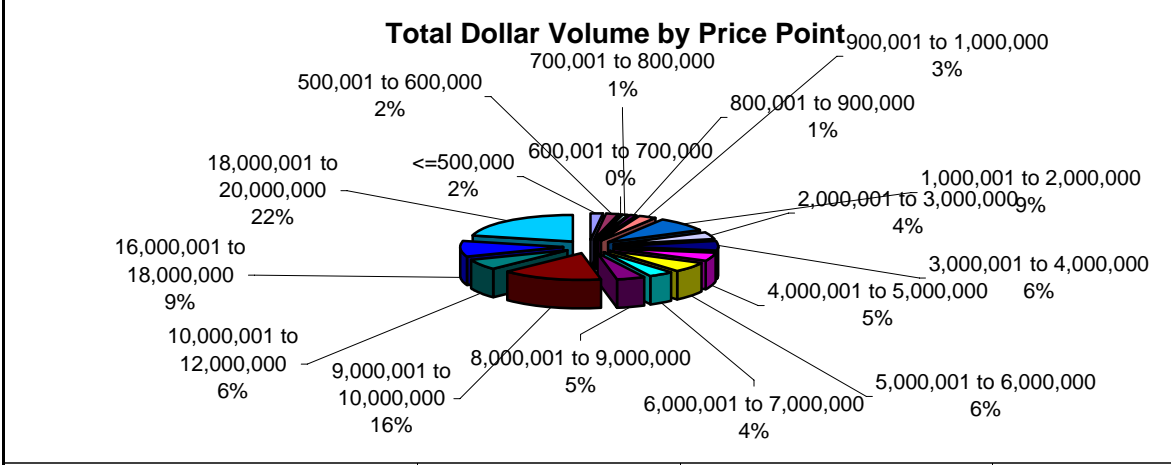


December 2006 Residential Transaction Analysis by Price Point & Number of Sales

	# Transactions	Gross Volume		
<=500,000	10	\$ 3,442,400.00		
500,001 to 600,000	7	\$ 3,788,000.00		
600,001 to 700,000	1	\$ 620,000.00		
700,001 to 800,000	2	\$ 1,509,000.00		
800,001 to 900,000	2	\$ 1,765,000.00		
900,001 to 1,000,000	5	\$ 4,930,000.00		
1,000,001 to 2,000,000	10	\$ 15,782,400.00		
2,000,001 to 3,000,000	3	\$ 7,795,800.00		
3,000,001 to 4,000,000	3	\$ 10,750,100.00		
4,000,001 to 5,000,000	2	\$ 8,825,000.00		
5,000,001 to 6,000,000	2	\$ 11,100,000.00		
6,000,001 to 7,000,000	1	\$ 7,000,000.00		
7,000,001 to 8,000,000	0	\$ -		
8,000,001 to 9,000,000	1	\$ 8,300,000.00		
9,000,001 to 10,000,000	3	\$ 28,900,000.00		
10,000,001 to 12,000,000	1	\$ 11,650,000.00		
12,000,001 to 14,000,000	0	\$ -		
14,000,001 to 16,000,000	0	\$ -		
16,000,001 to 18,000,000	1	\$ 17,000,000.00		
18,000,001 to 20,000,000	2	\$ 39,250,000.00		
over \$ 20 Million	0	\$ -		
Total:	56	\$ 182,407,700.00		

Residential Price Index	Number Trans.	Total Volume	Average Price
Single Family	27	\$ 142,777,900.00	#####
Multi Family	29	\$ 39,629,800.00	#####
Vacant Land	7	\$ 27,852,000.00	#####



