

## Sold Price Analysis

| Class ... Type ... Area | MLS #  | Address                | Original Price | Sold Price  | Original Price % | DOM  |
|-------------------------|--------|------------------------|----------------|-------------|------------------|------|
| RESIDENTIAL             |        |                        |                |             |                  |      |
| Single Family           |        |                        |                |             |                  |      |
| Crested Butte           |        |                        |                |             |                  |      |
|                         | 28367  | 128 Butte Ave.         | \$300,000      | \$125,000   | 42%              | 801  |
|                         | 29764  | 430 Butte              | \$1,995,000    | \$1,480,000 | 74%              | 448  |
|                         | 30422  | 418 Third Street       | \$1,575,000    | \$1,195,000 | 76%              | 376  |
|                         | 30765  | 421 Elk Avenue         | \$770,000      | \$446,000   | 58%              | 256  |
|                         | 30978  | 29 Gothic Avenue       | \$665,000      | \$665,000   | 100%             | 161  |
|                         | 31377  | 826 Elk Avenue         | \$249,900      | \$255,500   | 102%             | 63   |
|                         | 31725  | 500 Butte Ave          | \$1,295,000    | \$1,200,000 | 93%              | 59   |
|                         | Totals |                        | \$6,849,900    | \$5,366,500 | 78%              | 309  |
| Mt CB                   |        |                        |                |             |                  |      |
|                         | 29102  | 102 Horseshoe          | \$785,000      | \$450,000   | 57%              | 654  |
|                         | 29829  | 16 Peakview            | \$2,850,000    | \$2,872,500 | 101%             | 479  |
|                         | 29860  | 12 Bitterroot Circle   | \$640,000      | \$445,000   | 70%              | 442  |
|                         | 30161  | 10 Red Lady Way        | \$1,250,000    | \$845,000   | 68%              | 386  |
|                         | 30768  | 22 Goldlink Drive      | \$2,625,000    | \$2,200,000 | 84%              | 198  |
|                         | 31047  | 25 Paradise Rd.        | \$992,000      | \$920,000   | 93%              | 141  |
|                         | 31399  | 404 Horseshoe          | \$394,900      | \$329,900   | 84%              | 129  |
|                         | Totals |                        | \$9,536,900    | \$8,062,400 | 85%              | 347  |
| CB South                |        |                        |                |             |                  |      |
|                         | 31000  | 621 Shavano            | \$698,000      | \$575,000   | 82%              | 891  |
|                         | 31760  | 123 Huckleby Way       | \$340,000      | \$330,000   | 97%              | 53   |
|                         | Totals |                        | \$1,038,000    | \$905,000   | 87%              | 472  |
| Rural CB                |        |                        |                |             |                  |      |
|                         | 30133  | 15 Garland Drive       | \$3,100,000    | \$2,000,000 | 65%              | 406  |
|                         | 30480  | 710 Skyland Drive      | \$2,595,000    | \$2,085,000 | 80%              | 307  |
|                         | 30812  | 1 Slate River Drive    | \$398,000      | \$345,000   | 87%              | 229  |
|                         | 31366  | Lot 22 Alpine Meadows  | \$425,000      | \$427,000   | 100%             | 59   |
|                         | 31770  | 745 Meadows Rd         | \$1,000,000    | \$1,000,000 | 100%             | 46   |
|                         | Totals |                        | \$7,518,000    | \$5,857,000 | 78%              | 209  |
| Gunnison                |        |                        |                |             |                  |      |
|                         | 30603  | 1100 N Colorado        | \$195,000      | \$165,000   | 85%              | 331  |
|                         | 30906  | 19 VULCAN              | \$274,950      | \$255,000   | 93%              | 236  |
|                         | 30977  | 422 Tincup Drive       | \$267,000      | \$259,000   | 97%              | 145  |
|                         | 31055  | 615 West Virginia      | \$149,900      | \$132,500   | 88%              | 142  |
|                         | 31179  | 904 N Pine             | \$269,500      | \$240,000   | 89%              | 176  |
|                         | 31222  | 318 W Spencer          | \$237,500      | \$214,500   | 90%              | 83   |
|                         | 31747  | 104 Diamond Lane       | \$285,000      | \$279,000   | 98%              | 69   |
