$ 87,858,300	\$ 93,135,200	\$ 48,078,900	\$ 10,759,800	\$ 24,342,200	126.23%	136	206	227	237	120	33	61	84.85%
April	\$ 50,726,300	\$ 55,945,300	\$ 66,939,000	\$ 98,420,300	\$ 85,697,500	\$ 20,680,100	\$ 21,940,200	6.09%	157	203	211	244	171	43	63	46.51%
May	\$ 54,832,100	\$ 69,472,000	\$ 96,372,600	\$ 121,937,600	\$ 61,858,400	\$ 15,653,500	\$ 17,487,500	11.72%	156	217	261	313	179	43	61	41.86%
June	\$ 50,316,600	\$ 89,577,700	\$ 89,135,600	\$ 106,104,300	\$ 72,589,200	\$ 28,415,500	\$ 20,376,300	-28.29%	187	253	267	268	153	75	68	-9.33%
July	\$ 80,486,100	\$ 69,683,500	\$ 100,260,500	\$ 157,463,100	\$ 68,893,800	\$ 24,760,700	\$ 24,709,600	-0.21%	168	238	282	312	153	64	69	7.81%
August	\$ 59,088,900	\$ 71,598,100	\$ 101,278,900	\$ 103,403,600	\$ 56,415,900	\$ 21,537,650	\$ 21,049,700	-2.27%	189	234	318	252	140	57	56	-1.75%
September	\$ 55,745,300	\$ 98,475,300	\$ 91,258,700	\$ 94,217,300	\$ 55,872,200	\$ 17,315,200	\$ 17,782,700	2.70%	161	266	292	232	120	61	55	-9.84%
October	\$ 51,208,600	\$ 76,845,900	\$ 85,807,900	\$ 104,331,100	\$ 35,180,900	\$ 18,898,900	\$ 20,320,900	7.52%	201	253	259	228	95	57	60	5.26%
November	\$ 59,343,400	\$ 102,825,400	\$ 127,843,600	\$ 72,937,800	\$ 28,896,600	\$ 13,072,600		-54.76%	186	224	241	166	65	46		-29.23%
December	\$ 47,732,100	\$ 78,755,300	\$ 104,042,100	\$ 124,476,100	\$ 37,660,100	\$ 34,301,900		-8.92%	169	230	215	178	70	68		-2.86%
<b>Annual Totals</b>	<b>\$599,504,600</b>	<b>\$ 855,966,600</b>	<b>\$ 1,045,377,400</b>	<b>\$ 1,222,625,600</b>	<b>\$ 723,167,700</b>	<b>\$ 236,164,550</b>		-67.34%	1,903	2,612	2,856	2,805	1,560	631		-59.55%
<b>Year-to-Date TOTAL</b>	<b>\$ 492,429,100</b>	<b>\$ 674,385,900</b>	<b>\$ 813,491,700</b>	<b>\$ 1,025,211,700</b>	<b>\$ 656,611,000</b>	<b>\$ 188,790,050</b>	<b>\$ 191,974,500</b>	<b>1.69%</b>	<b>1,548</b>	<b>2,158</b>	<b>2,400</b>	<b>2,461</b>	<b>1,425</b>	<b>517</b>	<b>560</b>	<b>8.32%</b>

This data is believed to be accurate but is not guaranteed. Figures shown reflect arms-length property transfers only and do not include deeds on which a documentary fee was not paid.

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Note: February 2008 includes one transfer in the amount of \$35 million in Rifle for Rifle Creek Subdivision Tracts A-C

Note: April 2008 includes one transfer in the amount of \$21,068,000 for Little Star Ranch located in Rifle.



