

Compliments of:
Land Title
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MARKET ANALYSIS



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

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Month	2005	2006	2007	2008	2009	2010	2011	% Change vs. Previous Year	2005	2006	2007	2008	2009	2010	2011	% Change vs. Previous Year
January	\$145,215,500	\$115,041,800	\$253,209,100	\$127,200,000	\$115,936,999	\$55,349,360	\$84,137,903	52.01%	123	226	119	98	78	49	78	59.18%
February	\$109,125,100	\$120,991,200	\$192,612,800	\$131,485,356	\$106,356,206	\$49,136,999	\$115,915,853	135.90%	99	115	91	62	74	46	50	8.70%
March	\$176,112,500	\$229,999,495	\$314,055,100	\$99,420,211	\$46,906,531	\$103,247,244	\$89,077,737	-13.72%	147	162	101	48	41	84	68	-19.05%
April	\$167,934,600	\$209,745,400	\$199,652,800	\$135,416,272	\$74,009,706	\$168,793,594	\$119,488,884	-29.21%	157	143	148	88	46	71	73	2.82%
May	\$242,774,700	\$204,616,000	\$283,447,100	\$114,382,832	\$64,477,218	\$81,899,335	\$127,403,833	55.56%	187	176	126	80	45	44	54	22.73%
June	\$227,396,000	\$374,564,400	\$185,157,053	\$108,918,961	\$63,784,489	\$115,390,224	\$173,547,002	50.40%	157	173	84	77	47	50	66	32.00%
July	\$91,888,500	\$156,110,700	\$162,282,203	\$124,468,744	\$126,622,273	\$74,155,436	\$39,375,261	-46.90%	118	108	94	66	43	41	43	4.88%
August	\$190,866,400	\$230,672,700	\$204,482,116	\$160,520,602	\$56,984,673	\$74,470,199	\$90,403,628	21.40%	155	159	113	66	44	53	66	24.53%
September	\$313,880,500	\$231,032,300	\$242,000,100	\$100,587,424	\$128,180,662	\$99,756,099	\$137,723,013	38.06%	188	163	127	61	74	62	86	38.71%
October	\$214,410,600	\$289,639,700	\$183,364,750	\$86,525,189	\$126,613,840	\$197,043,696	\$90,428,710	-54.11%	132	158	137	68	78	56	59	5.36%
November	\$170,743,700	\$232,286,000	\$107,699,050	\$64,790,663	\$81,433,876	\$118,441,223	\$124,204,186	4.87%	128	151	97	47	72	66	57	-13.64%
December	\$190,582,900	\$240,467,800	\$187,333,500	\$112,026,684	\$81,241,755	\$125,236,180		54.15%	203	145	142	67	60	67		11.67%
Annual Totals	\$2,240,931,000	\$2,635,167,495	\$2,515,295,672	\$1,365,742,938	\$1,072,548,228	\$1,262,919,589		17.75%	1,794	1,879	1,379	828	702	689		-1.85%
Year-to-Date TOTAL	\$2,050,348,100	\$2,394,699,695	\$2,327,962,172	\$1,253,716,254	\$991,306,473	\$1,137,683,409	\$1,191,706,010	4.75%	1,591	1,734	1,237	761	642	622	700	12.54%

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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Transaction Comparison

Pitkin County, Colorado
November 2011



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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	2011	% 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%	\$84,137,903	52.01%
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%	\$115,915,853	135.90%
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%	\$89,077,737	-13.72%
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%	\$119,488,884	-29.21%
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%	\$127,403,833	55.56%
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%	\$173,547,002	50.40%
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%	\$39,375,261	-46.90%
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%	\$90,403,628	21.40%
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%	\$137,723,013	38.06%
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%	\$90,428,710	-54.11%
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%	\$124,204,186	4.87%
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%		-100.00%
Year-to-Date TOTAL	\$2,635,167,495	17.59%	\$2,515,295,672	-4.55%	\$1,365,742,938	-45.70%	\$1,072,548,228	-21.47%	\$1,262,919,589	17.75%	\$1,191,706,010	4.75%

