

Quick Market Summary: Second Quarter 2012

Mountain Resort Real Estate Trends

<i>Gross Sales Volume: \$</i>	Decreasing: -6% or more	Flat: within +/- 5%	Increasing: +6% or more	<i>Number Transactions: #</i>	Decreasing: -6% or more	Flat: within +/- 5%	Increasing: +6% or more
Eagle			X	Eagle			X
Garfield			X	Garfield			X
Grand			X	Grand			X
Pitkin	X			Pitkin	X		
Routt			X	Routt	X		
Summit	X			Summit		X	
<i>Single Family: Average Price \$</i>	Decreasing: -6% or more	Flat: within +/- 5%	Increasing: +6% or more	<i>Multi-Family: Average Price \$</i>	Decreasing: -6% or more	Flat: within +/- 5%	Increasing: +6% or more
Eagle			X	Eagle		X	
Garfield		X		Garfield		X	
Grand		X		Grand		X	
Pitkin		X		Pitkin	X		
Routt			X	Routt	X		
Summit		X		Summit		X	
<i>Bank Sales: # of Trans.</i>	Decreasing: -6% or more	Flat: within +/- 5%	Increasing: +6% or more	<i>New Development: Gross Volume \$</i>	Decreasing: -6% or more	Flat: within +/- 5%	Increasing: +6% or more
Eagle			X	Eagle	X		
Garfield			X	Garfield			X
Grand			X	Grand			X
Pitkin	X			Pitkin	X		
Routt			X	Routt	X		
Summit	X			Summit	X		

Compliments of Land Title Guarantee Company mountain offices located in Aspen, Avon, Breckenridge, Dillon, Eagle, Frisco, Glenwood Springs, Steamboat Springs, Vail & Winter Park.

