

COLORADO MOUNTAIN REAL ESTATE

# THE SLIFER REPORT

{ 2010 ANNUAL MARKET REVIEW }

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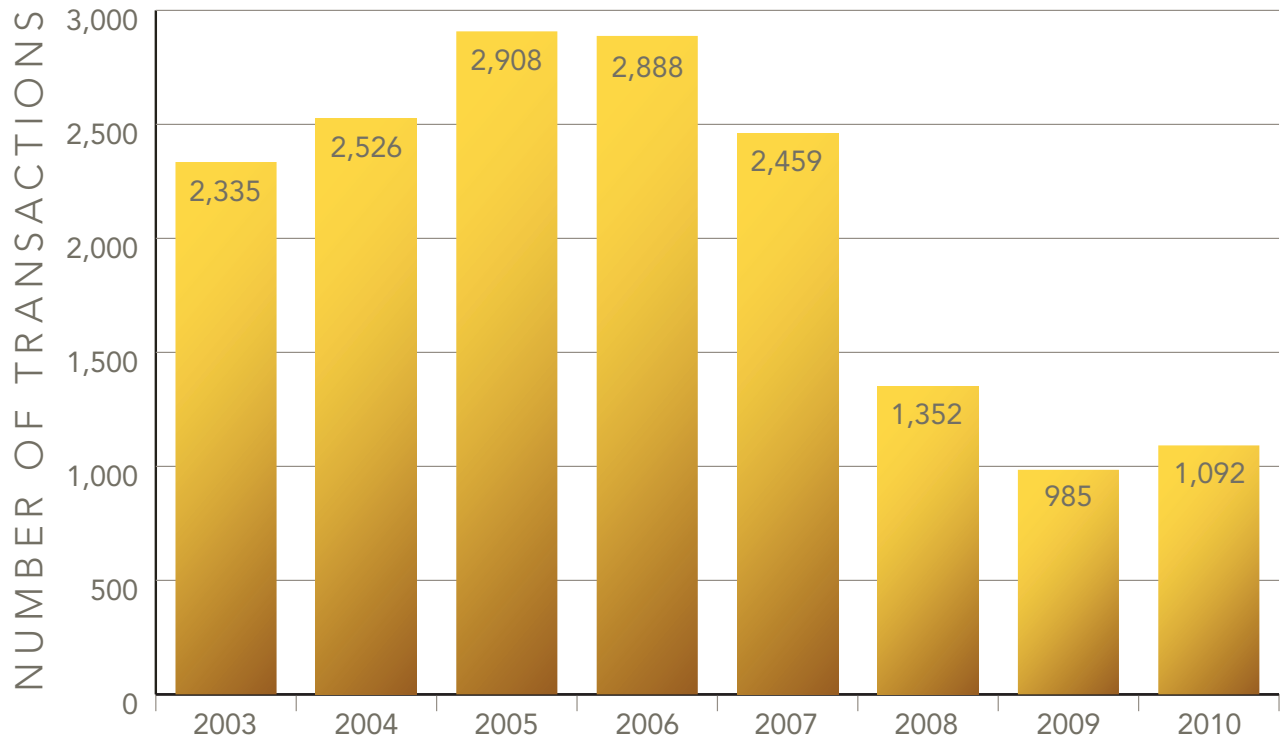
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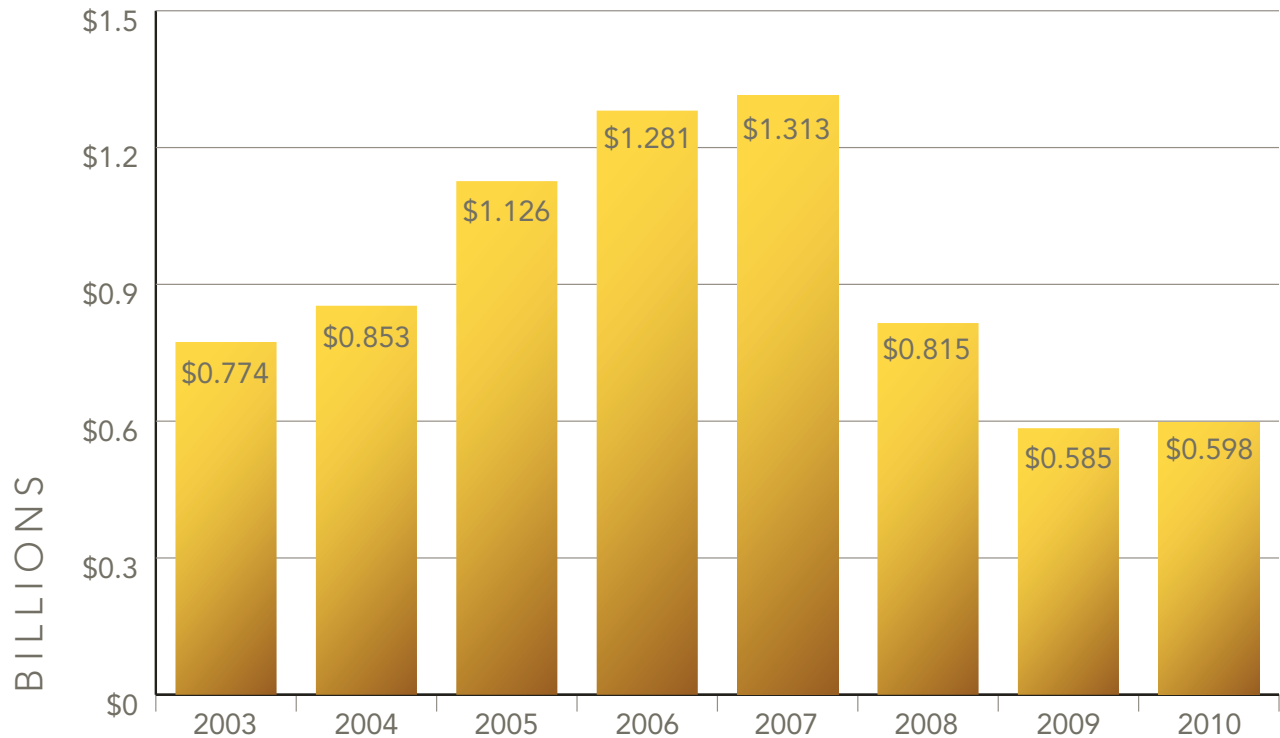
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# SUMMIT COUNTY OVERVIEW