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	2011	% Change vs. Previous Year-to-Date
January	226	83.74%	119	-47.35%	98	-17.65%	78	-20.41%	49	-37.18%	78	59.18%
February	115	16.16%	91	-20.87%	62	-31.87%	74	19.35%	46	-37.84%	50	8.70%
March	162	10.20%	101	-37.65%	48	-52.48%	41	-14.58%	84	104.88%	68	-19.05%
April	143	-8.92%	148	3.50%	88	-40.54%	46	-47.73%	71	54.35%	73	2.82%
May	176	-5.88%	126	-28.41%	80	-36.51%	45	-43.75%	44	-2.22%	54	22.73%
June	173	10.19%	84	-51.45%	77	-8.33%	47	-38.96%	50	6.38%	66	32.00%
July	108	-8.47%	94	-12.96%	66	-29.79%	43	-34.85%	41	-4.65%	43	4.88%
August	159	2.58%	113	-28.93%	66	-41.59%	44	-33.33%	53	20.45%	66	24.53%
September	163	-13.30%	127	-22.09%	61	-51.97%	74	21.31%	62	-16.22%	86	38.71%
October	158	19.70%	137	-13.29%	68	-50.36%	78	14.71%	56	-28.21%	59	5.36%
November	151	17.97%	97	-35.76%	47	-51.55%	72	53.19%	66	-8.33%	57	-13.64%
December	145	-28.57%	142	-2.07%	67	-52.82%	60	-10.45%	67	11.67%		-100.00%
Year-to-Date TOTAL	1,879	4.74%	1,379	-26.61%	828	-39.96%	702	-15.22%	689	-1.85%	700	12.54%

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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MARKET SNAPSHOT



Market Snapshot by Area: Property Type Comparison

Pitkin County, Colorado
 Full Year 2010 vs. Ytd. 2011

Area	Average Price Single Family 2010	Average Price Single Family 2011	% Change vs. Previous Year-to-Date	Average Price Multi-Family 2010	Average Price Multi-Family 2011	% Change vs. Previous Year-to-Date	Average Price Residential Land 2010	Average Price Residential Land 2011	% Change vs. Previous Year-to-Date
Aspen: Zone1	\$5,990,704	\$5,682,075	-5%	\$1,857,458	\$1,942,110	5%	\$3,576,667	\$1,757,094	-51%
Snowmass Village: Zone 2	\$4,119,853	\$4,735,962	15%	\$1,038,711	\$868,414	-16%	\$2,307,120	\$1,035,000	-55%
Woody Creek: Zone 3	\$2,131,078	\$2,100,000	-1%	\$0	\$0	0%	\$1,800,000	\$943,217	-48%
Old Snowmass: Zone 4	\$1,955,278	\$2,023,897	4%	\$145,000	\$294,000	103%	\$0	\$2,457,500	0%
Basalt: Zone 5	\$784,653	\$1,187,209	51%	\$335,458	\$231,100	-31%	\$382,500	\$485,875	27%
Carbondale: Zone 6	\$1,653,750	\$547,193	-67%	\$0	\$0	0%	\$2,056,250	\$917,500	-55%
Redstone: Zone 8	\$503,750	\$289,750	-42%	\$181,667	\$0	0%	\$300,000	\$77,500	-74%
Gross Live Average:	\$4,341,199	\$4,213,960	-3%	\$1,515,181	\$1,513,231	0%	\$2,612,520	\$1,287,033	-51%