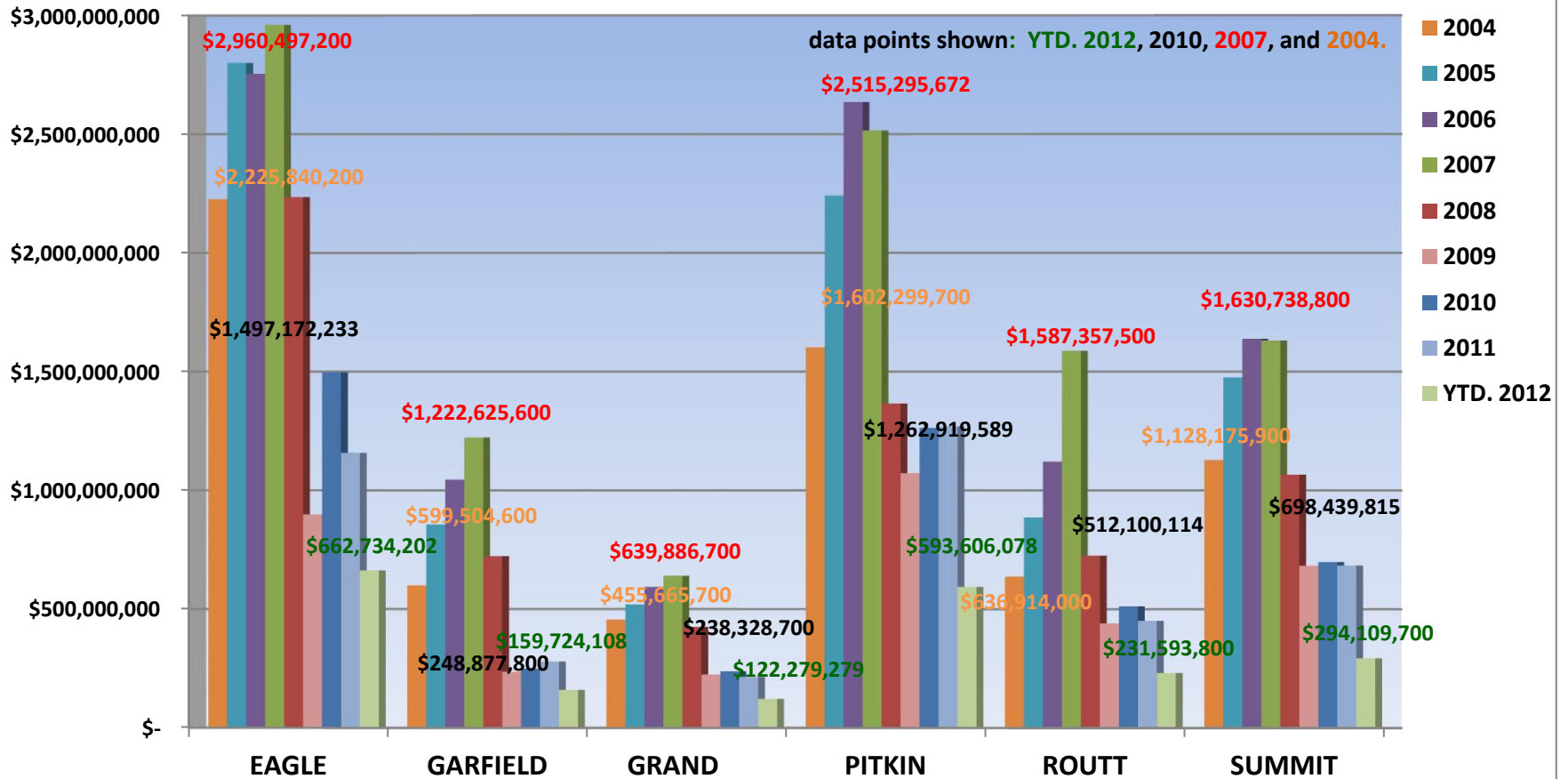




Gross Sales Transaction Summary: All Transactions Recorded from 2004 through 2012

Eagle, Garfield, Grand, Pitkin, Routt & Summit County Gross Recorded Real Estate Sales Volume - All Transactions*

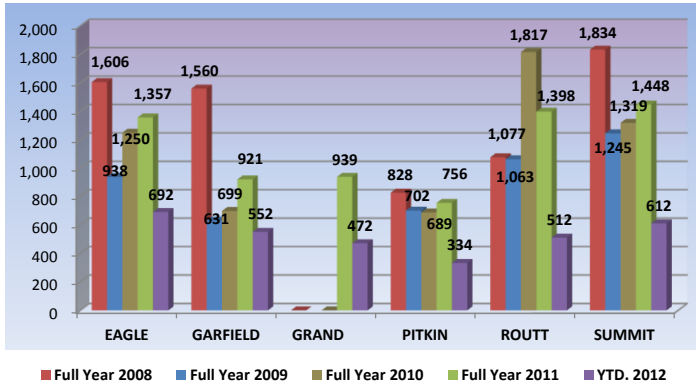
*Pitkin County & Routt County include Interval/Timeshare transactions in Gross Volume



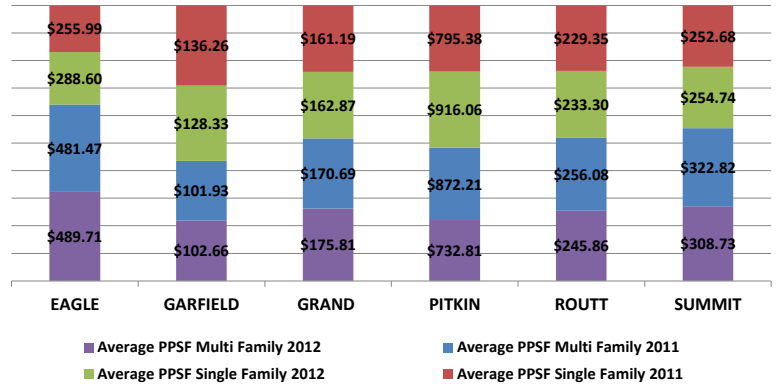
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**Number of Recorded Sales Transactions by County:
2008 through YTD. 2012**

