

# Benson

**Sotheby's**  
INTERNATIONAL REALTY

## MARKET ANALYSIS

**Upper Gunnison Valley**  
**(Mt. Crested Butte, Crested Butte, Crested Butte South)**  
**(Irwin, Almont, Rural CB and Rural Mt CB)**  
**Through December 2011**

Month	2007	% of Previous Year	2008	% of Previous Year	2009	% of Previous Year	2010	% of Previous Year	2011	% of Previous Year
<b>January</b>	\$7,010,000	44%	\$6,051,000	86%	\$2,772,858	46%	\$2,854,600	103%	\$4,256,000	149%
<b>February</b>	\$10,751,500	57%	\$10,923,900	102%	\$4,105,949	38%	\$4,454,069	108%	\$2,778,078	62%
<b>March</b>	\$12,743,500	73%	\$18,061,000	142%	\$3,827,500	21%	\$6,462,500	169%	\$8,091,400	125%
<b>April</b>	\$12,596,550	99%	\$6,726,000	53%	\$2,129,000	32%	\$4,174,000	196%	\$9,259,925	222%
<b>May</b>	\$36,092,910	219%	\$6,654,900	18%	\$6,450,000	97%	\$7,131,350	111%	\$8,391,150	118%
<b>June</b>	\$27,918,364	138%	\$7,962,500	29%	\$2,571,000	32%	\$2,797,000	109%	\$7,010,900	251%
<b>July</b>	\$20,867,200	117%	\$6,296,350	30%	\$13,026,000	207%	\$6,313,500	48%	\$10,291,000	163%
<b>August</b>	\$13,223,400	79%	\$11,507,075	87%	\$19,664,750	171%	\$9,098,100	46%	\$12,932,900	142%
<b>September</b>	\$14,896,800	55%	\$14,970,250	100%	\$13,332,500	89%	\$14,141,000	106%	\$20,191,300	143%
<b>October</b>	\$21,436,700	122%	\$10,467,480	49%	\$5,208,050	50%	\$10,548,800	203%	\$9,109,360	86%
<b>November</b>	\$14,415,820	85%	\$5,439,000	38%	\$4,900,400	90%	\$8,603,200	176%	\$8,701,890	101%
<b>December</b>	\$8,225,395	68%	\$9,830,000	120%	\$7,907,150	80%	\$4,877,500	62%	\$7,450,600	153%
<b>YTD - TOTAL</b>	<b>\$200,178,139</b>	<b>96%</b>	<b>\$114,889,455</b>	<b>57%</b>	<b>\$85,895,157</b>	<b>75%</b>	<b>\$81,455,619</b>	<b>95%</b>	<b>\$108,464,503</b>	<b>133%</b>
<b>Year End Total</b>	<b>\$200,178,139</b>	<b>96%</b>	<b>\$114,889,455</b>	<b>57%</b>	<b>\$85,895,157</b>	<b>75%</b>	<b>\$81,455,619</b>	<b>95%</b>	<b>\$108,464,503</b>	<b>133%</b>
<b>Average Price per transaction</b>	<b>\$667,260</b>		<b>\$652,780</b>		<b>\$509,924</b>		<b>\$462,700</b>		<b>\$384,625</b>	
<b>Number of Transactions</b>	<b>300</b>		<b>176</b>		<b>169</b>		<b>184</b>		<b>282</b>	

Source: Gunnison County Association of Realtors MLS  
 These figures have been supplied by third parties,  
 we cannot represent that it is accurate or complete.  
 Some transactions may have occurred outside of the GCAR system.