|                         | Totals |                        | \$1,678,850    | \$1,545,000 | 92%              | 169  |
| Lake City & Area        |        |                        |                |             |                  |      |
|                         | 26479  | 5525 Mt. Elbert Drive  | \$775,000      | \$725,000   | 94%              | 1146 |
|                         | 29835  | 102 Sleeping Ute Way   | \$225,000      | \$202,500   | 90%              | 485  |
|                         | 29899  | 1244 Golden Pearl Lane | \$698,900      | \$650,000   | 93%              | 466  |
|                         | 30078  | 1451 Balsam Drive      | \$349,000      | \$265,000   | 76%              | 443  |
|                         | 30296  | 5683 Uncompahgre Ct    | \$495,000      | \$465,000   | 94%              | 429  |

|                |        |                                |             |             |      |      |
|----------------|--------|--------------------------------|-------------|-------------|------|------|
|                | 31321  | 211 Stagecoach Trail           | \$520,000   | \$520,000   | 100% | 109  |
|                | Totals |                                | \$3,062,900 | \$2,827,500 | 92%  | 513  |
| Rural Gunnison |        |                                |             |             |      |      |
|                | 29228  | 701 Sierra Vista Way           | \$640,000   | \$480,000   | 75%  | 559  |
|                | 29412  | 5420 CR 771                    | \$595,000   | \$450,000   | 76%  | 501  |
|                | 29660  | 100 BROADWAY                   | \$315,000   | \$250,000   | 79%  | 493  |
|                | 30047  | 16 Ridge Lane                  | \$173,900   | \$158,000   | 91%  | 469  |
|                | 30387  | 38126 W Highway 50             | \$284,000   | \$233,000   | 82%  | 408  |
|                | 30623  | 233 County Road 48             | \$332,500   | \$225,000   | 68%  | 309  |
|                | 31236  | 58 Cottonwood Trail            | \$239,900   | \$215,000   | 90%  | 163  |
|                | Totals |                                | \$2,580,300 | \$2,011,000 | 78%  | 415  |
| Almont Area    |        |                                |             |             |      |      |
|                | 26379  | 641 County Road 744            | \$475,000   | \$300,000   | 63%  | 1214 |
|                | 28377  | 18898 Forrest Road 765         | \$155,000   | \$119,900   | 77%  | 787  |
|                | 30046  | LOT C Red Mt Summer Home Group | \$155,000   | \$136,000   | 88%  | 449  |
|                | 31073  | 172 Rainbow Dr.                | \$499,000   | \$438,750   | 88%  | 134  |
|                | Totals |                                | \$1,284,000 | \$994,650   | 77%  | 646  |
| Rural Mount CB |        |                                |             |             |      |      |
|                | 30840  | TBD County Road 317            | \$385,000   | \$260,000   | 68%  | 224  |
|                | Totals |                                | \$385,000   | \$260,000   | 68%  | 224  |
| Condo          |        |                                |             |             |      |      |
| Crested Butte  |        |                                |             |             |      |      |
|                | 30806  | Unit D Gibson Ridge Condos     | \$175,000   | \$138,000   | 79%  | 216  |
|                | 31266  | 602 Butte Avenue               | \$179,900   | \$149,900   | 83%  | 119  |
|                | 31268  | 602 Butte Avenue               | \$179,900   | \$140,000   | 78%  | 101  |
|                | 31395  | 619 Gothic Ave, Unit 1         | \$204,900   | \$165,000   | 81%  | 28   |
|                | Totals |                                | \$739,700   | \$592,900   | 80%  | 116  |
| Mt CB          |        |                                |             |             |      |      |
|                | 24827  | 174 Grand Lodge                | \$189,000   | \$112,000   | 59%  | 1462 |
|                | 25373  | 45 Redstone                    | \$425,000   | \$175,000   | 41%  | 1338 |
|                | 28113  | 535 Plaza                      | \$495,000   | \$278,000   | 56%  | 826  |
|                | 29372  | Unit 8 Castle Point Condos     | \$460,000   | \$308,000   | 67%  | 585  |
|                | 29428  | 6 Emmons Loop                  | \$180,000   | \$101,500   | 56%  | 514  |
|                | 29501  | 134 Plaza                      | \$725,000   | \$360,000   | 50%  | 511  |
|                | 30848  | 17 Treasury Road #2C           | \$289,000   | \$275,000   | 95%  | 189  |
|                | 30884  | 317 THE LODGE                  | \$425,000   | \$295,000   | 69%  | 232  |
|                | 30890  | 417 Grand Lodge East Tower     | \$119,000   | \$105,000   | 88%  | 174  |
|                | 31336  | 6 Emmons Loop                  | \$119,000   | \$93,500    | 79%  | 128  |