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 2010	Median Price Single Family 2011	% Change vs. Previous Year-to-Date	Median Price Multi-Family 2010	Median Price Multi-Family 2011	% Change vs. Previous Year-to-Date	Median Price Residential Land 2010	Median Price Residential Land 2011	% Change vs. Previous Year-to-Date
Aspen: Zone1	\$5,200,000	\$4,050,000	-22%	\$1,170,000	\$1,262,500	8%	\$2,500,000	\$1,837,500	-27%
Snowmass Village: Zone 2	\$3,175,000	\$3,075,000	-3%	\$750,000	\$680,000	-9%	\$3,000,000	\$635,000	-79%
Woody Creek: Zone 3	\$1,900,000	\$2,100,000	11%	\$0	\$0	0%	DNA	\$343,934	0%
Old Snowmass: Zone 4	\$1,750,000	\$809,250	-54%	DNA	DNA	0%	\$0	\$1,755,000	0%
Basalt: Zone 5	\$449,875	\$627,500	39%	\$332,500	\$228,000	-31%	DNA	\$556,000	0%
Carbondale: Zone 6	\$915,000	\$520,000	-43%	\$0	\$0	0%	\$1,168,750	DNA	0%
Redstone: Zone 8	\$448,500	DNA	0%	\$175,000	\$0	0%	DNA	DNA	0%
Gross Live Median:	\$3,175,000	\$2,837,500	-11%	\$997,000	\$975,000	-2%	\$1,875,000	\$650,000	-65%



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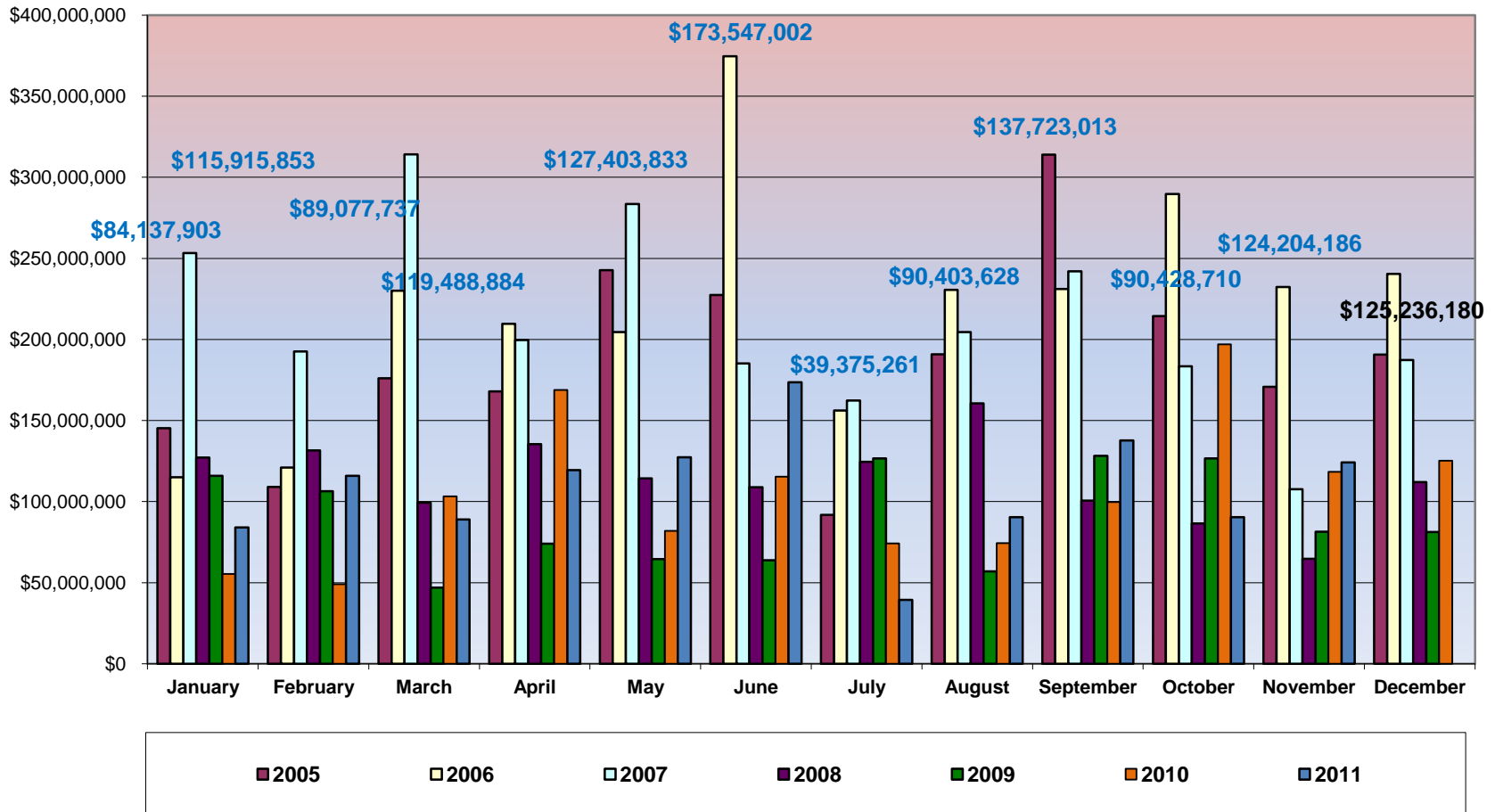