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

Month	2003	2004	2005	2006	% Change vs. Previous Year	2003	2004	2005	2006	% Change vs. Previous Year
January	\$62,314,900	\$78,307,300	\$145,215,500	\$115,041,800	-20.78%	84	99	123	226	83.74%
February	\$71,463,200	\$120,574,700	\$109,125,100	\$120,991,200	10.87%	75	85	99	115	16.16%
March	\$89,771,400	\$89,227,700	\$176,112,500	\$229,999,475	30.60%	82	96	147	162	10.20%
April	\$81,307,200	\$127,871,000	\$167,934,600	\$209,745,400	24.90%	104	103	157	143	-8.92%
May	\$64,182,000	\$140,337,500	\$242,774,700	\$204,616,000	-15.72%	82	109	187	176	-5.88%
June	\$73,760,900	\$122,894,400	\$227,396,000	\$374,564,400	64.72%	83	99	157	173	10.19%
July	\$95,920,400	\$124,682,600	\$91,888,500	\$156,110,700	69.89%	100	97	118	108	-8.47%
August	\$101,604,200	\$136,309,000	\$190,866,400	\$230,672,700	20.86%	99	96	155	159	2.58%
September	\$127,313,200	\$211,055,300	\$313,880,500	\$231,032,300	-26.39%	94	145	188	163	-13.30%
October	\$128,936,100	\$213,558,400	\$214,410,600	\$289,639,700	35.09%	118	155	132	158	19.70%
November	\$131,916,700	\$153,287,000	\$170,743,700	\$232,286,000	36.04%	93	93	128	151	17.97%
December	\$105,091,200	\$84,194,800	\$190,582,900	\$240,467,800	26.17%	115	91	203	145	-28.57%
Annual Totals	\$1,133,581,400	\$1,602,299,700	\$2,240,931,000	\$2,635,167,475	17.59%	1,129	1,268	1,794	1,879	4.74%
Year-to-Date TOTAL	\$1,133,581,400	\$1,602,299,700	\$2,240,931,000	\$2,635,167,475	17.59%	1,129	1,268	1,794	1,879	4.74%



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Interval Sales
2006



Dollar Volume and Unit Count - Year Over Year Comparisons

Month	2004	2005	2006	% Increase	2004	2005	2006	% Increase	Dollar % of Pitkin County closings that are Intervals in 2006
January	\$12,745,500	\$4,753,000	\$42,326,400	791%	47	19	175	821%	37%
February	\$10,657,500	\$12,956,500	\$14,070,000	9%	35	21	61	190%	12%
March	\$9,045,100	\$14,236,400	\$19,198,200	35%	29	41	63	54%	8%
April	\$4,142,000	\$11,400,900	\$14,929,500	31%	14	37	55	49%	7%
May	\$4,421,500	\$17,297,500	\$14,125,000	-18%	15	50	48	-4%	7%
June	\$4,122,100	\$13,213,100	\$11,512,100	-13%	13	42	48	14%	3%
July	\$2,816,000	\$7,963,400	\$5,729,900	-28%	12	23	22	-4%	4%
August	\$3,440,000	\$13,217,000	\$8,903,400	-33%	12	39	36	-8%	4%
September	\$3,478,000	\$25,600,000	\$19,714,500	-23%	11	41	45	10%	9%
October	\$3,961,400	\$13,934,000	\$10,499,100	-25%	16	35	39	11%	4%
November	\$1,785,000	\$12,356,300	\$8,708,600	-30%	8	37	35	-5%	4%
December	\$4,484,000	\$31,000,000	\$11,570,400	-63%	19	117	46	-61%	5%
Annual Totals	\$65,098,100	\$177,928,100	\$181,287,100	2%	231	502	673	34%	7%
Year-to-Date TOTAL	\$65,098,100	\$177,928,100	\$181,287,100	2%	231	502	673	34%	7%

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.

Provided to you by:

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Market Analysis by Area

Pitkin County, Colorado

December, 2006

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Sales Price	Median \$ Sales Price
Aspen: Zone1	\$136,936,900	56.95%	52	35.86%	\$2,633,402	\$845,000
Snowmass Village: Zone 2	\$48,298,600	20.09%	19	13.10%	\$2,542,032	\$987,500
Woody Creek: Zone 3	\$20,681,400	8.60%	13	8.97%	\$1,590,877	\$84,650
Old Snowmass: Zone 4	\$1,389,000	0.58%	3	2.07%	\$463,000	\$339,000
Basalt: Zone 5	\$8,334,000	3.47%	4	2.76%	\$2,083,500	\$769,000
Carbondale: Zone 6	\$4,570,000	1.90%	2	1.38%	\$2,285,000	data not applicable
Redstone: Zone 8	\$4,337,500	1.80%	4	2.76%	\$1,084,375	\$620,000
<i>Interval Units</i>	\$11,570,400	4.81%	46	31.72%	\$251,530	\$190,000
<i>Quit Claim Deeds with Doc Fees</i>	\$4,350,000	1.81%	2	1.38%	\$2,175,000	data not applicable
TOTAL	\$240,467,800	100.00%	145	100.00%	\$2,314,922	\$607,500

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