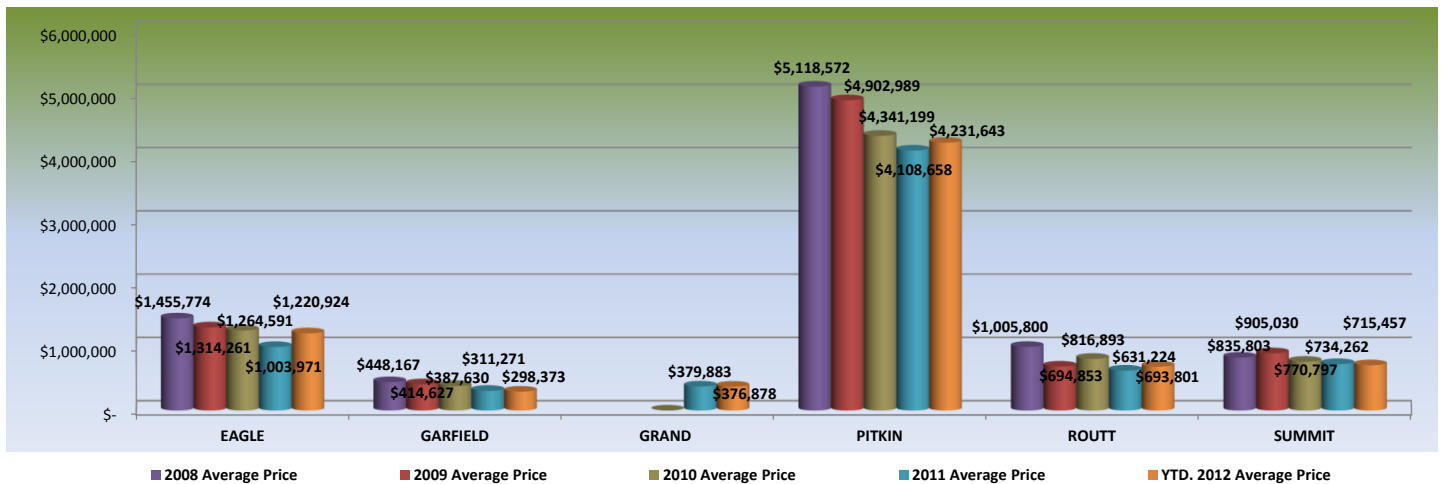


**2011 vs. 2012 Average Price Per Square Foot Sales Summary:
Single Family and Multi-Family Property Types**



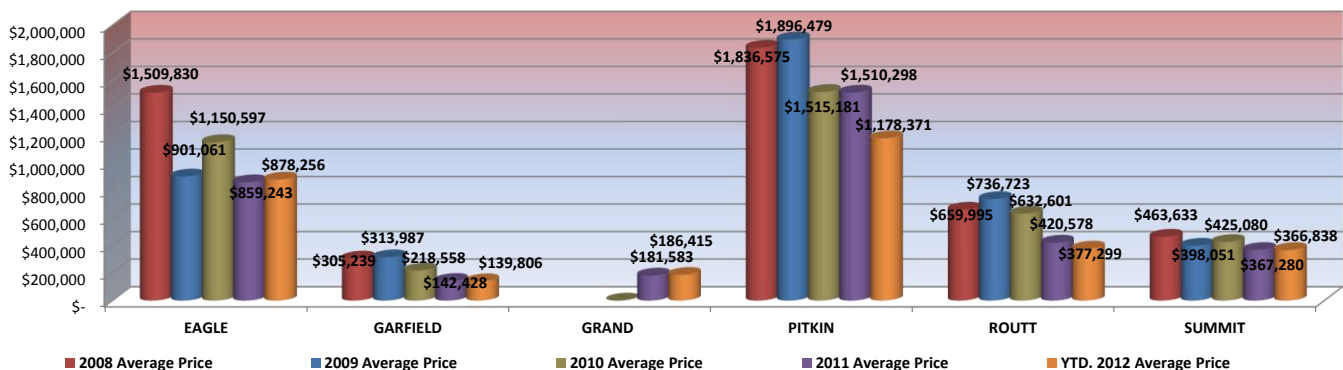
Average Sales Price for Single Family Residences by County: 2008 through YTD. 2012

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Average Sales Price for Multi-Family Residences by County: 2008 through YTD. 2012

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Number of Transactions: % Overall number of transactions shows each county's percentage of the total gross volume transacted.

County:	# Trans. YTD. 2012	% Overall # Trans. YTD. 2012	# Trans. 2011	% Overall # Trans. 2011	# Trans. 2010	% Overall # Trans. 2010	% of Total Trans. YTD. 2012 vs. 2011
EAGLE	692	21.80%	1,357	19.90%	1,250	21.65%	-49.01%
GARFIELD	552	17.39%	921	13.51%	699	12.11%	-40.07%
GRAND	472	14.87%	939	13.77%	n/a	n/a	-49.73%
PITKIN	334	10.52%	756	11.09%	689	11.93%	-55.82%
ROUITT	512	16.13%	1,398	20.50%	1,817	31.47%	-63.38%
SUMMIT	612	19.28%	1,448	21.23%	1,319	22.84%	-57.73%
Grand Total:	3,174	100.00%	6,819	100.00%	5,774	100.00%	-53.45%

*Routt County and Pitkin County Transactions include Interval/Timeshare Recordings for 2010 & 2009. See your Individual County Breakdowns for additional clarification.



Single Family Average Price Index: % Gross number of Transactions shows the percentage of Gross Volume # Transactions accounted for by Sin

County:	Average Price YTD. 2012	Average Price Rank: YTD. 2012	# Trans. YTD. 2012	% Gross # Trans: YTD. 2012	Average Price 2011	# Trans. 2011	% Gross # Trans: 2011	Average Price 2010	# Trans. 2010	% Gross # Trans: 2010	Avg. Price % Change YTD. 2012 vs. 2011
EAGLE	\$1,220,924	2	280	40.46%	\$1,003,971	497	36.62%	\$1,264,591	428	34%	21.61%
GARFIELD	\$298,373	6	349	63.22%	\$311,271	587	63.74%	\$387,630	461	65.95%	-4.14%
GRAND	\$376,878	5	176	37.29%	\$379,883	324	34.50%	n/a	n/a	n/a	-0.79%
PITKIN	\$4,231,643	1	79	23.65%	\$4,108,658	172	22.75%	\$4,341,199	143	20.75%	2.99%
ROUITT	\$693,801	4	123	24.02%	\$631,224	289	20.67%	\$816,893	192	10.57%	9.91%
SUMMIT	\$715,457	3	210	34.31%	\$734,262	454	31.35%	\$770,797	415	31.46%	-2.56%