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## Transaction Comparison

Garfield County, Colorado  
October 2010



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### 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	\$53,279,100	-4.03%	\$92,346,900	73.33%	\$69,205,900	-25.06%	\$16,624,800	-75.98%	\$11,461,500	-31.06%
February	\$41,301,100	14.62%	\$53,852,300	30.39%	\$102,818,300	90.93%	\$14,143,900	-86.24%	\$12,503,900	-11.60%
March	\$87,858,300	71.47%	\$93,135,200	6.01%	\$48,078,900	-48.38%	\$10,759,800	-77.62%	\$24,342,200	126.23%
April	\$66,939,000	19.65%	\$98,420,300	47.03%	\$85,697,500	-12.93%	\$20,680,100	-75.87%	\$21,940,200	6.09%
May	\$96,372,600	38.72%	\$121,937,600	26.53%	\$61,858,400	-49.27%	\$15,653,500	-74.69%	\$17,487,500	11.72%
June	\$89,135,600	-0.49%	\$106,104,300	19.04%	\$72,589,200	-31.59%	\$28,415,500	-60.85%	\$20,376,300	-28.29%
July	\$100,260,500	43.88%	\$157,463,100	57.05%	\$68,893,800	-56.25%	\$24,760,700	-64.06%	\$24,709,600	-0.21%
August	\$101,278,900	41.45%	\$103,403,600	2.10%	\$56,415,900	-45.44%	\$21,537,650	-61.82%	\$21,049,700	-2.27%
September	\$91,258,700	-7.33%	\$94,217,300	3.24%	\$55,872,200	-40.70%	\$17,315,200	-69.01%	\$17,782,700	2.70%
October	\$85,807,900	11.66%	\$104,331,100	21.59%	\$35,180,900	-66.28%	\$18,898,900	-46.28%	\$20,320,900	7.52%
November	\$127,843,600	24.33%	\$72,937,800	-42.95%	\$28,896,600	-60.38%	\$13,072,600	-54.76%		
December	\$104,042,100	32.11%	\$124,476,100	19.64%	\$37,660,100	-69.75%	\$34,301,900	-8.92%		
<b>Year-to-Date TOTAL</b>	<b>\$1,045,377,400</b>	<b>22.13%</b>	<b>\$1,222,625,600</b>	<b>16.96%</b>	<b>\$723,167,700</b>	<b>-40.85%</b>	<b>\$236,164,550</b>	<b>-67.34%</b>	<b>\$191,974,500</b>	<b>1.69%</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	2009	% Change vs. Previous Year-to-Date
January	158	6.76%	237	50.00%	169	-28.69%	38	-77.51%	34	-10.53%
February	125	-10.71%	138	10.40%	125	-9.42%	46	-63.20%	33	-28.26%
March	227	10.19%	237	4.41%	120	-49.37%	33	-72.50%	61	84.85%
April	211	3.94%	244	15.64%	171	-29.92%	43	-74.85%	63	46.51%
May	261	20.28%	313	19.92%	179	-42.81%	43	-75.98%	61	41.86%
June	267	5.53%	268	0.37%	153	-42.91%	75	-50.98%	68	-9.33%
July	282	18.49%	312	10.64%	153	-50.96%	64	-58.17%	69	7.81%
August	318	35.90%	252	-20.75%	140	-44.44%	57	-59.29%	56	-1.75%
September	292	9.77%	232	-20.55%	120	-48.28%	61	-49.17%	55	-9.84%
October	259	2.37%	228	-11.97%	95	-58.33%	57	-40.00%	60	5.26%
November	241	7.59%	166	-31.12%	65	-60.84%	46	-29.23%		
December	215	-6.52%	178	-17.21%	70	-60.67%	68	-2.86%		
<b>Year-to-Date TOTAL</b>	<b>2,856</b>	<b>9.34%</b>	<b>2,805</b>	<b>-1.79%</b>	<b>1,560</b>	<b>-44.39%</b>	<b>631</b>	<b>-59.55%</b>	<b>560</b>	<b>8.32%</b>

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

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# MARKET SNAPSHOT



## Market Snapshot by Area: Property Type Comparison

Garfield County, Colorado  
 October Issue: Full Year 2009 vs. Year to Date 2010

Area	Average Price Single Family 2009	Average Price Single Family 2010	% Change Year-to-Date vs. Prior Year	Average Price Multi-Family 2009	Average Price Multi-Family 2010	% Change Year-to-Date vs. Prior Year	Average Price Residential Land 2009	Average Price Residential Land 2010	% Change Year-to-Date vs. Prior Year
Parachute	\$247,553	\$278,280	12%	\$0	\$150,000	0%	\$432,500	\$152,600	-65%
Battlement Mesa	\$231,575	\$249,868	8%	\$163,750	\$109,100	-33%	\$191,000	\$0	0%
Rifle	\$303,426	\$233,626	-23%	\$205,160	\$208,500	2%	\$156,200	\$142,768	-9%
Silt	\$310,138	\$282,332	-9%	\$0	\$0	0%	\$306,056	\$299,644	-2%
New Castle	\$354,282	\$326,973	-8%	\$211,806	\$189,607	-10%	\$249,071	\$74,425	-70%
All Rural Areas Garfield County	\$170,000	\$0	0%	\$0	\$0	0%	\$50,000	\$1,112,500	2125%
Glenwood Springs	\$482,921	\$389,924	-19%	\$281,145	\$230,619	-18%	\$426,000	\$276,156	-35%
Carbondale	\$730,390	\$708,045	-3%	\$465,983	\$343,008	-26%	\$210,900	\$177,542	-16%
<b>Gross Live Average:</b>	<b>\$414,627</b>	<b>\$377,280</b>	<b>-9%</b>	<b>\$313,987</b>	<b>\$233,888</b>	<b>-26%</b>	<b>\$261,845</b>	<b>\$216,781</b>	<b>-17%</b>