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MARKET ANALYSIS



October 2011 Issue: Pitkin County Monthly Sales Volume Comparison: 2004 -Ytd. 2011



MARKET ANALYSIS



Market Analysis by Area

Pitkin County, Colorado
NOVEMBER 2011

There were 2 Bank Sales in November of 2011 totalling \$1,980,000 in volume, the Average Price was \$990,000 per Unit.
 This accounts for 1.59% of the Overall Gross Volume, This accounts for 3.51% of the Number of Transactions.

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	\$105,009,729	84.55%	31	54.39%	\$3,387,411	\$1,160,000	\$4,053,183	\$1,675,000	\$1,009.18
Snowmass Village: Zone 2	\$7,732,607	6.23%	7	12.28%	\$1,104,658	\$405,000	\$1,244,500	\$415,000	\$560.21
Woody Creek: Zone 3	\$3,200,000	2.58%	1	1.75%	\$3,200,000	DNA	\$3,200,000	DNA	\$791.30
Old Snowmass: Zone 4	\$220,000	0.18%	1	1.75%	\$220,000	DNA	\$0	\$0	\$0.00
Basalt: Zone 5	\$3,375,000	2.72%	2	3.51%	\$1,687,500	DNA	\$1,687,500	DNA	\$677.07
Carbondale: Zone 6	\$850,000	0.68%	1	1.75%	\$850,000	DNA	\$0	\$0	\$0.00
Redstone: Zone 8	\$329,500	0.27%	1	1.75%	\$329,500	DNA	\$329,500	DNA	\$204.91
Interval Units	\$3,455,350	2.78%	11	19.30%	\$314,123	\$175,000	\$0	\$0	\$0.00
Quit Claim Deeds with Doc Fees	\$32,000	0.03%	2	3.51%	\$16,000	DNA	\$0	\$0	\$0.00
TOTAL	\$124,204,186	100.00%	57	100.00%	\$2,743,564	\$912,500	\$3,305,745	\$1,575,000	\$884.03

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

Market Analysis by Area

Pitkin County, Colorado
November 2011 Issue: Ytd. 2011

There were 47 Bank Sales for the Ytd. 2011 Period, totalling \$32,304,077 in Gross Volume, or \$687,321 per Unit.
 This accounts for 2.71% of the Overall Gross Volume. This accounts for 6.71% of Gross Transactions.

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	\$770,528,561	64.66%	285	40.71%	\$2,703,609	\$1,330,000	\$3,567,330	\$2,250,000	\$1,040.45
Snowmass Village: Zone 2	\$232,287,194	19.49%	108	15.43%	\$2,150,807	\$820,000	\$2,068,687	\$850,000	\$702.89
Woody Creek: Zone 3	\$14,017,364	1.18%	16	2.29%	\$876,085	\$340,660	\$2,100,000	\$2,100,000	\$541.45
Old Snowmass: Zone 4	\$50,902,040	4.27%	27	3.86%	\$1,885,261	\$640,000	\$1,941,521	\$790,000	\$417.88
Basalt: Zone 5	\$30,581,897	2.57%	39	5.57%	\$784,151	\$550,000	\$988,020	\$508,750	\$376.25
Carbondale: Zone 6	\$5,605,965	0.47%	8	1.14%	\$700,746	\$475,000	\$547,193	\$520,000	\$291.90
Redstone: Zone 8	\$1,159,500	0.10%	5	0.71%	\$231,900	\$250,000	\$289,750	DNA	\$183.00
Interval Units	\$86,018,714	7.22%	199	28.43%	\$432,255	\$165,000	\$0	\$0	\$0.00
Quit Claim Deeds with Doc Fees	\$604,775	0.05%	13	1.86%	\$46,521	\$5,200	\$0	\$0	\$0.00
TOTAL	\$1,191,706,010	100.00%	700	100.00%	\$2,264,513	\$875,000	\$2,806,993	\$1,325,000	\$843.34

