

San Miguel County Real Estate Sales Activity Report for 2010 & 1st Nine Months 2011

(Includes only the major listing & sales property categories)

Property Location	2010 TOTAL SALES	# INVENTORY	2011 SALES	# INVENTORY
	\$ #	AS OF 12/31/10	YTD as of 09/30/11	AS OF 09/30/11
<i>Telluride</i>				
Telluride Condominiums/Half Duplex	\$ 44,417,047 / 42	129	\$ 34,183,698 / 29	101
Telluride Single Family Homes	\$ 45,392,900 / 25	68	\$ 33,882,807 / 17	58
Telluride Vacant Residential	\$ 4,571,000 / 6	28	\$ 4,373,000 / 6	26
<i>Mountain Village</i>				
Mtn Village Condominiums/Half Duplex	\$ 50,361,681 / 44	165	\$ 34,594,240 / 60	147
Mtn Village Single Family Homes	\$ 84,523,706 / 19	78	\$ 17,722,500 / 9	82
Mtn Village Vacant Residential	\$ 6,076,750 / 9	73	\$ 5,207,750 / 13	78
<i>Remainder of County</i>				
Aldasoro Single Family Homes	\$ 19,295,000 / 5	6	\$ 10,250,000 / 2	10
Aldasoro Vacant Residential	\$ 1,395,000 / 3	13	\$ 1,150,000 / 1	17
Ski Ranch Single Family Homes	\$ 8,090,900 / 6	17	\$ 9,936,600 / 10	19
Ski Ranch Vacant Residential	\$ 210,000 / 1	9	\$ 0 / 0	10
Remainder of Cty. Single Family Homes	\$ 9,154,000 / 20	134	\$ 13,502,375 / 25	145
Remainder of Cty. Vacant Residential	\$ 19,358,500 / 30	179	\$ 8,733,300 / 29	179
Total	\$ 292,846,484 / 210	899	\$ 173,536,270 / 201	872

Guesstimate for 2011 # of Sales for all of San Miguel County is: 325 to 425

Actual 2010 # of Sales for all of San Miguel County was: 327

Guesstimate for 2011 \$ of Sales for all of San Miguel County is: \$325 to \$425 mil.

Actual 2010 \$ of Sales for all of San Miguel County was: \$317.6 mil.

Disclaimer: All "guesstimates" were made at the beginning of the year 2011. Courthouse Foreclosure sales are excluded.