|                | 31448  | 17 Castle Road                 | \$264,900   | \$238,500   | 90%  | 97   |
|                | 31506  | 18 Snowmass Rd #105            | \$550,000   | \$492,500   | 90%  | 84   |
|                | 31605  | 721 Gothic Road Unit 2 C       | \$335,000   | \$295,000   | 88%  | 99   |
|                | 31688  | 701 Gothic Road # 140          | \$109,000   | \$90,000    | 83%  | 78   |
|                | 31930  | 511 The Lodge                  | \$480,200   | \$397,000   | 83%  | 29   |
|                | Totals |                                | \$5,165,100 | \$3,616,000 | 70%  | 423  |
| CB South       |        |                                |             |             |      |      |
|                | 32058  | 10 Waterfall Creek             | \$200,000   | \$200,000   | 100% | -4   |
|                | Totals |                                | \$200,000   | \$200,000   | 100% | -4   |
| Rural CB       |        |                                |             |             |      |      |
|                | 26927  | 4B Mt. Horizons                | \$625,000   | \$530,000   | 85%  | 1020 |

|                       |        |                               |             |             |      |      |
|-----------------------|--------|-------------------------------|-------------|-------------|------|------|
|                       | 29692  | 9 St. Andrew's Circle         | \$445,000   | \$385,000   | 87%  | 454  |
|                       | 31701  | 350 Country Club Dr. 104A     | \$117,500   | \$117,500   | 100% | 43   |
|                       | Totals |                               | \$1,187,500 | \$1,032,500 | 87%  | 506  |
| Gunnison              |        |                               |             |             |      |      |
|                       | 29377  | 438 N 11th                    | \$159,900   | \$115,000   | 72%  | 547  |
|                       | 30071  | 1202 W New York Avenue        | \$174,500   | \$156,000   | 89%  | 403  |
|                       | Totals |                               | \$334,400   | \$271,000   | 81%  | 475  |
| Lake City & Area      |        |                               |             |             |      |      |
|                       | 27215  | 801 E Silver Street           | \$650,000   | \$325,000   | 50%  | 1000 |
|                       | 31060  | 602 CR33, unit 24             | \$229,000   | \$175,000   | 76%  | 183  |
|                       | Totals |                               | \$879,000   | \$500,000   | 57%  | 592  |
| Rural Gunnison        |        |                               |             |             |      |      |
|                       | 29371  | 37480 W US HWY 50             | \$375,000   | \$300,000   | 80%  | 581  |
|                       | 30114  | 37502 Shavano Drive           | \$179,500   | \$155,000   | 86%  | 395  |
|                       | Totals |                               | \$554,500   | \$455,000   | 82%  | 488  |
| Almont Area           |        |                               |             |             |      |      |
|                       | 31225  | 130 County Road 742, Cabin 19 | \$279,500   | \$257,850   | 92%  | 154  |
|                       | Totals |                               | \$279,500   | \$257,850   | 92%  | 154  |
| Townhouse             |        |                               |             |             |      |      |
| Crested Butte         |        |                               |             |             |      |      |
|                       | 30157  | 730 Maroon Ave.               | \$999,000   | \$840,000   | 84%  | 405  |
|                       | 30460  | 1 Seventh Street              | \$649,000   | \$532,500   | 82%  | 372  |
|                       | Totals |                               | \$1,648,000 | \$1,372,500 | 83%  | 389  |
| Mt CB                 |        |                               |             |             |      |      |
|                       | 29154  | 2 Pinnacles                   | \$1,150,000 | \$855,000   | 74%  | 617  |
|                       | 31281  | 102 Pitchfork                 | \$235,000   | \$225,000   | 96%  | 123  |
|                       | 31803  | 125 Deer Creek Circle         | \$136,000   | \$125,000   | 92%  | 82   |
|                       | 32018  | 25A Villas Summit             | \$750,000   | \$750,000   | 100% | 279  |
|                       | Totals |                               | \$2,271,000 | \$1,955,000 | 86%  | 275  |
| CB South              |        |                               |             |             |      |      |
|                       | 30943  | 197 B Teocalli Road           | \$299,000   | \$310,000   | 104% | 161  |
|                       | 31778  | 99 Cascadilla                 | \$328,500   | \$325,000   | 99%  | 56   |
|                       | Totals |                               | \$627,500   | \$635,000   | 101% | 109  |