MARKET ANALYSIS

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INTERVAL SALES November Issue: 2011 Dollar Volume and Unit Count - Year over Year Comparison



Month	2005	2006	2007	2008	2009	2010	2011	% Increase/Decrease	2005	2006	2007	2008	2009	2010	2011	% Increase/Decrease
January	\$4,753,000	\$42,326,400	\$6,731,200	\$5,166,600	\$64,869,150	\$5,733,975	\$10,149,554	77%	19	175	18	30	47	10	41	310%
February	\$12,956,500	\$14,070,000	\$8,297,500	\$3,413,300	\$41,155,838	\$10,268,000	\$4,365,000	-57%	21	61	20	15	44	13	13	0%
March	\$14,236,400	\$19,198,200	\$7,469,100	\$3,564,544	\$14,052,000	\$2,642,000	\$4,605,000	74%	41	63	25	17	23	14	17	21%
April	\$11,400,900	\$14,929,500	\$11,072,100	\$3,996,300	\$5,379,400	\$10,248,962	\$22,278,020	117%	37	55	28	24	17	20	24	20%
May	\$17,297,500	\$14,125,000	\$8,360,300	\$7,398,300	\$7,795,500	\$8,579,000	\$6,720,900	-22%	50	48	26	29	17	14	15	7%
June	\$13,213,100	\$11,512,100	\$3,802,800	\$4,562,800	\$6,220,500	\$14,788,047	\$7,529,525	-49%	42	48	12	17	15	18	13	-28%
July	\$7,963,400	\$5,729,900	\$6,381,900	\$2,751,700	\$10,468,052	\$5,972,350	\$5,302,900	-11%	23	22	22	12	18	12	11	-8%
August	\$13,217,000	\$8,903,400	\$6,681,200	\$1,797,061	\$8,656,950	\$4,468,500	\$6,163,900	38%	39	36	25	9	16	14	17	21%
September	\$25,600,000	\$19,714,500	\$6,658,600	\$3,462,350	\$3,335,855	\$9,437,596	\$8,772,000	-7%	41	45	27	17	18	19	24	26%
October	\$13,934,000	\$10,499,100	\$10,139,400	\$5,923,349	\$11,935,410	\$2,986,500	\$6,676,565	124%	35	39	44	23	31	13	13	0%
November	\$12,356,300	\$8,708,600	\$4,953,350	\$2,380,681	\$5,494,824	\$3,986,718	\$3,455,350	-13%	37	35	25	8	20	15	11	-27%
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%
Annual Totals	\$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%
Year-to-Date TOTAL	\$146,928,100	\$169,716,700	\$80,547,450	\$44,416,985	\$179,363,479	\$79,111,648	\$86,018,714	9%	385	627	272	201	266	162	199	23%

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MARKET ANALYSIS



Market Analysis by Area

Pitkin County, Colorado
November Issue: Ytd. 2011 Fractional Sales

Project / Legal	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Sales Price	Median \$ Sales Price
Innsbruck	\$395,500	0.46%	4	2.01%	\$98,875	\$87,250
The Ritz Carlton Club: Aspen Highlands	\$6,143,265	0.00%	41	20.60%	\$149,836	\$140,000
Saint Regis Club: Aspen Residence Club	\$3,011,886	3.50%	14	7.04%	\$215,135	\$218,977
Grand Hyatt Aspen: GA Resort	\$12,204,200	14.19%	73	36.68%	\$167,181	\$133,500
Dancing Bear Lodge	\$1,150,000	1.34%	2	1.01%	\$575,000	DNA
A Storied Place: Countryside Condo	\$0	0.00%	0	0.00%	\$0	\$0
Prospector	\$90,000	0.10%	3	1.51%	\$30,000	\$30,000
Residences at Little Nell	\$51,840,000	60.27%	32	16.08%	\$1,620,000	\$1,700,000
Roaring Fork Club: Club Suites	\$360,000	0.42%	2	1.01%	\$180,000	DNA
Roaring Fork Club: Roaring Fork PUD	\$4,182,450	4.86%	6	3.02%	\$697,075	\$623,750
Sanctuary	\$3,506,000	4.08%	5	2.51%	\$701,200	\$176,000
Shadow Mountain Lodge	\$17,600	0.02%	3	1.51%	\$5,867	\$4,900
The Residences at Snowmass Club	\$928,000	1.08%	7	3.52%	\$132,571	\$100,000
Timbers Club	\$2,189,813	2.55%	7	3.52%	\$312,830	\$332,500
TOTAL	\$86,018,714	100.00%	199	100.00%	\$432,255	\$165,000