Please note: The above figures are an unofficial tabulation of Garfield 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 Year-to-Date vs. Prior Year	Median Price Multi-Family 2009	Median Price Multi-Family 2010	% Change Year-to-Date vs. Prior Year	Median Price Residential Land 2009	Median Price Residential Land 2010	% Change Year-to-Date vs. Prior Year
Parachute	\$215,000	\$239,800	12%	\$0	data not applicable	0%	\$227,500	data not applicable	0%
Battlement Mesa	\$213,000	\$250,000	17%	\$168,500	\$98,500	-42%	data not applicable	\$0	0%
Rifle	\$269,000	\$223,000	-17%	\$201,250	data not applicable	0%	\$177,500	\$84,150	-53%
Silt	\$287,600	\$250,000	-13%	\$0	\$0	0%	\$200,000	\$150,000	-25%
New Castle	\$331,750	\$298,000	-10%	\$209,000	\$181,000	-13%	\$269,000	\$50,850	-81%
All Rural Areas Garfield County	\$0	\$0	0%	\$0	\$0	0%	data not applicable	data not applicable	0%
Glenwood Springs	\$449,500	\$357,500	-20%	\$285,000	\$240,000	-16%	\$272,500	\$165,000	-39%
Carbondale	\$620,000	\$550,000	-11%	\$445,000	\$271,850	-39%	\$196,000	\$160,000	-18%
<b>Gross Live Median:</b>	<b>\$339,900</b>	<b>\$298,750</b>	<b>-12%</b>	<b>\$272,500</b>	<b>\$198,000</b>	<b>-27%</b>	<b>\$208,800</b>	<b>\$125,000</b>	<b>-40%</b>

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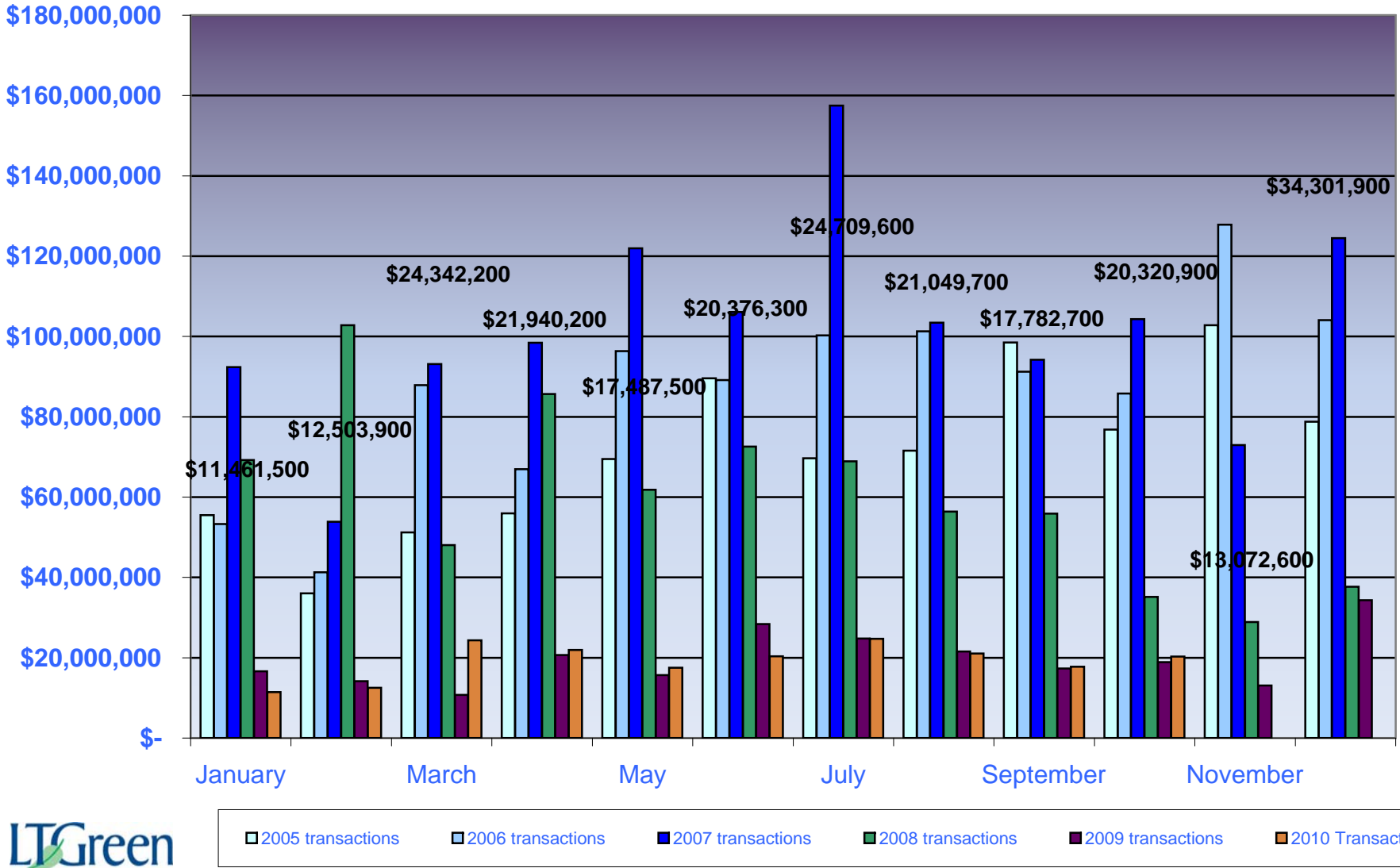


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## Garfield County Sales Volume: 2005 through 2010

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Garfield County, Colorado: OCTOBER 2010