## TRANSACTION VOLUME COMPARISON



## SALES VOLUME COMPARISON



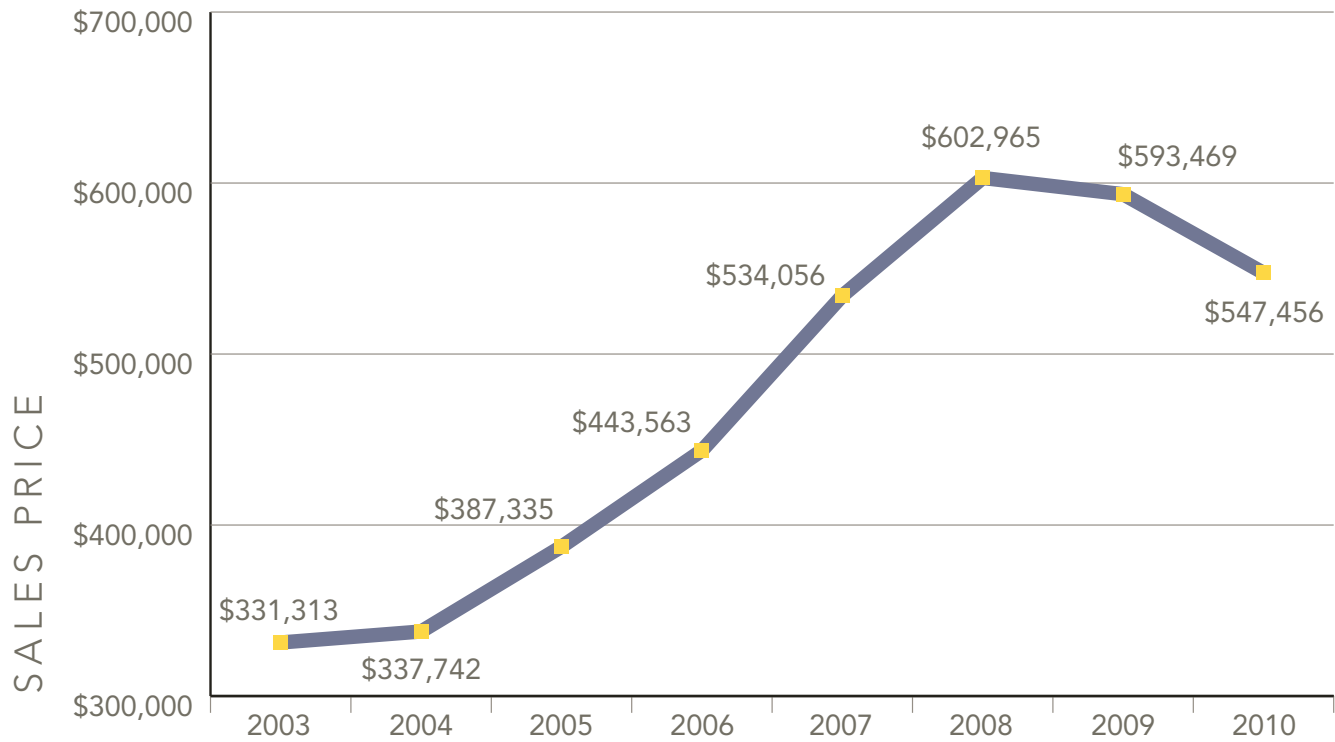
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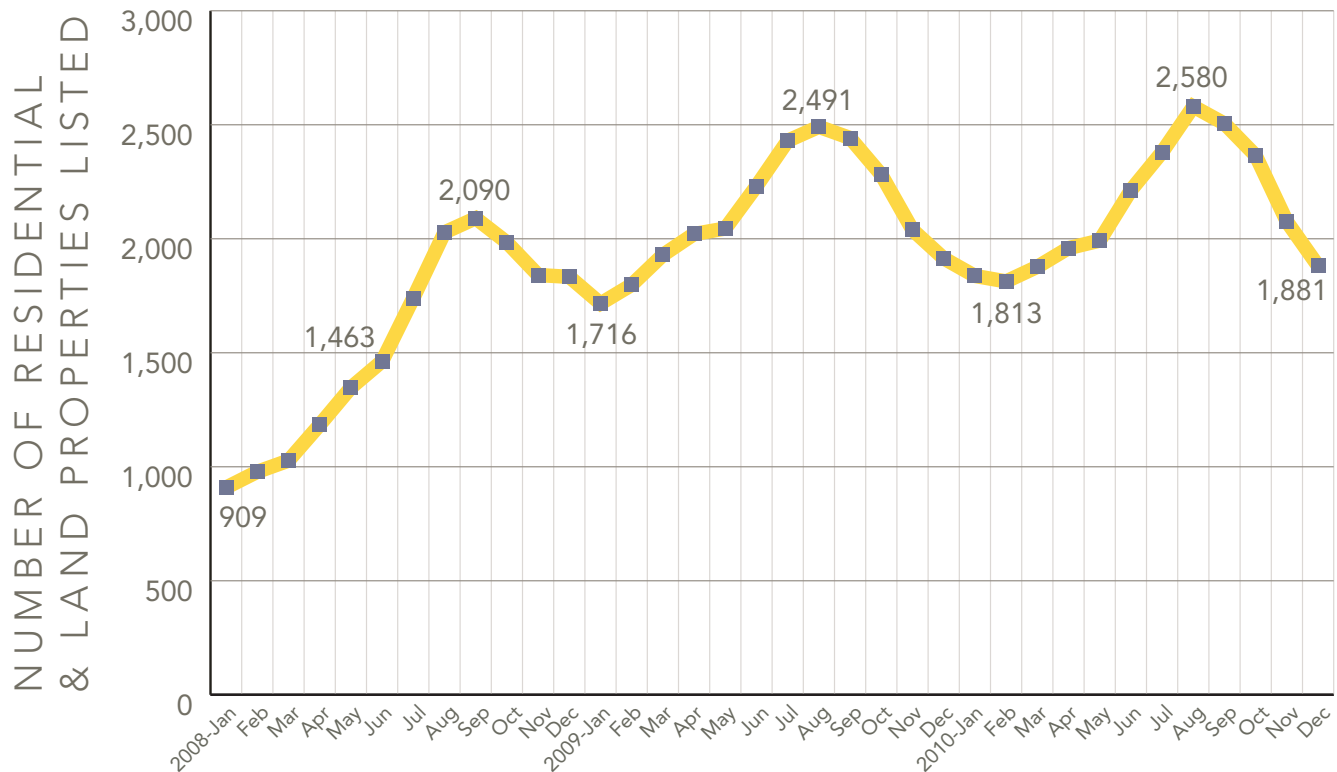