| Rural CB              |        |                               |             |             |      |      |
|                       | 31295  | 33 Alpine Ct.                 | \$459,000   | \$420,000   | 92%  | 156  |
|                       | Totals |                               | \$459,000   | \$420,000   | 92%  | 156  |
| Gunnison              |        |                               |             |             |      |      |
|                       | 30728  | 512 N 14th #A                 | \$176,000   | \$130,000   | 74%  | 330  |
|                       | Totals |                               | \$176,000   | \$130,000   | 74%  | 330  |
| Timeshare/Fractional  |        |                               |             |             |      |      |
| Mt CB                 |        |                               |             |             |      |      |
|                       | 30857  | 31 Marcellina Lane            | \$1,950     | \$1,700     | 87%  | 215  |
|                       | Totals |                               | \$1,950     | \$1,700     | 87%  | 215  |
| CB South              |        |                               |             |             |      |      |
|                       | 30014  | unit 9 Waterfall Creek Condo  | \$15,000    | \$6,000     | 40%  | 480  |
|                       | Totals |                               | \$15,000    | \$6,000     | 40%  | 480  |
| Mobile Home (No Land) |        |                               |             |             |      |      |
| Almont Area           |        |                               |             |             |      |      |

|                      |        |                        |           |           |      |     |
|----------------------|--------|------------------------|-----------|-----------|------|-----|
|                      | 31806  | 130 County Road 742    | \$10,000  | \$7,800   | 78%  | 57  |
|                      | Totals |                        | \$10,000  | \$7,800   | 78%  | 57  |
| LAND                 |        |                        |           |           |      |     |
| Bldg Site under 1 Ac |        |                        |           |           |      |     |
| Crested Butte        |        |                        |           |           |      |     |
|                      | 29623  | BLK 46 LOTS 3 & 4      | \$299,000 | \$250,000 | 84%  | 494 |
|                      | Totals |                        | \$299,000 | \$250,000 | 84%  | 494 |
| Mt CB                |        |                        |           |           |      |     |
|                      | 28424  | TBD Summit Road        | \$690,000 | \$205,000 | 30%  | 743 |
|                      | Totals |                        | \$690,000 | \$205,000 | 30%  | 743 |
| CB South             |        |                        |           |           |      |     |
|                      | 30973  | 483 Anderson Dr.       | \$99,000  | \$70,000  | 71%  | 202 |
|                      | Totals |                        | \$99,000  | \$70,000  | 71%  | 202 |
| Rural CB             |        |                        |           |           |      |     |
|                      | 31406  | S182 Skyland           | \$550,000 | \$407,500 | 74%  | 78  |
|                      | 31584  | Lot S87 Skyland        | \$225,000 | \$210,000 | 93%  | 34  |
|                      | Totals |                        | \$775,000 | \$617,500 | 80%  | 56  |
| Gunnison             |        |                        |           |           |      |     |
|                      | 31958  | 703 Andrew Lane        | \$36,400  | \$35,000  | 96%  | 39  |
|                      | Totals |                        | \$36,400  | \$35,000  | 96%  | 39  |
| Lake City & Area     |        |                        |           |           |      |     |
|                      | 31037  | 492 Park Street        | \$85,000  | \$75,000  | 88%  | 149 |
|                      | 31038  | 480 Park Street        | \$75,000  | \$75,000  | 100% | 149 |
|                      | 31862  | 616 Lake Street        | \$150,000 | \$150,000 | 100% | 34  |
|                      | Totals |                        | \$310,000 | \$300,000 | 97%  | 111 |
| Rural Gunnison       |        |                        |           |           |      |     |
|                      | 31837  | 8228 Hwy 135           | \$285,000 | \$150,000 | 53%  | 82  |
|                      | Totals |                        | \$285,000 | \$150,000 | 53%  | 82  |
| Arrowhead            |        |                        |           |           |      |     |
|                      | 31378  | 465 Ponderosa Way      | \$198,900 | \$182,500 | 92%  | 84  |
|                      | Totals |                        | \$198,900 | \$182,500 | 92%  | 84  |
| Quartz Creek V       |        |                        |           |           |      |     |