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There were 14 Bank Sales in October 2010, totalling \$3,609,700 in Gross Volume, or \$257,836 Per Unit. This accounts for 17.76% of the overall Gross Volume in Sales

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

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price	Average \$ Single Family Price	Median \$ Single Family Price	Average \$ Single Family PPSF	Average \$ MultiFamily Price	Median \$ MultiFamily Price	Average \$ MultiFamily PPSF
Parachute	\$562,000	2.77%	4	6.67%	\$140,500	\$160,000	\$0	\$0	\$0.00	\$120,000	data not applicable	\$79.26
Battlement Mesa	\$344,800	1.70%	2	3.33%	\$172,400	data not applicable	\$266,000	data not applicable	\$100.04	\$78,800	data not applicable	\$65.45
Rifle	\$2,588,300	12.74%	14	23.33%	\$184,879	\$120,500	\$214,960	\$220,000	\$102.43	\$0	\$0	\$0.00
Silt	\$2,160,400	10.63%	8	13.33%	\$270,050	\$227,700	\$349,233	\$334,950	\$146.13	\$0	\$0	\$0.00
New Castle	\$2,283,400	11.24%	10	16.67%	\$228,340	\$280,000	\$292,417	\$297,250	\$150.53	\$176,500	data not applicable	\$159.01
All Rural Areas Garfield County	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	\$0.00
Glenwood Springs	\$3,415,000	16.81%	10	16.67%	\$341,500	\$287,500	\$360,556	\$315,000	\$168.66	\$0	\$0	\$0.00
Carbondale	\$8,967,000	44.13%	12	20.00%	\$747,250	\$496,000	\$956,500	\$612,500	\$279.45	\$427,500	data not applicable	\$246.78
Interval Units & Quit Claim Deeds	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	\$0.00
<b>TOTAL</b>	<b>\$20,320,900</b>	<b>100.00%</b>	<b>60</b>	<b>100.00%</b>	<b>\$338,682</b>	<b>\$260,000</b>	<b>\$459,649</b>	<b>\$297,500</b>	<b>\$175.59</b>	<b>\$234,467</b>	<b>\$176,500</b>	<b>\$159.38</b>

Please note: The above figures are an unofficial tabulation of Garfield County Website Records that are believed to be reasonably accurate. Average & Median Price are calculated without Timeshare/Interval Interests.

Average PPSF is calculated for properties with available Square Footage Living Area from Assessor's Website Record.

## Garfield County : Year-to-Date 2010: Through October 31st, 2010

There were 91 Bank Sales Year-to-Date 2010, totalling \$23,320,200 in Gross Volume, or \$256,266 Per Unit. This accounts for 12.15% of the overall Gross Volume in Sales

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price	Average \$ Single Family Price	Median \$ Single Family Price	Average \$ Single Family PPSF	Average \$ MultiFamily Price	Median \$ MultiFamily Price	Average \$ MultiFamily PPSF
Parachute	\$8,490,600	4.42%	30	5.36%	\$283,020	\$228,500	\$278,280	\$239,800	\$143.52	\$150,000	data not applicable	\$75.69
Battlement Mesa	\$9,922,400	5.17%	41	7.32%	\$242,010	\$240,000	\$249,868	\$250,000	\$123.67	\$109,100	\$98,500	\$82.88
Rifle	\$25,634,200	13.35%	110	19.64%	\$233,038	\$214,150	\$233,626	\$223,000	\$136.57	\$208,500	data not applicable	\$143.20
Silt	\$15,141,800	7.89%	55	9.82%	\$275,305	\$237,600	\$282,332	\$250,000	\$152.14	\$0	\$0	\$0.00
New Castle	\$22,420,000	11.68%	75	13.39%	\$298,933	\$280,000	\$326,973	\$298,000	\$164.31	\$189,607	\$181,000	\$165.00
All Rural Areas Garfield County	\$2,225,000	1.16%	2	0.36%	\$1,112,500	data not applicable	\$0	\$0	\$0.00	\$0	\$0	\$0.00
Glenwood Springs	\$49,329,500	25.70%	130	23.21%	\$379,458	\$322,000	\$389,924	\$357,500	\$186.01	\$230,619	\$240,000	\$202.38
Carbondale	\$58,546,000	30.50%	111	19.82%	\$527,441	\$377,800	\$709,246	\$555,000	\$241.66	\$343,008	\$271,850	\$227.79
Interval Units & Quit Claim Deeds	\$265,000	0.14%	6	1.07%	\$44,167	\$22,800	\$0	\$0	\$0.00	\$0	\$0	\$0.00
<b>TOTAL</b>	<b>\$191,974,500</b>	<b>100.00%</b>	<b>560</b>	<b>100.00%</b>	<b>\$346,046</b>	<b>\$268,200</b>	<b>\$376,599</b>	<b>\$298,750</b>	<b>\$171.55</b>	<b>\$233,888</b>	<b>\$198,000</b>	<b>\$182.66</b>