# SUMMIT COUNTY OVERVIEW

## AVERAGE SALES PRICE



## SUMMIT COUNTY ACTIVE LISTING INVENTORY



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# BRECKENRIDGE

## SINGLE-FAMILY/DUPLEX

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1MILLION+ SALES
2006	\$311,141,283	371	171	\$838,656	\$3,750,000	\$160,000	\$665,000	96
% CHANGE	-1.2%	-13.5%	-9.4%	14.2%	46.7%	-5.0%	8.3%	-4.2%
2007	\$307,342,639	321	155	\$957,454	\$5,500,000	\$152,000	\$720,000	92
% CHANGE	-31.7%	-38.9%	12.9%	12.3%	0.9%	68.4%	14.5%	-21.7%
2008	\$210,052,789	196	175	\$1,075,698	\$5,550,000	\$256,000	\$824,500	72
% CHANGE	3.7%	6.6%	44.0%	-3.1%	49.3%	-32.8%	-3.0%	13.9%
2009	\$217,916,722	209	252	\$1,042,664	\$8,285,000	\$172,000	\$800,000	82
% CHANGE	-24.2%	-17.2%	6.7%	-8.4%	-52.3%	16.3%	-3.1%	-30.5%
2010	\$165,243,848	173	269	\$955,167	\$3,950,000	\$200,000	\$775,000	57