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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 November 2011

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	\$689,350	19.95%	4	36.36%	\$172,338	\$117,550
Saint Regis Club - Aspen Residence Club	\$790,000	22.86%	3	27.27%	\$263,333	\$330,000
Grand Hyatt Aspen - GA Resort	\$401,000	11.61%	2	18.18%	\$200,500	DNA
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	\$1,400,000	40.52%	1	9.09%	\$1,400,000	DNA
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	\$175,000	5.06%	1	9.09%	\$175,000	DNA
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
TOTAL	\$3,455,350	100.00%	11	100.00%	\$314,123	\$175,000



MARKET ANALYSIS

November 2011 Residential Price Index by Price Points

Price Point	# Transactions	Gross Volume
<=500,000	6	\$ 2,040,970.00
500,001 to 600,000	3	\$ 1,615,000.00
600,001 to 700,000	3	\$ 1,947,105.00
700,001 to 800,000	3	\$ 2,238,000.00
800,001 to 900,000	0	\$ -
900,001 to 1,000,000	1	\$ 975,000.00
1,000,001 to 2,000,000	3	\$ 4,410,000.00
2,000,001 to 3,000,000	4	\$ 10,425,000.00
3,000,001 to 4,000,000	6	\$ 21,100,000.00
4,000,001 to 5,000,000	1	\$ 4,250,000.00
5,000,001 to 6,000,000	1	\$ 6,000,000.00
6,000,001 to 7,000,000	0	\$ -
7,000,001 to 8,000,000	0	\$ -
8,000,001 to 9,000,000	1	\$ 8,950,000.00
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	2	\$ 31,000,000.00
16,000,001 to 18,000,000	0	\$ -
18,000,001 to 20,000,000	0	\$ -
over \$ 20 Million	1	\$ 20,750,000.00
Total:	35	\$ 115,701,075.00

November Issue: Ytd. 2011 Residential Price Index by Price Points

Price Point	# Transactions	Gross Volume
<=500,000	57	\$ 18,755,810.00
500,001 to 600,000	22	\$ 12,046,276.00
600,001 to 700,000	20	\$ 12,993,606.00
700,001 to 800,000	14	\$ 10,790,500.00
800,001 to 900,000	15	\$ 12,519,948.00
900,001 to 1,000,000	8	\$ 7,770,000.00
1,000,001 to 2,000,000	57	\$ 80,295,306.00
2,000,001 to 3,000,000	38	\$ 93,813,167.00
3,000,001 to 4,000,000	39	\$ 137,712,300.00
4,000,001 to 5,000,000	15	\$ 69,032,832.00
5,000,001 to 6,000,000	12	\$ 65,783,000.00
6,000,001 to 7,000,000	12	\$ 79,173,420.00
7,000,001 to 8,000,000	3	\$ 22,600,000.00
8,000,001 to 9,000,000	2	\$ 17,762,500.00
9,000,001 to 10,000,000	2	\$ 19,600,000.00
10,000,001 to 12,000,000	2	\$ 22,250,000.00
12,000,001 to 14,000,000	6	\$ 79,050,000.00
14,000,001 to 16,000,000	5	\$ 77,050,000.00
16,000,001 to 18,000,000	1	\$ 17,750,000.00
18,000,001 to 20,000,000	2	\$ 39,537,000.00
over \$ 20 Million	2	\$ 41,250,000.00
Total:	334	\$ 937,535,765.00