|                      | 31502  | 9102 CR 76             | \$64,000  | \$55,000  | 86%  | 64  |
|                      | Totals |                        | \$64,000  | \$55,000  | 86%  | 64  |
| 1-5 Acres            |        |                        |           |           |      |     |
| Rural CB             |        |                        |           |           |      |     |
|                      | 31493  | Lot S-177, Skyland     | \$795,000 | \$650,000 | 82%  | 122 |
|                      | Totals |                        | \$795,000 | \$650,000 | 82%  | 122 |
| Lake City & Area     |        |                        |           |           |      |     |
|                      | 30860  | 1325 Golden Pearl Lane | \$120,000 | \$115,000 | 96%  | 211 |
|                      | 31861  | 1125 Golden Pearl Lane | \$75,000  | \$75,000  | 100% | 27  |
|                      | Totals |                        | \$195,000 | \$190,000 | 97%  | 119 |
| Rural Gunnison       |        |                        |           |           |      |     |
|                      | 29023  | TBD Chinook Trail      | \$200,000 | \$150,000 | 75%  | 643 |
|                      | Totals |                        | \$200,000 | \$150,000 | 75%  | 643 |
| Arrowhead            |        |                        |           |           |      |     |
|                      | 31444  | 357 Wildflower         | \$84,000  | \$78,000  | 93%  | 116 |
|                      | 31614  | 171 Crest              | \$84,500  | \$84,500  | 100% | 54  |
|                      | Totals |                        | \$168,500 | \$162,500 | 96%  | 85  |

|                         |                     |        |                              |             |             |      |       |
|-------------------------|---------------------|--------|------------------------------|-------------|-------------|------|-------|
|                         | Powderhorn          |        |                              |             |             |      |       |
|                         |                     | 31300  | Lot 267 Monarch Trail        | \$37,000    | \$32,000    | 86%  | 155   |
|                         |                     | 31864  | 4811 Blue Mesa Drive         | \$25,000    | \$16,500    | 66%  | 22    |
|                         |                     | Totals |                              | \$62,000    | \$48,500    | 78%  | 89    |
| 11-40 Acres             |                     |        |                              |             |             |      |       |
|                         | Rural CB            |        |                              |             |             |      |       |
|                         |                     | 26692  | Lot 24 Red Mountain Ranch    | \$1,400,000 | \$800,000   | 57%  | 1157  |
|                         |                     | Totals |                              | \$1,400,000 | \$800,000   | 57%  | 1,157 |
|                         | Rural Gunnison      |        |                              |             |             |      |       |
|                         |                     | 31343  | TBD CR 76                    | \$225,000   | \$160,000   | 71%  | 105   |
|                         |                     | Totals |                              | \$225,000   | \$160,000   | 71%  | 105   |
|                         | Powderhorn          |        |                              |             |             |      |       |
|                         |                     | 22648  | tbd County Road 25           | \$30,000    | \$45,500    | 152% | 1830  |
|                         |                     | Totals |                              | \$30,000    | \$45,500    | 152% | 1,830 |
| 41+ Acres               |                     |        |                              |             |             |      |       |
|                         | Rural CB            |        |                              |             |             |      |       |
|                         |                     | 31892  | tbd Brush Creek Road         | \$2,325,000 | \$2,325,000 | 100% | 24    |
|                         |                     | Totals |                              | \$2,325,000 | \$2,325,000 | 100% | 24    |
|                         | Powderhorn          |        |                              |             |             |      |       |
|                         |                     | 29274  | 47 N 2w, sec 27 (HWY149)     | \$199,000   | \$100,000   | 50%  | 559   |
|                         |                     | Totals |                              | \$199,000   | \$100,000   | 50%  | 559   |
| Ranch                   |                     |        |                              |             |             |      |       |
|                         | Powderhorn          |        |                              |             |             |      |       |