## CONDOMINIUM/TOWNHOME

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1MILLION+ SALES
2006	\$256,380,569	565	163	\$454,575	\$1,500,000	\$85,000	\$397,500	21
% CHANGE	-3.5%	-17.7%	19.0%	17.0%	56.7%	34.1%	8.7%	66.7%
2007	\$247,301,027	465	194	\$531,830	\$2,350,000	\$114,000	\$432,000	35
% CHANGE	-26.2%	-42.6%	9.8%	28.4%	2.1%	6.1%	29.6%	54.3%
2008	\$182,396,159	267	213	\$683,132	\$2,400,000	\$121,000	\$560,000	54
% CHANGE	-58.4%	-43.4%	9.4%	-26.4%	-30.2%	-9.9%	-26.8%	-77.8%
2009	\$75,967,525	151	233	\$503,096	\$1,675,000	\$108,990	\$410,000	12
% CHANGE	76.5%	50.3%	44.2%	17.4%	60.6%	-38.5%	3.7%	150.0%
2010	\$134,083,512	227	336	\$590,676	\$2,690,000	\$67,000	\$425,000	30

## HOMESITES

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1MILLION+ SALES
2006	\$84,137,536	259	311	\$324,855	\$1,450,000	\$16,000	\$270,000	7
% CHANGE	0.3%	-26.6%	-36.0%	36.7%	79.3%	136.9%	34.5%	85.7%
2007	\$84,368,279	190	199	\$444,044	\$2,600,000	\$37,900	\$363,050	13
% CHANGE	-49.6%	-58.9%	-1.5%	22.8%	-32.7%	-59.2%	17.1%	15.4%
2008	\$42,523,726	78	196	\$545,176	\$1,750,000	\$15,480	\$425,000	15
% CHANGE	-74.0%	-48.7%	43.9%	-49.2%	-62.1%	158.4%	-42.6%	-100.0%
2009	\$11,076,900	40	282	\$276,923	\$664,000	\$40,000	\$244,000	0
% CHANGE	60.6%	45.0%	-3.9%	10.7%	397.0%	-50.0%	-37.6%	N/A
2010	\$17,785,085	58	271	\$306,639	\$3,300,000	\$20,000	\$152,334	3

## PRICE PER SQUARE FOOT COMPARISON

	SINGLE-FAMILY/DUPLEX				CONDOMINIUM/TOWNHOME				
	2007	2008	2009	2010	2007	2008	2009	2010	
HIGH	\$887	\$847	\$1,262	\$823	HIGH	\$989	\$2,015	\$927	\$1,452
LOW	\$166	\$158	\$92	\$109	LOW	\$193	\$137	\$193	\$155
AVERAGE	\$332	\$359	\$326	\$294	AVERAGE	\$498	\$589	\$451	\$546

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## SINGLE-FAMILY/DUPLEX

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1MILLION+ SALES
2006	\$4,369,000	3	215	\$1,456,332	\$2,159,000	\$1,060,000	\$1,150,000	3
% CHANGE	57.1%	33.3%	8.8%	17.8%	-16.6%	52.8%	49.8%	33.3%
2007	\$6,865,000	4	234	\$1,716,250	\$1,800,000	\$1,620,000	\$1,722,500	4
% CHANGE	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%
2008	\$0	0	0	\$0	\$0	\$0	\$0	0
% CHANGE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2009	\$2,650,000	1	115	\$2,650,000	\$2,650,000	\$2,650,000	\$2,650,000	1
% CHANGE	188.5%	300.0%	232.2%	-27.9%	13.0%	-56.6%	-34.0%	300.0%
2010	\$7,645,000	4	382	\$1,911,250	\$2,995,000	\$1,150,000	\$1,750,000	4

## CONDOMINIUM/TOWNHOME

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1MILLION+ SALES
2006	\$53,152,845	155	207	\$342,922	\$1,800,000	\$130,000	\$312,000	2
% CHANGE	-22.6%	-28.4%	-39.1%	8.0%	-46.7%	-15.4%	11.9%	-100.0%
2007	\$41,120,179	111	126	\$370,452	\$960,000	\$110,000	\$349,000	0
% CHANGE	-43.9%	-54.1%	-7.1%	22.1%	108.3%	58.6%	-4.0%	N/A
2008	\$23,075,925	51	117	\$452,469	\$2,000,000	\$174,500	\$335,000	2
% CHANGE	-23.3%	-23.5%	157.3%	0.3%	-51.8%	33.8%	12.7%	-100.0%
2009	\$17,694,000	39	301	\$453,692	\$964,900	\$233,500	\$377,520	0
% CHANGE	-38.5%	-25.6%	-28.2%	-17.3%	-14.5%	-60.6%	-9.9%	N/A
2010	\$10,878,800	29	216	\$375,131	\$825,000	\$92,000	\$340,000	0

## HOMESITES

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1MILLION+ SALES
2006	\$2,150,000	3	281	\$716,667	\$900,000	\$625,000	\$625,000	0
% CHANGE	3.7%	0.0%	13.5%	3.7%	10.6%	-2.5%	0.0%	N/A
2007	\$2,229,500	3	319	\$743,167	\$995,000	\$609,500	\$625,000	0
% CHANGE	57.0%	0.0%	-57.1%	57.0%	25.6%	64.1%	100.0%	N/A
2008	\$3,500,000	3	137	\$1,166,667	\$1,250,000	\$1,000,000	\$1,250,000	3
% CHANGE	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%
2009	\$0	0	0	\$0	\$0	\$0	\$0	0
% CHANGE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2010	\$0	0	0	\$0	\$0	\$0	\$0	0

