

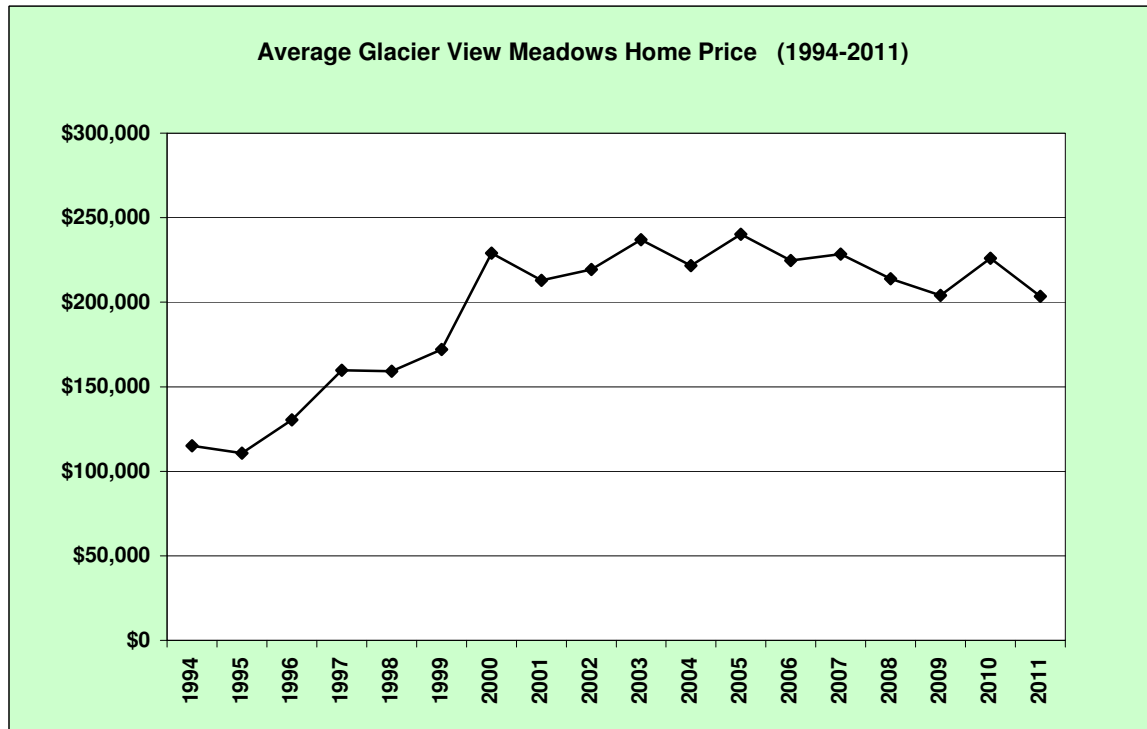
**Average Glacier View Meadows Home Price (1994-2011)**

**12/31/2011**

Year	Average Price	Sales	Change in Av. Price	Sales Volume
1994	\$ 115,059	17	N/A	\$ 1,956,003
1995	\$ 110,706	15	-4%	\$ 1,660,590
1996	\$ 130,384	26	18%	\$ 3,389,984
1997	\$ 159,791	32	23%	\$ 5,113,312
1998	\$ 159,166	38	0%	\$ 6,048,308
1999	\$ 172,067	43	8%	\$ 7,398,881
2000	\$ 229,112	41	33%	\$ 9,393,592
2001	\$ 212,928	32	-7%	\$ 6,813,696
2002	\$ 219,306	32	3%	\$ 7,017,792
2003	\$ 236,961	34	8%	\$ 8,056,674
2004	\$ 221,558	43	-7%	\$ 9,526,994
2005	\$ 240,118	44	8%	\$ 10,565,192
2006	\$ 224,597	38	-6%	\$ 8,534,686
2007	\$ 228,393	35	2%	\$ 7,993,755
2008	\$ 213,810	35	-6%	\$ 7,483,350
2009	\$ 203,987	30	-5%	\$ 6,119,610
2010	\$ 226,025	32	11%	\$ 7,232,800
2011	\$ 203,509	30	-10%	\$ 6,105,270
		597		\$ 120,410,489

**Summary:**

Total gain 77%  
 Average annual gain 4.5%  
 Average # of sales/year 33



*Information contained herein is based on recorded sales reported by Larimer County Clerk and Recorder and is believed to be accurate but not guaranteed*