|                         |                     | 26575  | 1699 County Road 29          | \$275,000   | \$185,000   | 67%  | 1124  |
|                         |                     | 26581  | 1699 County Road 29          | \$300,000   | \$215,000   | 72%  | 1161  |
|                         |                     | 28219  | 1699 County Road 29          | \$239,000   | \$200,000   | 84%  | 823   |
|                         |                     | 31005  | 1699 County Road 29          | \$200,000   | \$185,000   | 93%  | 158   |
|                         |                     | Totals |                              | \$1,014,000 | \$785,000   | 77%  | 817   |
| Mining Claim            |                     |        |                              |             |             |      |       |
|                         | Quartz Creek V      |        |                              |             |             |      |       |
|                         |                     | 29019  | #1 Armstrong Gulch           | \$26,000    | \$24,500    | 94%  | 631   |
|                         |                     | Totals |                              | \$26,000    | \$24,500    | 94%  | 631   |
| Industrial/Comm/Busines |                     |        |                              |             |             |      |       |
|                         | Gunnison            |        |                              |             |             |      |       |
|                         |                     | 30463  | 1200 N Colorado St & Hwy 135 | \$300,000   | \$300,000   | 100% | 361   |
|                         |                     | 30464  | 1200 N Colorado St & Hwy 135 | \$300,000   | \$300,000   | 100% | 361   |
|                         |                     | Totals |                              | \$600,000   | \$600,000   | 100% | 361   |
| COMMERCIAL/INDUSTRIAL   |                     |        |                              |             |             |      |       |
|                         | Business Opp w/ RE  |        |                              |             |             |      |       |
|                         | Lake City & Area    |        |                              |             |             |      |       |
|                         |                     | 32126  | 201 Gunnison                 | \$345,000   | \$342,481   | 99%  | 847   |
|                         |                     | Totals |                              | \$345,000   | \$342,481   | 99%  | 847   |
|                         | Business Opp w/o RE |        |                              |             |             |      |       |
|                         | Crested Butte       |        |                              |             |             |      |       |
|                         |                     | 31400  | 321 Elk Ave                  | \$95,000    | \$65,000    | 68%  | 137   |
|                         |                     | Totals |                              | \$95,000    | \$65,000    | 68%  | 137   |
| Commercial/Indus w/ RE  |                     |        |                              |             |             |      |       |
|                         | Gunnison            |        |                              |             |             |      |       |

|                |        |                           |             |             |     |       |
|----------------|--------|---------------------------|-------------|-------------|-----|-------|
|                | 31024  | 210 W Spencer Ave         | \$368,000   | \$287,500   | 78% | 219   |
|                | Totals |                           | \$368,000   | \$287,500   | 78% | 219   |
| Lodging w/ RE  |        |                           |             |             |     |       |
| Arrowhead      |        |                           |             |             |     |       |
|                | 30902  | 21401 Alpine Plateau Road | \$850,000   | \$675,000   | 79% | 163   |
|                | Totals |                           | \$850,000   | \$675,000   | 79% | 163   |
| RE Only        |        |                           |             |             |     |       |
| Crested Butte  |        |                           |             |             |     |       |
|                | 22190  | tbd WHITEROCK & 6TH       | \$1,200,000 | \$1,030,000 | 86% | 1979  |
|                | 28746  | 330 BELLEVIEW AVE         | \$1,482,000 | \$650,000   | 44% | 683   |
|                | Totals |                           | \$2,682,000 | \$1,680,000 | 63% | 1,331 |
| Rural Gunnison |        |                           |             |             |     |       |
|                | 29218  | 1040 Hwy 135              | \$915,000   | \$900,000   | 98% | 599   |
|                | Totals |                           | \$915,000   | \$900,000   | 98% | 599   |