## PRICE PER SQUARE FOOT COMPARISON

	SINGLE-FAMILY/DUPLEX				CONDOMINIUM/TOWNHOME				
	2007	2008	2009	2010	2007	2008	2009	2010	
HIGH	\$683	N/A	\$496	\$574	HIGH	\$644	\$653	\$592	\$583
LOW	\$424	N/A	\$496	\$374	LOW	\$192	\$296	\$328	\$174
AVERAGE	\$534	N/A	\$496	\$452	AVERAGE	\$430	\$466	\$463	\$385

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## SINGLE-FAMILY/DUPLEX

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1MILLION+ SALES
2006	\$51,342,791	95	135	\$540,450	\$1,875,000	\$282,000	\$506,000	1
% CHANGE	1.0%	-12.6%	-9.6%	15.6%	-16.8%	6.4%	9.2%	600.0%
2007	\$51,861,496	83	122	\$624,837	\$1,560,000	\$300,000	\$552,500	7
% CHANGE	-42.8%	-36.1%	-4.1%	-10.4%	-11.7%	-15.1%	-13.1%	-71.4%
2008	\$29,669,395	53	117	\$559,800	\$1,377,475	\$254,670	\$480,000	2
% CHANGE	-35.4%	-30.2%	48.7%	-7.5%	-25.2%	15.5%	-16.9%	-50.0%
2009	\$19,158,600	37	174	\$517,800	\$1,030,000	\$294,200	\$399,000	1
% CHANGE	35.6%	27.0%	12.1%	6.7%	151.6%	-9.9%	15.9%	100.0%
2010	\$25,978,050	47	195	\$552,724	\$2,591,000	\$265,000	\$462,500	2

## CONDOMINIUM/TOWNHOME

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1MILLION+ SALES
2006	\$39,680,116	198	81	\$200,405	\$665,000	\$76,800	\$164,250	0
% CHANGE	40.2%	10.1%	59.3%	27.4%	4.5%	10.7%	29.9%	N/A
2007	\$55,647,306	218	129	\$255,263	\$695,000	\$85,000	\$213,375	0
% CHANGE	-55.2%	-56.9%	-30.2%	3.9%	8.2%	44.1%	0.8%	N/A
2008	\$24,921,441	94	90	\$265,122	\$752,000	\$122,500	\$215,000	0
% CHANGE	-42.2%	-36.2%	74.4%	-9.5%	27.0%	-10.2%	-10.6%	N/A
2009	\$14,401,925	60	157	\$240,032	\$955,000	\$110,000	\$192,200	0
% CHANGE	-12.4%	-1.7%	15.3%	-10.9%	-0.5%	-10.0%	-3.7%	N/A
2010	\$12,622,910	59	181	\$213,948	\$950,000	\$99,000	\$185,000	0

## HOMESITES

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1MILLION+ SALES
2006	\$7,031,004	30	323	\$234,367	\$825,000	\$119,000	\$189,450	0
% CHANGE	-40.8%	-43.3%	-27.2%	4.4%	-59.8%	38.7%	29.3%	N/A
2007	\$4,161,503	17	235	\$244,794	\$331,500	\$165,000	\$245,000	0
% CHANGE	11.8%	-11.8%	23.0%	26.7%	319.9%	-3.0%	-2.4%	N/A
2008	\$4,654,100	15	289	\$310,273	\$1,392,000	\$160,000	\$239,000	1
% CHANGE	-95.9%	-93.3%	39.4%	-37.8%	-86.1%	20.6%	-19.2%	-100.0%
2009	\$193,000	1	403	\$193,000	\$193,000	\$193,000	\$193,000	0
% CHANGE	443.7%	500.0%	-63.0%	-9.4%	78.8%	-91.7%	-12.2%	N/A
2010	\$1,049,400	6	149	\$174,900	\$345,000	\$16,000	\$169,450	0

## PRICE PER SQUARE FOOT COMPARISON

	SINGLE-FAMILY/DUPLEX				CONDOMINIUM/TOWNHOME				
	2007	2008	2009	2010	2007	2008	2009	2010	
HIGH	\$374	\$353	\$339	\$438	HIGH	\$513	\$471	\$503	\$443
LOW	\$111	\$121	\$101	\$112	LOW	\$151	\$194	\$170	\$104
AVERAGE	\$255	\$241	\$230	\$220	AVERAGE	\$278	\$303	\$266	\$235