Multi Family Average Price Index: % Gross number of Transactions shows the percentage of Gross Volume # Transactions accounted for Multi-

County:	Average Price YTD. 2012	Average Price Rank: YTD. 2012	# Trans. YTD. 2012	% Gross # Trans: YTD. 2012	Average Price 2011	# Trans. 2011	% Gross # Trans: 2011	Average Price 2010	# Trans. 2010	% Gross # Trans: 2010	Avg. Price % Change YTD. 2012 vs. 2011
EAGLE	\$878,256	2	302	43.64%	\$859,243	618	45.54%	\$1,150,597	599	47.92%	2.21%
GARFIELD	\$139,806	6	109	19.75%	\$142,428	174	18.89%	\$218,558	66	9.44%	-1.84%
GRAND	\$186,415	5	149	31.57%	\$181,583	330	35.14%	n/a	n/a	n/a	2.66%
PITKIN	\$1,178,371	1	98	29.34%	\$1,510,298	192	25.40%	\$1,515,181	153	22.21%	-21.98%
ROUITT	\$377,299	3	178	34.77%	\$420,578	302	21.60%	\$632,601	293	16.13%	-10.29%
SUMMIT	\$366,838	4	280	45.75%	\$367,280	722	49.86%	\$425,080	691	52.39%	-0.12%

Single Family & Multi Family Average Price Per Square Foot Comparison

County:	YTD. 2012 Average Single Family PPSF	YTD. 2012 Average Multi Family PPSF	2011 Average Single Family PPSF	2011 Average Multi Family PPSF	2010 Average Single Family PPSF	2010 Average Multi Family PPSF	% Change 2012 vs. 2011 Single Family PPSF	% Change 2012 vs. 2011 Multi Family PPSF
EAGLE	\$288.60	\$489.71	\$255.99	\$481.47	\$320.54	\$641.95	12.74%	1.71%
GARFIELD	\$128.33	\$102.66	\$136.26	\$101.93	\$176.68	\$169.71	-5.82%	0.72%
GRAND	\$162.87	\$175.81	\$161.19	\$170.69	n/a	n/a	1.04%	3.00%
PITKIN	\$916.06	\$732.81	\$795.38	\$872.21	\$921.81	\$881.10	15.17%	-15.98%
ROUITT	\$233.30	\$245.86	\$229.35	\$256.08	\$278.91	\$323.19	1.72%	-3.99%
SUMMIT	\$254.74	\$308.73	\$252.68	\$322.82	\$269.13	\$360.47	0.82%	-4.36%

Number of Bank Sales Transactions

County:	# Bank Trans. YTD. 2012	% Overall # Trans. YTD. 2012	# Bank Trans. 2011	% Overall # Trans. 2011	# Bank Trans. 2010	% Overall # Trans. 2010	% of Total Bank Trans YTD. 2012 vs. 2011
EAGLE	141	20.38%	293	21.59%	103	8.24%	-51.88%
GARFIELD	199	36.05%	336	36.48%	134	19.17%	-40.77%
GRAND	81	17.16%	126	n/a	n/a	n/a	-35.71%
PITKIN	20	5.99%	51	6.75%	13	1.89%	-60.78%
ROUITT	103	20.12%	166	11.87%	83	4.57%	-37.95%
SUMMIT	37	6.05%	103	7.11%	50	3.79%	-64.08%
Grand Total:	581	18.30%	1,075	15.76%	383	6.63%	-45.95%

New Construction Sales Volume - All Property Types: Calculated by Gross Volume

County:	Gross Sales New Const. YTD. 2012	# Trans New Const: YTD. 2012	% Gross Volume YTD. Sales: 2012	Gross Sales New Const. 2011	# Trans New Const: 2011	% Gross Volume All Sales: 2011	Gross Sales New Const. 2010	# Trans New Const: 2010	% Gross Volume All Sales: 2010	% of Total Developer Trans. YTD. 2012 vs. 2011
EAGLE	\$84,547,000	36	12.76%	\$208,662,600	129	18.02%	\$471,031,150	219	31.46%	-59.48%
GARFIELD	\$13,707,000	29	8.58%	\$30,236,900	54	10.83%	\$40,281,800	101	16.19%	-54.67%
GRAND	\$17,382,006	44	14.22%	\$30,097,899	77	14.00%	n/a	n/a	n/a	-42.25%
PITKIN	\$40,396,650	11	6.81%	\$152,044,900	24	11.98%	\$159,441,390	22	12.62%	-73.43%
ROUITT	\$29,797,300	44	12.87%	\$59,732,900	75	13.26%	\$125,782,200	144	24.56%	-50.12%
SUMMIT	\$24,850,500	24	8.45%	\$75,090,700	84	10.97%	\$131,317,000	118	18.80%	-66.91%
Grand Total:	\$210,680,456	188	10.21%	\$555,865,899	443	13.70%	\$927,853,540	604	20.81%	-62.10%