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November 2011: Gross Transaction Breakdown

Transaction Type	Number Trans.	Total Volume	% Gross Volume
Residential Improved	35	\$ 115,701,075.00	93%
Commercial	1	\$ 115,000.00	0%
Development	0	\$ -	0%
Vacant Land	3	\$ 3,070,000.00	2%
Fractional/Timeshare	11	\$ 3,455,350.00	3%
Employee Units	3	\$ 650,761.00	1%
Garage Space	0	\$ -	0%
Mobile Home/Trailer Park	0	\$ -	0%
Open Space/Easement	0	\$ -	0%
Quit Claim Deeds	2	\$ 32,000.00	0%
Partial Interest Sales	1	\$ 1,130,000.00	1%
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	\$ 50,000.00	0%
Deed in Lieu of Foreclosure	0	\$ -	0%
Water Rights	0	\$ -	0%
Political/Exempt	0	\$ -	0%
Deed Restricted Land	0	\$ -	0%
TOTAL TRANSACTIONS:	57	\$ 124,204,186.00	100%

Ytd. 2011: Gross Transaction Breakdown

Transaction Type	Number Trans.	Total Volume	% Gross Volume
Residential Improved	334	\$ 937,535,765.00	79%
Commercial	27	\$ 78,809,388.00	7%
Development	0	\$ -	0%
Vacant Land	41	\$ 52,768,368.00	4%
Fractional/Timeshare	199	\$ 86,018,714.00	7%
Employee Units	67	\$ 15,043,500.00	1%
Garage Space	0	\$ -	0%
Mobile Home/Trailer Park	1	\$ 120,000.00	0%
Open Space/Easement	0	\$ -	0%
Quit Claim Deeds	13	\$ 604,775.00	0%
Partial Interest Sales	12	\$ 16,108,500.00	1%
Hotel Suites	0	\$ -	0%
Easements	0	\$ -	0%
Related Parties	3	\$ 4,313,000.00	0%
HOA Purchase	0	\$ -	0%
Historic Building	0	\$ -	0%
Horse Stalls	0	\$ -	0%
Low Doc Fee/NAL	3	\$ 384,000.00	0%
Deed in Lieu of Foreclosure	0	\$ -	0%
Water Rights	0	\$ -	0%
Political/Exempt	0	\$ -	0%
Deed Restricted Land	0	\$ -	0%
TOTAL TRANSACTIONS:	700	\$ 1,191,706,010.00	100%

Month	# Trans.	Total Volume	Average Price
November 2011:			
Commercial Improved	0	\$ -	\$ -
Commercial Vacant	1	\$ 115,000.00	\$ 115,000
Development	0	\$ -	\$ -
November 2010:			
Commercial Improved	2	\$ 20,250,000.00	\$ 10,125,000
Commercial Vacant	1	\$ 150,000.00	\$ 150,000
Development	0	\$ -	\$ -

Ytd. 2011	# Trans.	Total Volume	Average Price	Ytd. 2010	# Trans.	Total Volume	Average Price
Commercial Improved	25	\$ 78,580,388.00	\$ 3,143,216	Commercial Improved	17	\$ 153,538,500.00	\$ 9,031,676
Commercial Vacant	2	\$ 229,000.00	\$ 114,500	Commercial Vacant	9	\$ 1,579,800.00	\$ 175,533
Development	0	\$ -	\$ -	Development	1	\$ 1,020,000.00	\$ 1,020,000

Compliments of:
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November 2011 Residential Jumbo Sales Summary	
# Trans	Gross Volume
417,001 to 650,000	\$ 7,396,575
650,001 to 999,999	\$ 3,898,000
Over 1,000,000	\$ 106,885,000
Total:	\$ 114,579,575

Ytd. 2011 Residential Jumbo Sales Summary	
# Trans	Gross Volume
417,001 to 650,000	\$ 28,423,146
650,001 to 999,999	\$ 32,173,449
Over 1,000,000	\$ 865,659,625
Total:	\$ 926,256,220