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**SINGLE-FAMILY/DUPLEX**

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1MILLION+ SALES
2006	\$62,835,493	74	140	\$849,128	\$2,400,000	\$378,000	\$754,950	18
% CHANGE	-32.6%	-32.4%	-3.6%	-0.2%	-34.4%	16.1%	11.2%	-44.4%
2007	\$42,375,375	50	135	\$847,508	\$1,575,000	\$438,750	\$839,500	10
% CHANGE	-54.0%	-52.0%	60.7%	-4.2%	-1.0%	1.2%	-12.4%	-50.0%
2008	\$19,480,890	24	217	\$811,704	\$1,560,000	\$443,890	\$735,000	5
% CHANGE	20.2%	37.5%	21.2%	-12.6%	2.6%	-21.2%	-11.7%	-40.0%
2009	\$23,413,400	33	263	\$709,497	\$1,600,000	\$350,000	\$649,000	3
% CHANGE	-0.2%	-3.0%	-23.2%	2.9%	18.8%	-43.0%	-15.3%	133.3%
2010	\$23,371,731	32	202	\$730,367	\$1,900,000	\$199,481	\$550,000	7

**CONDOMINIUM/TOWNHOME**

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1MILLION+ SALES
2006	\$45,331,975	131	81	\$346,046	\$917,000	\$119,000	\$325,000	0
% CHANGE	77.5%	29.8%	79.0%	36.8%	46.1%	34.5%	32.3%	N/A
2007	\$80,450,660	170	145	\$473,239	\$1,340,000	\$160,000	\$430,000	2
% CHANGE	-53.9%	-50.0%	-31.7%	-7.7%	-26.1%	36.3%	-8.1%	-100.0%
2008	\$37,119,910	85	99	\$436,705	\$990,000	\$218,000	\$395,000	0
% CHANGE	-32.4%	-23.5%	115.2%	-11.5%	-19.2%	-31.6%	-10.1%	N/A
2009	\$25,108,473	65	213	\$386,284	\$800,000	\$149,080	\$355,000	0
% CHANGE	31.8%	29.2%	5.6%	2.0%	10.3%	-12.0%	-1.1%	N/A
2010	\$33,104,305	84	225	\$394,099	\$882,500	\$131,250	\$351,250	0

**HOMESITES**

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1MILLION+ SALES
2006	\$2,214,500	9	235	\$246,056	\$305,000	\$173,000	\$250,000	0
% CHANGE	-8.5%	-33.3%	-62.6%	37.2%	42.3%	28.6%	38.8%	N/A
2007	\$2,025,500	6	88	\$337,583	\$434,000	\$222,500	\$347,000	0
% CHANGE	-23.5%	-33.3%	-28.4%	14.7%	3.5%	32.6%	16.0%	N/A
2008	\$1,549,000	4	63	\$387,250	\$449,000	\$295,000	\$402,500	0
% CHANGE	-34.2%	-25.0%	1027.0%	-12.2%	-2.0%	-11.9%	-20.5%	N/A
2009	\$1,020,000	3	710	\$340,000	\$440,000	\$260,000	\$320,000	0
% CHANGE	92.8%	100.0%	-82.1%	-3.6%	-3.4%	-6.9%	4.7%	N/A
2010	\$1,967,000	6	127	\$327,883	\$425,000	\$242,000	\$335,000	0

**PRICE PER SQUARE FOOT COMPARISON**

	SINGLE-FAMILY/DUPLEX				CONDOMINIUM/TOWNHOME				
	2007	2008	2009	2010	2007	2008	2009	2010	
HIGH	\$986	\$856	\$444	\$627	HIGH	\$568	\$552	\$470	\$428
LOW	\$225	\$189	\$172	\$184	LOW	\$197	\$252	\$200	\$68
AVERAGE	\$365	\$357	\$272	\$299	AVERAGE	\$354	\$370	\$308	\$309

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## SINGLE-FAMILY/DUPLEX

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1MILLION+ SALES
2006	\$35,418,700	34	235	\$1,041,726	\$2,200,000	\$356,000	\$958,075	14
% CHANGE	2.1%	-20.6%	-6.8%	28.5%	54.5%	13.8%	32.0%	21.4%
2007	\$36,161,500	27	219	\$1,338,204	\$3,400,000	\$405,000	\$1,265,000	17
% CHANGE	-59.8%	-51.9%	5.5%	-16.4%	-22.1%	43.2%	-20.2%	-58.8%
2008	\$14,542,500	13	231	\$1,118,654	\$2,650,000	\$580,000	\$1,010,000	7
% CHANGE	48.6%	38.5%	-14.7%	7.3%	15.1%	-79.3%	27.5%	85.7%
2009	\$21,609,750	18	197	\$1,200,542	\$3,050,000	\$120,000	\$1,287,500	13
% CHANGE	-44.5%	-11.1%	83.8%	-37.7%	-47.5%	112.5%	-41.6%	-84.6%
2010	\$11,996,500	16	362	\$747,906	\$1,600,000	\$255,000	\$752,000	2