Note - YTD. 2012 New Construction Totals for Pitkin County Including Fractional Sales are: 43 transactions with \$48,477,955 in Gross Volume - Totals for Routt County Including Fractional Sales are: 114 transactions with \$38,887,100 in Gross Volume
Data is collected from the Eagle, Garfield, Grand, Pitkin, Routt & Summit County Clerk & Recorder's Office & Assessor's Office. Data is deemed reliable but not guaranteed.

BUY LOCAL



Compliments of Land Title Guarantee Company mountain offices located in Aspen, Avon, Breckenridge, Dillon, Eagle, Frisco, Glenwood Springs, Steamboat Springs, Vail & Winter Park.

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Monthly Gross Volume Transaction Report - All Recorded Transactions *

2012	Jan.	Feb.	Mar.	Apr.	May.	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Total by County
EAGLE	\$ 104,492,288	\$ 92,427,000	\$ 89,967,800	\$ 124,475,200	\$ 154,113,314	\$ 97,258,600							\$ 662,734,202
GARFIELD	\$ 22,066,900	\$ 20,486,100	\$ 28,487,050	\$ 19,483,259	\$ 35,977,400	\$ 33,223,399							\$ 159,724,108
GRAND	\$ 13,289,197	\$ 13,723,528	\$ 21,487,149	\$ 32,467,599	\$ 20,837,430	\$ 20,474,376							\$ 122,279,279
PITKIN	\$ 96,653,315	\$ 45,363,729	\$ 104,686,039	\$ 99,180,781	\$ 100,619,347	\$ 147,102,867							\$ 593,606,078
ROUUTT	\$ 42,660,000	\$ 22,452,400	\$ 38,091,500	\$ 31,406,700	\$ 31,562,700	\$ 65,420,500							\$ 231,593,800
SUMMIT	\$ 40,184,300	\$ 43,118,700	\$ 37,384,000	\$ 52,777,200	\$ 68,527,900	\$ 52,117,600							\$ 294,109,700
Grand Total:	\$ 319,346,000	\$ 237,571,457	\$ 320,103,538	\$ 359,790,739	\$ 411,638,091	\$ 415,597,342	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,064,047,167
2011	Jan.	Feb.	Mar.	Apr.	May.	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Total by County
EAGLE	\$ 86,162,658	\$ 82,622,700	\$ 131,955,600	\$ 100,701,000	\$ 119,819,895	\$ 67,869,777	\$ 48,698,653	\$ 82,557,973	\$ 82,858,500	\$ 112,774,000	\$ 124,878,900	\$ 117,149,200	\$ 1,158,048,856
GARFIELD	\$ 17,481,300	\$ 16,374,200	\$ 26,954,300	\$ 24,004,500	\$ 18,828,200	\$ 27,370,900	\$ 28,364,600	\$ 35,724,600	\$ 18,404,300	\$ 26,725,300	\$ 22,498,600	\$ 21,741,800	\$ 279,072,600
GRAND	\$ 11,743,885	\$ 11,398,977	\$ 15,585,060	\$ 16,879,061	\$ 14,339,040	\$ 14,911,183	\$ 13,051,799	\$ 20,372,595	\$ 25,648,746	\$ 22,156,456	\$ 30,934,252	\$ 17,939,543	\$ 214,960,597
PITKIN	\$ 84,137,903	\$ 115,915,853	\$ 89,077,737	\$ 119,488,884	\$ 127,403,833	\$ 173,547,002	\$ 39,375,261	\$ 90,403,628	\$ 137,723,013	\$ 90,428,710	\$ 124,204,186	\$ 77,740,576	\$ 1,269,446,586
ROUUTT	\$ 42,060,200	\$ 21,041,600	\$ 32,004,300	\$ 32,443,500	\$ 50,417,300	\$ 39,752,300	\$ 31,628,400	\$ 46,522,400	\$ 35,317,400	\$ 31,640,400	\$ 40,648,300	\$ 47,103,200	\$ 450,579,300
SUMMIT	\$ 43,547,400	\$ 38,351,800	\$ 44,858,700	\$ 66,323,300	\$ 56,177,600	\$ 65,751,300	\$ 35,555,500	\$ 65,898,700	\$ 79,799,400	\$ 67,816,300	\$ 58,524,100	\$ 61,627,700	\$ 684,231,800
Grand Total:	\$ 285,133,346	\$ 285,705,130	\$ 340,435,697	\$ 359,840,245	\$ 386,985,868	\$ 384,796,162	\$ 195,680,513	\$ 341,479,896	\$ 379,751,359	\$ 351,541,166	\$ 401,688,338	\$ 343,302,019	\$ 4,056,339,739
2010	Jan.	Feb.	Mar.	Apr.	May.	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Total by County