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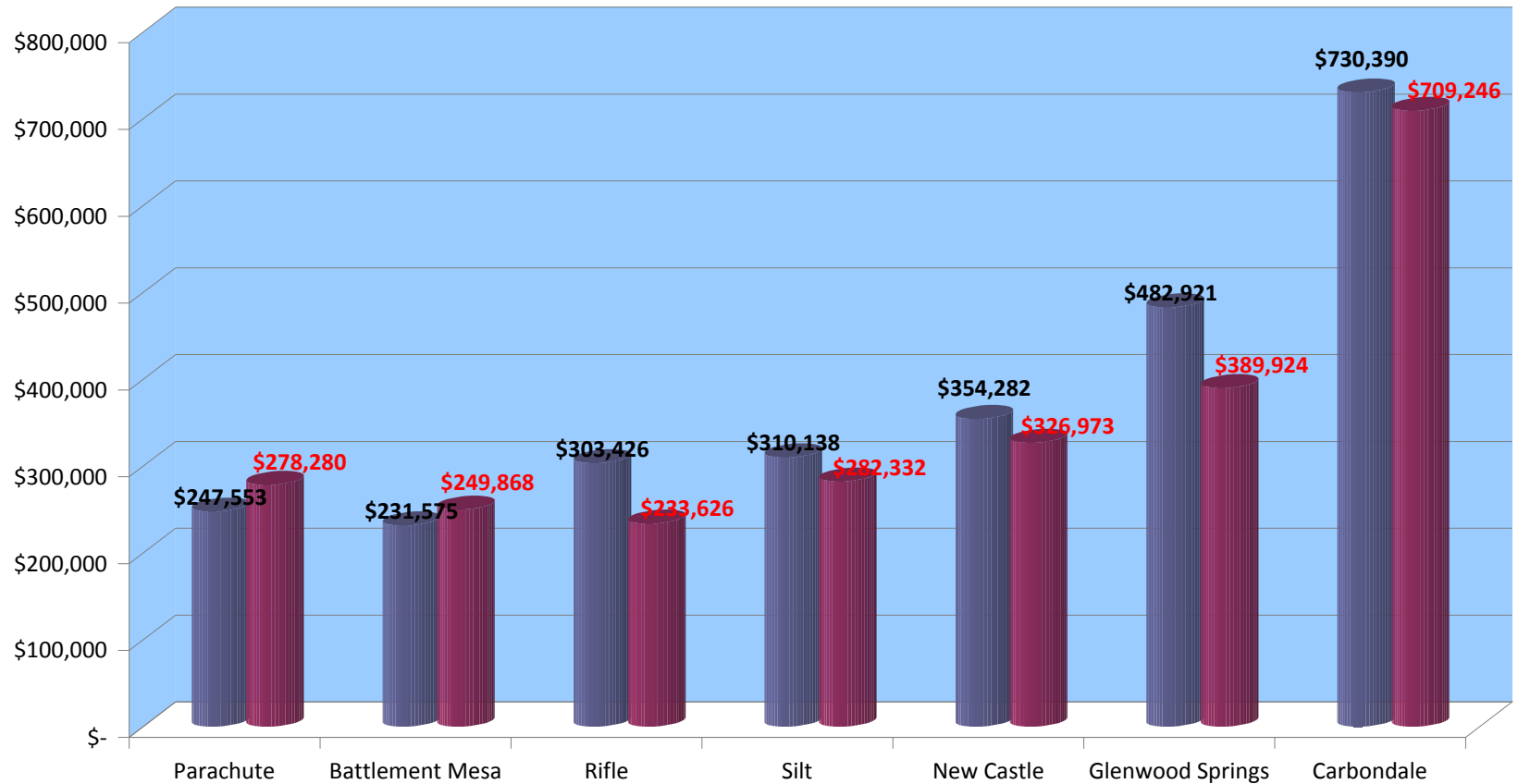
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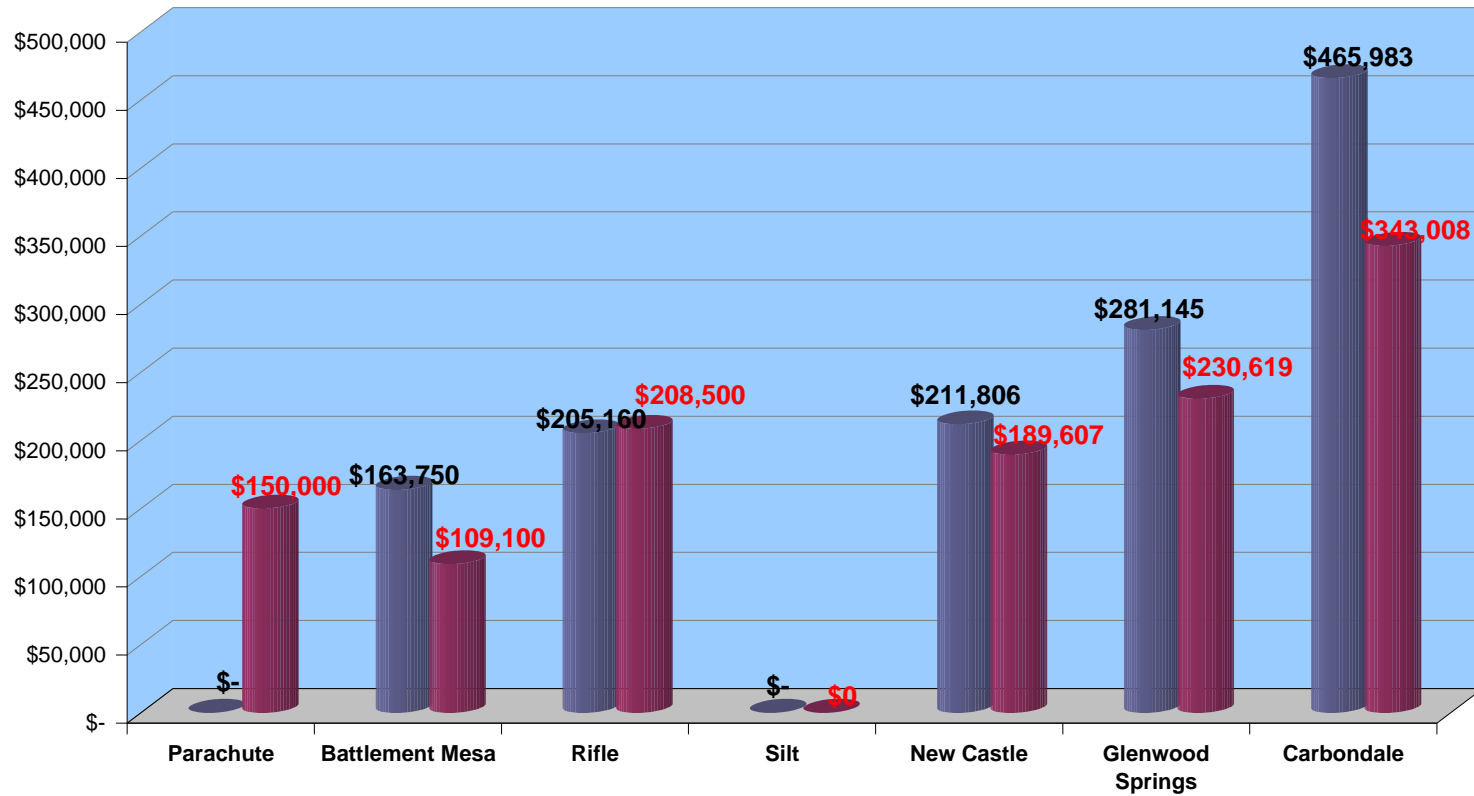
Full Year 2009 vs. YTD 2010: Average Single Family Price by Area