## CONDOMINIUM/TOWNHOME

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1MILLION+ SALES
2006	\$130,494,664	435	174	\$299,988	\$1,500,000	\$99,999	\$260,500	4
% CHANGE	2.8%	-25.5%	-30.5%	38.0%	40.0%	32.0%	40.7%	100.0%
2007	\$134,105,016	324	121	\$413,904	\$2,100,000	\$132,000	\$366,575	8
% CHANGE	-47.7%	-49.1%	-9.9%	2.7%	-52.4%	28.0%	3.7%	-100.0%
2008	\$70,146,545	165	109	\$425,131	\$999,000	\$169,000	\$380,000	0
% CHANGE	-33.0%	-27.9%	54.1%	-7.1%	30.1%	-26.6%	-10.5%	N/A
2009	\$46,973,773	119	168	\$394,738	\$1,300,000	\$124,000	\$340,000	2
% CHANGE	8.7%	15.1%	16.1%	-5.6%	0.0%	-11.3%	-5.0%	-50%
2010	\$51,077,524	137	195	\$372,829	\$1,300,000	\$110,000	\$323,000	1

## HOMESITES

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1MILLION+ SALES
2006	\$7,255,500	21	364	\$345,500	\$825,000	\$25,000	\$315,000	0
% CHANGE	33.8%	42.9%	-42.3%	-6.3%	-21.2%	500.0%	-4.8%	N/A
2007	\$9,711,000	30	210	\$323,700	\$650,000	\$150,000	\$300,000	0
% CHANGE	-80.5%	-86.7%	-16.2%	46.6%	7.7%	-78.2%	94.2%	N/A
2008	\$1,897,720	4	176	\$474,430	\$700,000	\$32,720	\$582,500	0
% CHANGE	73.1%	75.0%	7.4%	-1.1%	0.0%	633.5%	-29.6%	N/A
2009	\$3,285,000	7	189	\$469,286	\$700,000	\$240,000	\$410,000	0
% CHANGE	-94.2%	-71.4%	-88.9%	-79.8%	-85.7%	-62.5%	-76.8%	N/A
2010	\$190,000	2	21	\$95,000	\$100,000	\$90,000	\$95,000	0

## PRICE PER SQUARE FOOT COMPARISON

	SINGLE-FAMILY/DUPLEX				CONDOMINIUM/TOWNHOME				
	2007	2008	2009	2010	2007	2008	2009	2010	
HIGH	\$574	\$486	\$593	\$445	HIGH	\$823	\$681	\$682	\$665
LOW	\$196	\$219	\$139	\$168	LOW	\$177	\$230	\$215	\$165
AVERAGE	\$374	\$374	\$353	\$300	AVERAGE	\$388	\$421	\$373	\$340

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## SINGLE-FAMILY/DUPLEX

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1MILLION+ SALES
2006	\$97,889,983	172	186	\$569,128	\$1,950,000	\$148,500	\$478,750	13
% CHANGE	15.9%	-7.0%	-9.7%	24.5%	-4.1%	-12.5%	25.2%	84.6%
2007	\$113,411,071	160	168	\$708,819	\$1,870,000	\$130,000	\$599,500	24
% CHANGE	-27.1%	-37.5%	21.4%	16.6%	112.6%	-8.8%	21.3%	-12.5%
2008	\$82,628,340	100	204	\$826,283	\$3,975,000	\$118,500	\$727,000	21
% CHANGE	-23.0%	-23.0%	31.9%	0.0%	-22.0%	134.6%	-10.6%	-4.8%
2009	\$63,646,248	77	269	\$826,575	\$3,100,000	\$278,000	\$650,000	20
% CHANGE	9.8%	32.5%	4.8%	-17.1%	-29.0%	-17.3%	-9.1%	-25.0%
2010	\$69,855,985	102	282	\$684,863	\$2,200,000	\$230,000	\$591,000	15

## CONDOMINIUM/TOWNHOME

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1MILLION+ SALES
2006	\$66,899,462	256	73	\$261,326	\$529,900	\$92,000	\$251,700	0
% CHANGE	-2.6%	-19.9%	4.1%	21.7%	30.0%	22.8%	17.2%	N/A
2007	\$65,177,849	205	76	\$317,941	\$689,000	\$113,000	\$295,000	0
% CHANGE	-28.9%	-29.8%	30.3%	1.2%	-2.5%	8.4%	-0.5%	N/A
2008	\$46,311,850	144	99	\$321,610	\$672,000	\$122,500	\$293,500	0
% CHANGE	-29.3%	-26.4%	76.8%	-4.0%	-11.5%	-10.2%	-4.6%	N/A
2009	\$32,736,108	106	175	\$308,831	\$595,000	\$110,000	\$280,000	0
% CHANGE	-22.9%	-14.2%	2.9%	-10.2%	-10.1%	4.5%	-8.9%	N/A
2010	\$25,243,542	91	180	\$277,402	\$535,000	\$115,000	\$255,000	0