EAGLE	\$ 86,864,200	\$ 100,161,634	\$ 131,701,100	\$ 130,653,350	\$ 124,810,690	\$ 141,821,150	\$ 88,131,800	\$ 101,212,200	\$ 236,695,303	\$ 133,924,900	\$ 113,577,217	\$ 108,618,689	\$ 1,497,172,233
GARFIELD	\$ 11,461,500	\$ 12,503,900	\$ 24,342,200	\$ 21,940,200	\$ 17,487,500	\$ 20,376,300	\$ 24,709,600	\$ 21,049,700	\$ 17,782,700	\$ 20,320,900	\$ 19,163,600	\$ 37,739,700	\$ 248,877,800
GRAND	Please See Yearly Total for Grand County												
PITKIN	\$ 55,349,360	\$ 49,136,999	\$ 103,247,244	\$ 168,793,594	\$ 81,899,335	\$ 115,390,224	\$ 74,155,436	\$ 74,470,199	\$ 99,756,099	\$ 197,043,696	\$ 118,441,223	\$ 125,236,180	\$ 1,262,919,589
ROUUTT	\$ 49,807,800	\$ 32,234,900	\$ 43,661,200	\$ 53,646,200	\$ 40,211,100	\$ 36,689,200	\$ 36,925,400	\$ 46,343,500	\$ 50,689,800	\$ 27,275,714	\$ 54,261,900	\$ 52,100,114	\$ 512,100,114
SUMMIT	\$ 30,051,500	\$ 36,036,515	\$ 37,425,700	\$ 40,792,200	\$ 63,039,000	\$ 83,871,000	\$ 38,565,100	\$ 79,753,200	\$ 78,228,400	\$ 79,749,200	\$ 60,172,900	\$ 70,755,100	\$ 698,439,815
Grand Total:	\$ 233,534,360	\$ 230,073,948	\$ 340,377,444	\$ 415,825,544	\$ 327,447,625	\$ 397,147,874	\$ 262,487,336	\$ 322,828,799	\$ 482,152,302	\$ 472,392,096	\$ 338,630,654	\$ 396,611,569	\$ 4,457,838,251
2009	Jan.	Feb.	Mar.	Apr.	May.	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Total by County
EAGLE	\$ 40,487,500	\$ 56,760,800	\$ 59,372,400	\$ 57,947,000	\$ 70,751,600	\$ 95,286,400	\$ 59,677,500	\$ 91,791,200	\$ 100,847,572	\$ 96,167,100	\$ 82,428,395	\$ 86,926,716	\$ 898,444,183
GARFIELD	\$ 16,624,800	\$ 14,143,900	\$ 10,759,800	\$ 20,680,100	\$ 15,653,500	\$ 28,415,500	\$ 24,760,700	\$ 21,537,650	\$ 17,315,200	\$ 18,898,900	\$ 13,072,600	\$ 34,301,900	\$ 236,164,550
GRAND	Please See Yearly Total for Grand County												
PITKIN	\$ 115,936,999	\$ 106,356,206	\$ 46,906,531	\$ 74,009,706	\$ 64,477,218	\$ 63,784,489	\$ 126,622,273	\$ 56,984,673	\$ 128,180,662	\$ 126,613,840	\$ 81,433,876	\$ 81,341,755	\$ 1,072,548,228
ROUUTT	\$ 23,760,700	\$ 12,071,300	\$ 19,894,200	\$ 27,469,200	\$ 17,799,200	\$ 30,581,700	\$ 35,618,400	\$ 33,040,500	\$ 27,238,500	\$ 39,111,000	\$ 89,994,700	\$ 83,194,900	\$ 439,774,300
SUMMIT	\$ 32,813,600	\$ 27,246,500	\$ 37,878,500	\$ 37,792,900	\$ 63,752,300	\$ 34,049,300	\$ 47,401,000	\$ 60,975,000	\$ 81,015,200	\$ 92,709,100	\$ 64,690,000	\$ 102,685,700	\$ 683,009,100
Grand Total:	\$ 229,623,599	\$ 216,578,706	\$ 174,811,431	\$ 217,898,906	\$ 232,433,818	\$ 252,117,389	\$ 294,079,873	\$ 264,329,023	\$ 354,597,134	\$ 373,499,940	\$ 331,619,571	\$ 388,350,971	\$ 3,554,584,161
2008	Jan.	Feb.	Mar.	Apr.	May.	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Total by County
EAGLE	\$ 124,253,400	\$ 207,081,600	\$ 228,388,700	\$ 137,700,500	\$ 158,543,900	\$ 188,121,300	\$ 243,432,100	\$ 211,288,800	\$ 169,448,700	\$ 167,365,200	\$ 174,144,400	\$ 225,150,500	\$ 2,234,919,100
GARFIELD	\$ 69,205,900	\$ 102,818,300	\$ 48,078,900	\$ 85,697,500	\$ 61,858,400	\$ 72,589,200	\$ 68,893,800	\$ 56,415,900	\$ 55,872,200	\$ 35,180,900	\$ 28,896,600	\$ 37,660,100	\$ 723,167,700
GRAND	Please See Yearly Total for Grand County												
PITKIN	\$ 127,200,000	\$ 131,485,356	\$ 99,420,211	\$ 135,416,272	\$ 114,382,832	\$ 108,918,961	\$ 124,468,744	\$ 160,520,602	\$ 100,587,424	\$ 86,525,189	\$ 64,790,663	\$ 112,026,684	\$ 1,365,742,938