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Full Year 2009 vs. YTD 2010: Average Multi-Family Price by Area



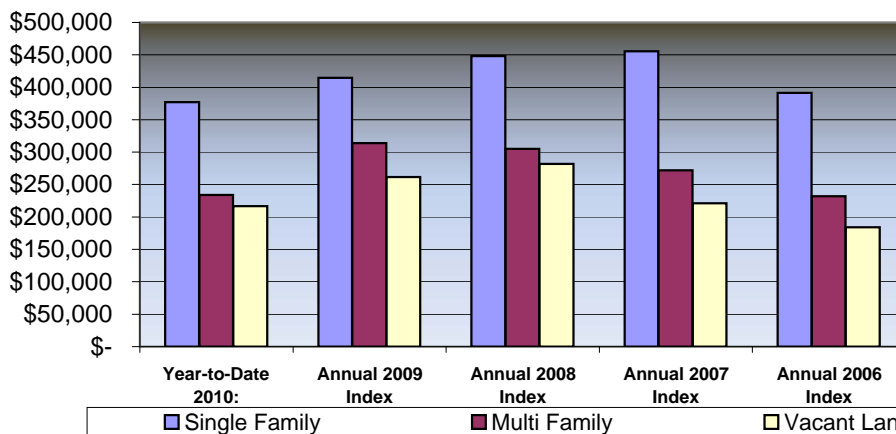


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OCTOBER 2010 Residential Index	# Transactions	Gross Volume	Average Price
<b>Single Family</b>	35	\$ 16,087,700.00	\$ 459,649
Multi Family	6	\$ 1,406,800.00	\$ 234,467
Vacant Land	10	\$ 1,053,500.00	\$ 105,350
Year-to-Date 2010:	# Transactions	Gross Volume	Average Price
<b>Single Family</b>	372	\$140,348,300.00	\$ 377,280
Multi Family	50	\$ 11,694,400.00	\$ 233,888
Vacant Land	67	\$ 14,524,300.00	\$ 216,781
Annual 2009 Index	# Transactions	Gross Volume	Average Price
<b>Single Family</b>	367	\$152,168,150.00	\$ 414,627
Multi Family	92	\$ 28,886,800.00	\$ 313,987
Vacant Land	67	\$ 17,543,600.00	\$ 261,845
Annual 2008 Index	# Transactions	Gross Volume	Average Price
<b>Single Family</b>	800	\$358,533,500.00	\$ 448,167.00
Multi Family	259	\$ 79,056,900.00	\$ 305,239.00
Vacant Land	227	\$ 63,927,100.00	\$ 281,617.00
Annual 2007 Index	# Transactions	Gross Volume	Average Price
<b>Single Family</b>	1400	\$638,076,500.00	\$ 455,769.00
Multi Family	454	\$123,541,300.00	\$ 272,117.00
Vacant Land	603	\$133,246,700.00	\$ 220,973.00
Annual 2006 Index	# Transactions	Gross Volume	Average Price
<b>Single Family</b>	1333	\$521,983,000.00	\$ 391,585.00
Multi Family	338	\$ 78,375,600.00	\$ 231,880.00
Vacant Land	704	\$129,696,600.00	\$ 184,228.00