## HOMESITES

	SALES VOLUME	NO. OF SALES	AVE. DAYS ON MARKET	AVE. SALE	HIGH SALE	LOW SALE	MEDIAN SALE	\$1MILLION+ SALES
2006	\$20,666,800	70	350	\$295,240	\$1,450,000	\$58,000	\$265,750	1
% CHANGE	9.3%	-5.7%	-1.1%	15.9%	70.7%	81.0%	8.9%	0.0%
2007	\$22,591,745	66	346	\$342,299	\$2,475,000	\$105,000	\$289,500	1
% CHANGE	-41.1%	-51.5%	-37.9%	21.5%	-47.5%	90.5%	24.4%	200.0%
2008	\$13,311,650	32	215	\$415,989	\$1,300,000	\$200,000	\$360,000	3
% CHANGE	-50.8%	-46.9%	28.4%	-7.3%	7.7%	-5.0%	-3.6%	-66.7%
2009	\$6,554,480	17	276	\$385,558	\$1,400,000	\$190,000	\$347,000	1
% CHANGE	-33.2%	-11.8%	92.4%	-24.3%	-41.1%	-52.6%	-20.7%	-100.0%
2010	\$4,376,500	15	531	\$291,767	\$825,000	\$90,000	\$275,000	0

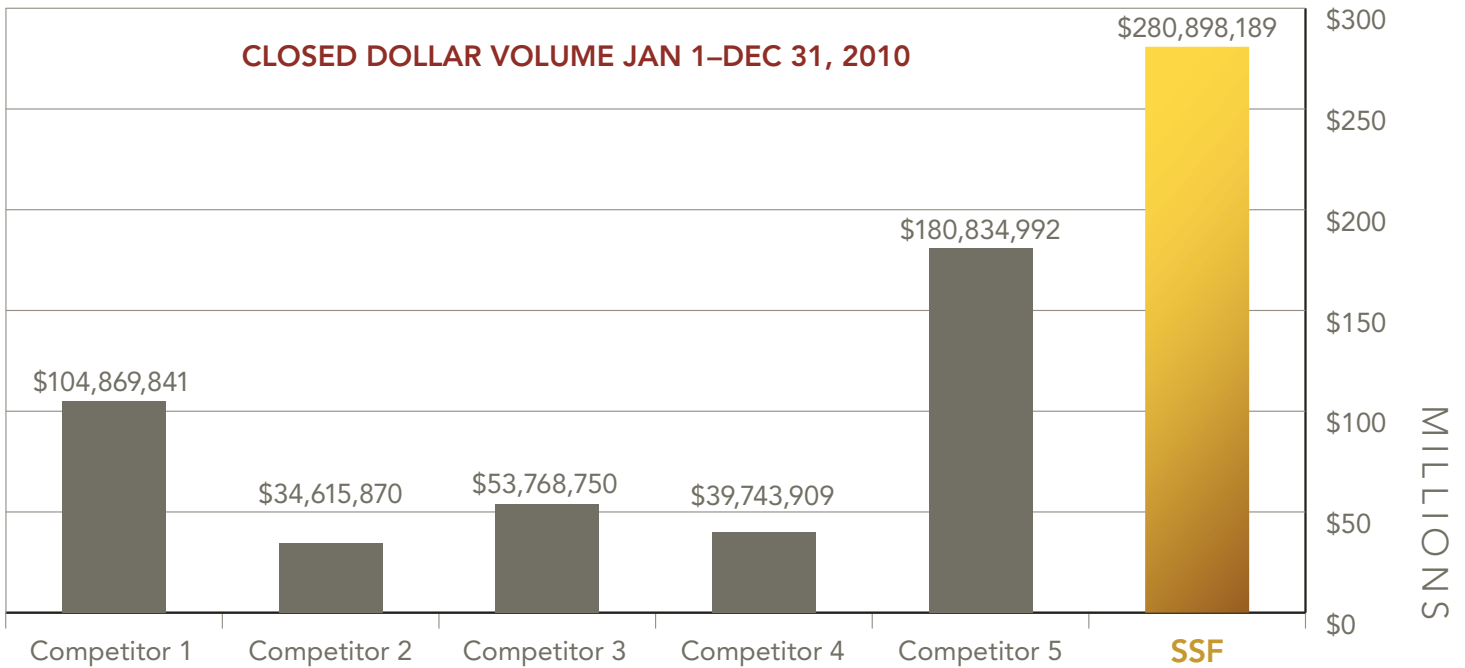
## PRICE PER SQUARE FOOT COMPARISON

	SINGLE-FAMILY/DUPLEX				CONDOMINIUM/TOWNHOME				
	2007	2008	2009	2010	2007	2008	2009	2010	
HIGH	\$480	\$478	\$475	\$416	HIGH	\$397	\$494	\$402	\$333
LOW	\$144	\$181	\$123	\$114	LOW	\$166	\$198	\$194	\$165
AVERAGE	\$283	\$304	\$274	\$249	AVERAGE	\$278	\$314	\$277	\$242

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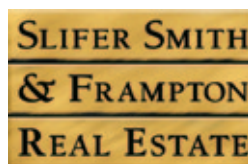
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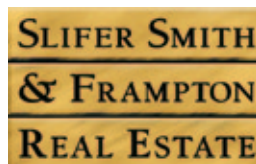
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