ROUUTT	\$ 80,775,200	\$ 59,799,800	\$ 52,278,700	\$ 67,237,500	\$ 68,152,000	\$ 101,755,200	\$ 71,139,100	\$ 58,864,100	\$ 37,364,200	\$ 37,955,800	\$ 40,144,500	\$ 72,501,200	\$ 1,225,101,200
SUMMIT	\$ 85,497,600	\$ 64,539,900	\$ 95,396,600	\$ 94,201,300	\$ 95,667,500	\$ 92,536,900	\$ 80,686,100	\$ 92,825,200	\$ 127,090,100	\$ 118,230,800	\$ 58,002,400	\$ 61,054,700	\$ 1,065,729,100
Grand Total:	\$ 486,932,100	\$ 565,724,956	\$ 523,563,111	\$ 520,253,072	\$ 498,604,632	\$ 563,921,561	\$ 588,619,844	\$ 579,914,602	\$ 490,362,624	\$ 456,937,189	\$ 363,789,863	\$ 476,036,484	\$ 6,540,247,038
2007	Jan.	Feb.	Mar.	Apr.	May.	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Total by County
EAGLE	\$ 173,416,500	\$ 253,057,700	\$ 266,688,300	\$ 233,926,100	\$ 301,894,600	\$ 332,660,200	\$ 190,341,400	\$ 313,687,200	\$ 260,515,200	\$ 215,096,100	\$ 216,475,200	\$ 202,738,700	\$ 2,960,497,200
GARFIELD	\$ 92,346,900	\$ 53,852,300	\$ 93,135,200	\$ 98,420,300	\$ 121,937,600	\$ 106,104,300	\$ 157,463,100	\$ 103,403,600	\$ 94,217,300	\$ 104,331,100	\$ 72,937,800	\$ 124,476,100	\$ 1,222,625,600
GRAND	Please See Yearly Total for Grand County												
PITKIN	\$ 253,209,100	\$ 192,612,800	\$ 314,055,100	\$ 199,652,800	\$ 283,447,100	\$ 185,157,053	\$ 162,282,203	\$ 204,482,116	\$ 242,000,100	\$ 183,364,750	\$ 107,699,050	\$ 187,333,500	\$ 2,515,295,672
ROUUTT	\$ 100,388,000	\$ 74,817,700	\$ 141,794,800	\$ 154,031,800	\$ 205,527,100	\$ 151,501,800	\$ 176,003,400	\$ 152,660,300	\$ 132,588,800	\$ 100,504,000	\$ 89,777,000	\$ 107,762,800	\$ 1,587,357,500
SUMMIT	\$ 82,933,400	\$ 88,392,000	\$ 92,555,500	\$ 133,878,100	\$ 158,745,300	\$ 142,802,500	\$ 138,251,700	\$ 186,302,600	\$ 168,704,900	\$ 146,546,900	\$ 156,934,000	\$ 135,691,900	\$ 1,630,738,800
Grand Total:	\$ 702,293,900	\$ 662,732,500	\$ 908,228,900	\$ 819,909,100	\$ 1,071,551,700	\$ 917,225,853	\$ 824,341,803	\$ 960,535,816	\$ 898,026,300	\$ 749,842,850	\$ 643,823,050	\$ 758,003,000	\$ 10,556,401,472
2006	Jan.	Feb.	Mar.	Apr.	May.	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Total by County
EAGLE	\$ 138,340,500	\$ 149,697,700	\$ 238,965,700	\$ 183,511,300	\$ 257,872,000	\$ 277,390,500	\$ 214,424,600	\$ 258,099,400	\$ 259,621,200	\$ 228,350,800	\$ 298,677,400	\$ 249,220,500	\$ 2,754,171,600
GARFIELD	\$ 53,279,100	\$ 41,301,100	\$ 87,858,300	\$ 66,939,000	\$ 96,372,600	\$ 89,135,600	\$ 100,260,500	\$ 101,278,900	\$ 91,258,700	\$ 85,807,900	\$ 127,843,600	\$ 104,042,100	\$ 1,045,377,400
GRAND	Please See Yearly Total for Grand County												
PITKIN	\$ 115,041,800	\$ 120,991,200	\$ 229,999,495	\$ 209,745,400	\$ 204,616,000	\$ 374,564,400	\$ 156,110,700	\$ 230,672,700	\$ 231,032,300	\$ 289,639,700	\$ 232,286,000	\$ 240,467,800	\$ 2,635,167,495
ROUUTT	\$ 47,741,500	\$ 48,469,000	\$ 76,032,100	\$ 68,152,500	\$ 88,595,100	\$ 93,477,400	\$ 102,809,200	\$ 101,555,363	\$ 133,075,900	\$ 124,721,400	\$ 138,544,400	\$ 97,862,200	\$ 1,121,036,063
SUMMIT	\$ 85,701,700	\$ 76,698,900	\$ 108,018,500	\$ 110,949,200	\$ 137,133,800	\$ 162,725,600	\$ 122,097,500	\$ 130,811,400	\$ 219,939,000	\$ 188,770,200	\$ 138,233,900	\$ 156,795,100	\$ 1,637,874,800
Grand Total:	\$ 440,104,600	\$ 437,157,900	\$ 740,874,095	\$ 639,297,400	\$ 784,589,500	\$ 997,293,500	\$ 695,702,500	\$ 822,417,763	\$ 934,927,100	\$ 917,290,000	\$ 935,585,300	\$ 848,387,700	\$ 9,787,398,858