Average Residential Price Comparison: 2006 - Ytd. 2010



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October 2010 Single Family - Price Point Summary

	# Transactions	Gross Volume	% of Gross Volume	% of Gross Trans
<=200,000	3	\$ 409,900	3%	9%
200,001 to 300,000	15	\$ 3,914,300	24%	43%
300,001 to 400,000	7	\$ 2,475,500	15%	20%
400,001 to 500,000	3	\$ 1,358,000	8%	9%
500,001 to 600,000	2	\$ 1,145,000	7%	6%
600,001 to 700,000	1	\$ 630,000	4%	3%
700,001 to 800,000	1	\$ 780,000	5%	3%
800,001 to 900,000	0	\$ -	0%	0%
900,001 to 1,000,000	0	\$ -	0%	0%
1,000,001 to 1,500,000	1	\$ 1,025,000	6%	3%
1,500,001 to 2,000,000	1	\$ 1,600,000	10%	3%
2,000,001 to 2,500,000	0	\$ -	0%	0%
2,500,001 to 3,000,000	1	\$ 2,750,000	17%	3%
over \$ 3 Million	0	\$ -	0%	0%
<b>Total:</b>	<b>35</b>	<b>\$ 16,087,700</b>	<b>100%</b>	<b>100%</b>

## Year-to-Date: 2010 Single Family - Price Point Summary

	# Transactions	Gross Volume	% of Gross Volume	% of Gross Trans
<=200,000	62	\$ 9,924,100	7%	17%
200,001 to 300,000	131	\$ 32,943,700	24%	35%
300,001 to 400,000	73	\$ 25,530,300	18%	20%
400,001 to 500,000	39	\$ 17,669,900	13%	11%
500,001 to 600,000	28	\$ 15,521,400	11%	8%
600,001 to 700,000	12	\$ 7,970,000	6%	3%
700,001 to 800,000	7	\$ 5,350,000	4%	2%
800,001 to 900,000	3	\$ 2,542,400	2%	1%
900,001 to 1,000,000	6	\$ 5,920,000	4%	2%
1,000,001 to 1,500,000	6	\$ 6,996,500	5%	2%
1,500,001 to 2,000,000	2	\$ 3,300,000	2%	1%
2,000,001 to 2,500,000	0	\$ -	0%	0%
2,500,001 to 3,000,000	1	\$ 2,750,000	2%	0%
over \$ 3 Million	1	\$ 3,300,000	2%	0%
<b>Total:</b>	<b>371</b>	<b>\$ 139,718,300</b>	<b>100%</b>	<b>100%</b>

## Full Year: 2009 Single Family - Price Point Summary

	# Transactions	Gross Volume	% of Gross Volume	% of Gross Trans
<=200,000	47	\$ 7,794,100	5%	13%
200,001 to 300,000	106	\$ 26,971,700	18%	29%
300,001 to 400,000	84	\$ 29,938,100	20%	23%
400,001 to 500,000	50	\$ 22,622,500	15%	14%
500,001 to 600,000	24	\$ 13,023,400	9%	7%
600,001 to 700,000	14	\$ 9,032,300	6%	4%
700,001 to 800,000	17	\$ 12,685,400	8%	5%
800,001 to 900,000	6	\$ 5,134,000	3%	2%
900,001 to 1,000,000	6	\$ 5,727,000	4%	2%
1,000,001 to 1,500,000	10	\$ 13,039,650	9%	3%
1,500,001 to 2,000,000	2	\$ 3,325,000	2%	1%
2,000,001 to 2,500,000	0	\$ -	0%	0%
2,500,001 to 3,000,000	1	\$ 2,875,000	2%	0%
over \$ 3 Million	0	\$ -	0%	0%
<b>Total:</b>	<b>367</b>	<b>\$ 152,168,150</b>	<b>100%</b>	<b>100%</b>

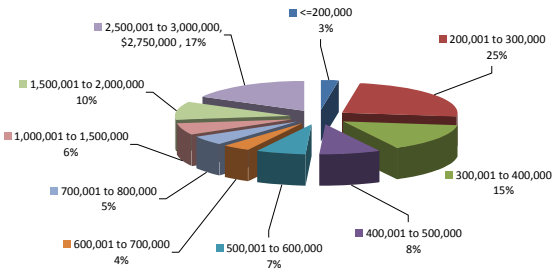
## Full Year 2008 Single Family - Price Point Summary