Gross Transaction Report Summary & Year-To-Date Comparison: 2004 Through YTD. 2012

	Period: YTD. 2012	Period: YTD. 2011	Period YTD. % Change 2012 vs. 2011	Full Year 2011	Full Year 2010	Full Year 2009	Full Year 2008	Full Year 2007	Full Year 2006	Full Year 2005	Full Year 2004
County:											
EAGLE	\$ 662,734,202	\$ 589,131,630	12.49%	\$ 1,158,048,856	\$ 1,497,172,233	\$ 898,444,183	\$ 2,234,919,100	\$ 2,960,497,200	\$ 2,754,171,600	\$ 2,800,249,502	\$ 2,225,840,200
GARFIELD	\$ 159,724,108	\$ 126,607,100	26.16%	\$ 279,072,600	\$ 248,877,800	\$ 236,164,550	\$ 723,167,700	\$ 1,222,625,600	\$ 1,045,377,400	\$ 855,966,600	\$ 599,504,600
GRAND	\$ 122,279,279	\$ 84,857,206	44.10%	\$ 214,960,597	\$ 238,328,700	\$ 224,643,800	\$ 425,587,000	\$ 639,886,700	\$ 593,771,500	\$ 519,680,700	\$ 455,665,700
PITKIN	\$ 593,606,078	\$ 709,571,212	-16.34%	\$ 1,269,446,586	\$ 1,262,919,589	\$ 1,072,548,228	\$ 1,365,742,938	\$ 2,515,295,672	\$ 2,635,167,495	\$ 2,240,931,000	\$ 1,602,299,700
ROUFT	\$ 231,593,800	\$ 217,719,200	6.37%	\$ 450,579,300	\$ 512,100,114	\$ 439,774,300	\$ 1,587,357,500	\$ 1,121,036,063	\$ 885,907,100	\$ 736,914,000	\$ 634,914,000
SUMMIT	\$ 294,109,700	\$ 315,010,000	-6.63%	\$ 684,231,800	\$ 698,439,851	\$ 683,009,100	\$ 1,065,729,100	\$ 1,630,738,800	\$ 1,637,874,800	\$ 1,474,997,499	\$ 1,128,175,900
Grand Total:	\$ 2,064,047,167	\$ 2,042,896,448	1.04%	\$ 4,056,339,739	\$ 4,457,838,215	\$ 3,554,584,161	\$ 6,540,247,038	\$ 10,556,401,472	\$ 9,787,398,858	\$ 8,777,732,401	\$ 6,648,400,100