	# Transactions	Gross Volume	% of Gross Volume	% of Gross Trans
<=200,000	74	\$ 12,561,500	4%	9%
200,001 to 300,000	184	\$ 48,332,200	13%	23%
300,001 to 400,000	212	\$ 74,496,200	21%	27%
400,001 to 500,000	145	\$ 64,517,400	18%	18%
500,001 to 600,000	77	\$ 42,359,700	12%	10%
600,001 to 700,000	43	\$ 27,916,800	8%	5%
700,001 to 800,000	11	\$ 8,289,300	2%	1%
800,001 to 900,000	7	\$ 5,960,000	2%	1%
900,001 to 1,000,000	5	\$ 4,690,000	1%	1%
1,000,001 to 1,500,000	24	\$ 29,137,300	8%	3%
1,500,001 to 2,000,000	10	\$ 17,861,000	5%	1%
2,000,001 to 2,500,000	4	\$ 9,579,000	3%	1%
2,500,001 to 3,000,000	2	\$ 5,383,100	2%	0%
over \$ 3 Million	2	\$ 7,460,000	2%	0%
<b>Total:</b>	<b>800</b>	<b>\$ 358,533,500</b>	<b>100%</b>	<b>100%</b>

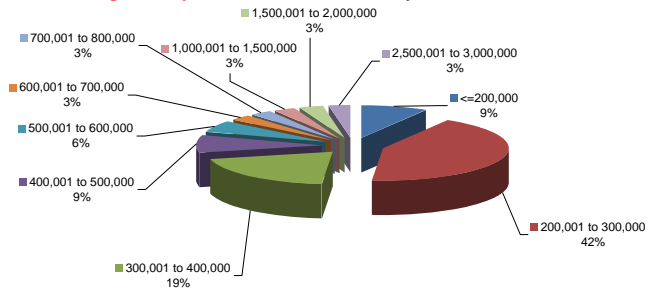
## Full Year 2007 Single Family - Price Point Summary

	# Transactions	Gross Volume	% of Gross Volume	% of Gross Trans
<=200,000	100	\$ 16,621,700	3%	7%
200,001 to 300,000	329	\$ 84,974,100	13%	24%
300,001 to 400,000	418	\$ 146,047,300	23%	30%
400,001 to 500,000	195	\$ 87,679,900	14%	14%
500,001 to 600,000	113	\$ 62,387,200	10%	8%
600,001 to 700,000	69	\$ 45,083,700	7%	5%
700,001 to 800,000	53	\$ 39,871,200	6%	4%
800,001 to 900,000	25	\$ 21,574,700	3%	2%
900,001 to 1,000,000	19	\$ 18,290,100	3%	1%
1,000,001 to 1,500,000	56	\$ 70,509,100	11%	4%
1,500,001 to 2,000,000	18	\$ 32,138,500	5%	1%
2,000,001 to 2,500,000	3	\$ 7,000,000	1%	0%
2,500,001 to 3,000,000	1	\$ 2,799,000	0%	0%
over \$ 3 Million	1	\$ 3,100,000	0%	0%
<b>Total:</b>	<b>1400</b>	<b>\$ 638,076,500</b>	<b>100%</b>	<b>100%</b>

Single Family Dollar Volume by Price Point: October 2010



Single Family Number of Transactions by Price Point: October 2010



**October 2010 Reconciliation by Transaction Type:**

	# Transactions	Gross Volume
Single Family	35	\$ 16,087,700.00
Multi Family	6	\$ 1,406,800.00
Vacant Land	10	\$ 1,053,500.00
Commercial	5	\$ 1,412,000.00
Development Land	0	\$ -
Easement		
Not Arms Length/Low Doc Fee	1	\$ 9,000.00
Quit Claim Deed		
Related Parties	2	\$ 181,900.00
Bulk Multi-Family Unit/Project Sales	1	\$ 170,000.00
Partial Interest Sales		
Employee Housing Units		
Political Transfers		
<b>Total Transactions:</b>	<b>60</b>	<b>\$ 20,320,900.00</b>

<b>October 2010: Comm Breakdown</b>	# Sales	Gross Volume	Average Price
Commercial Improved:	4	\$ 1,347,000.00	\$ 336,750
Commercial Vacant:	1	\$ 65,000.00	\$ 65,000
Development Vacant:	0	\$ -	\$ -

<b>October 2009: Comm Breakdown</b>	# Sales	Gross Volume	Average Price
Commercial Improved:	0	\$ -	0
Commercial Vacant:	0	\$ -	0
Development Vacant:	0	\$ -	0

<b>YTD 2010 Commercial Breakdown</b>	# Sales	Gross Volume	Average Price
Commercial Improved:	20	\$ 10,890,500.00	\$ 544,525
Commercial Vacant:	11	\$ 4,104,000.00	\$ 373,091
Development Vacant:	1	\$ 750,000.00	\$ 750,000

<b>YTD 2009 Commercial Breakdown</b>	# Sales	Gross Volume	Average Price
Commercial Improved:	21	\$ 8,078,000.00	\$ 384,667
Commercial Vacant:	5	\$ 3,460,000.00	\$ 692,000
Development Vacant:	3	\$ 3,735,000.00	\$ 1,245,000

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