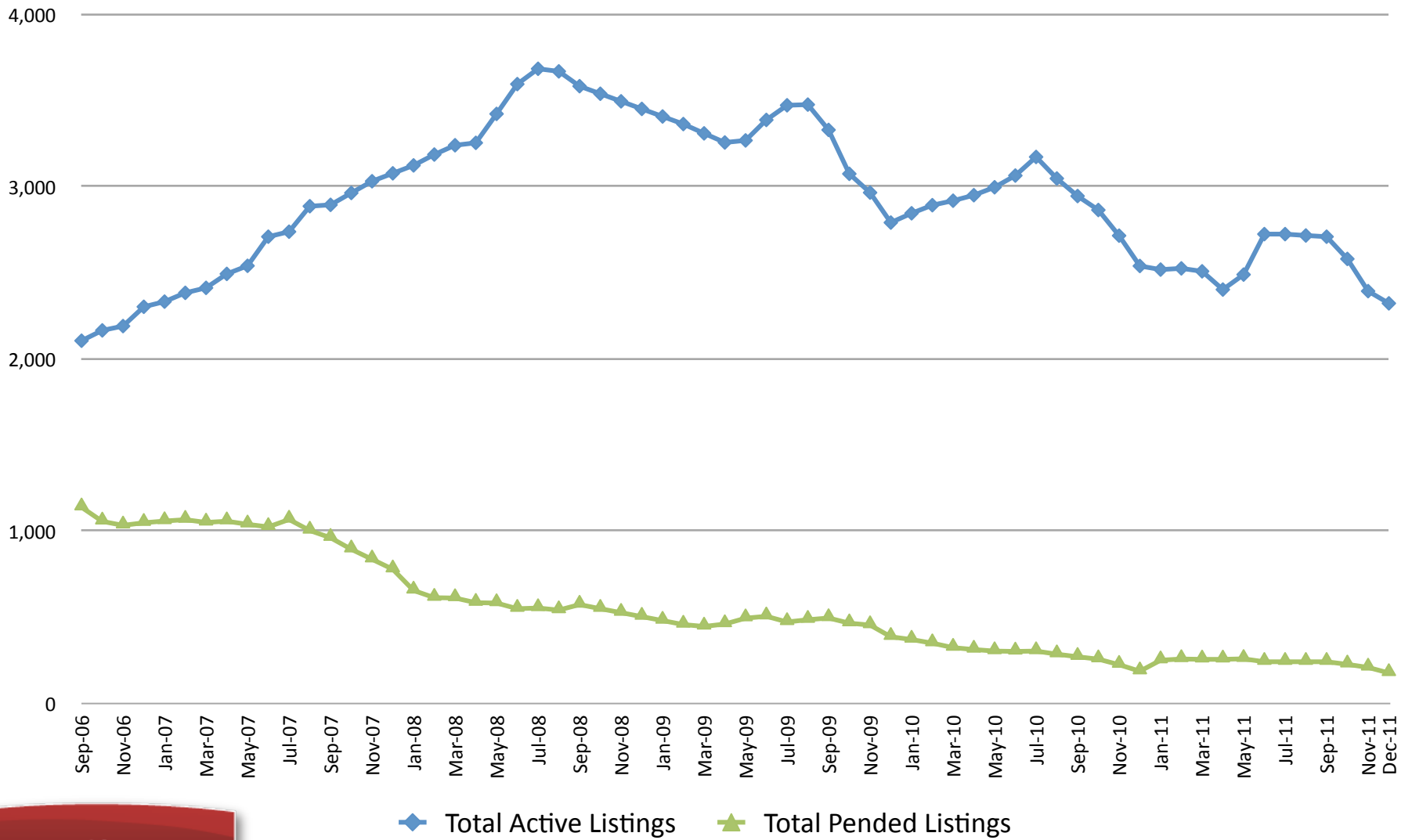


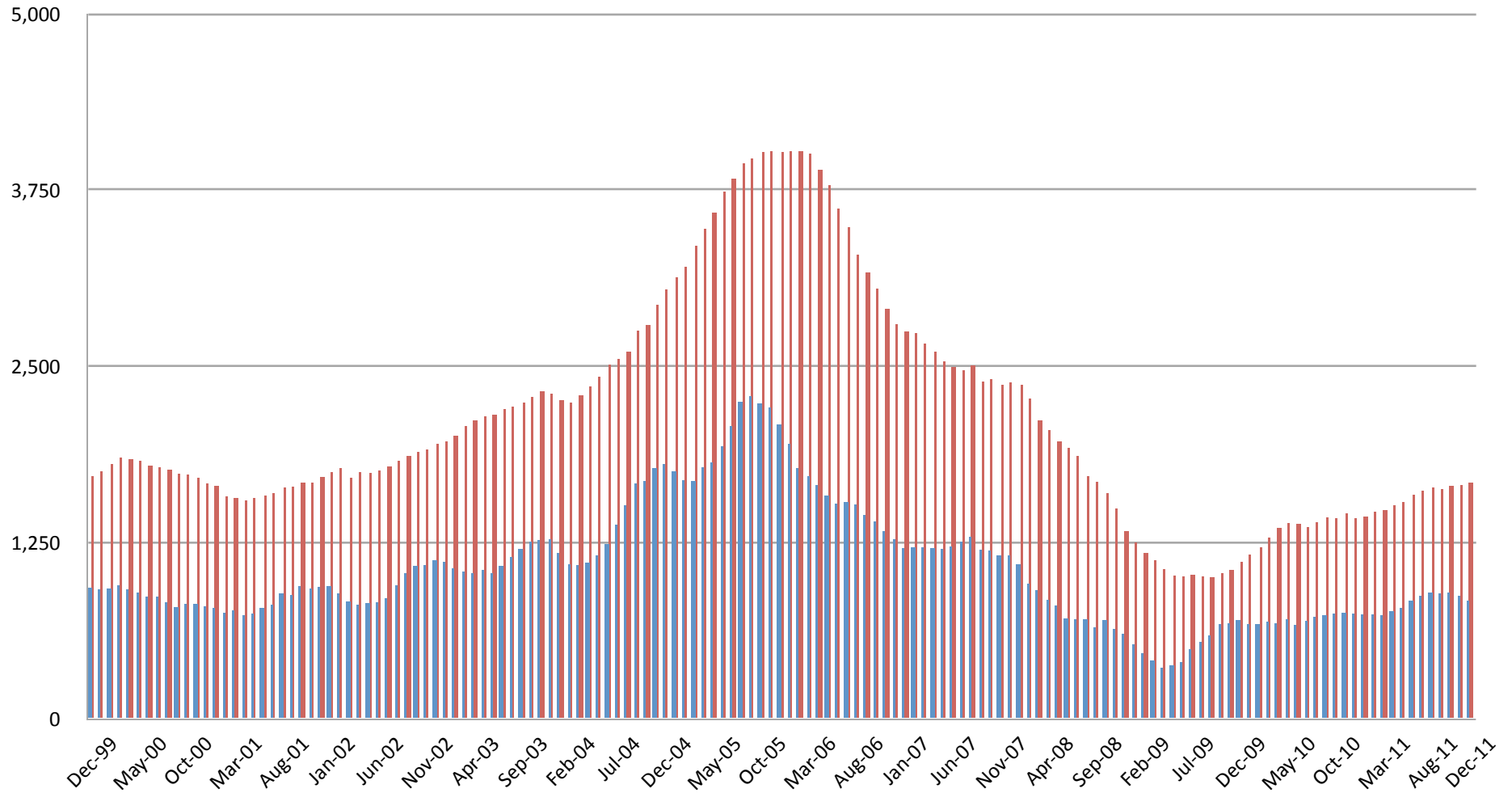
Park City MLS Q4 2011 Market Report



Snap Shot of Active & Pended Listings



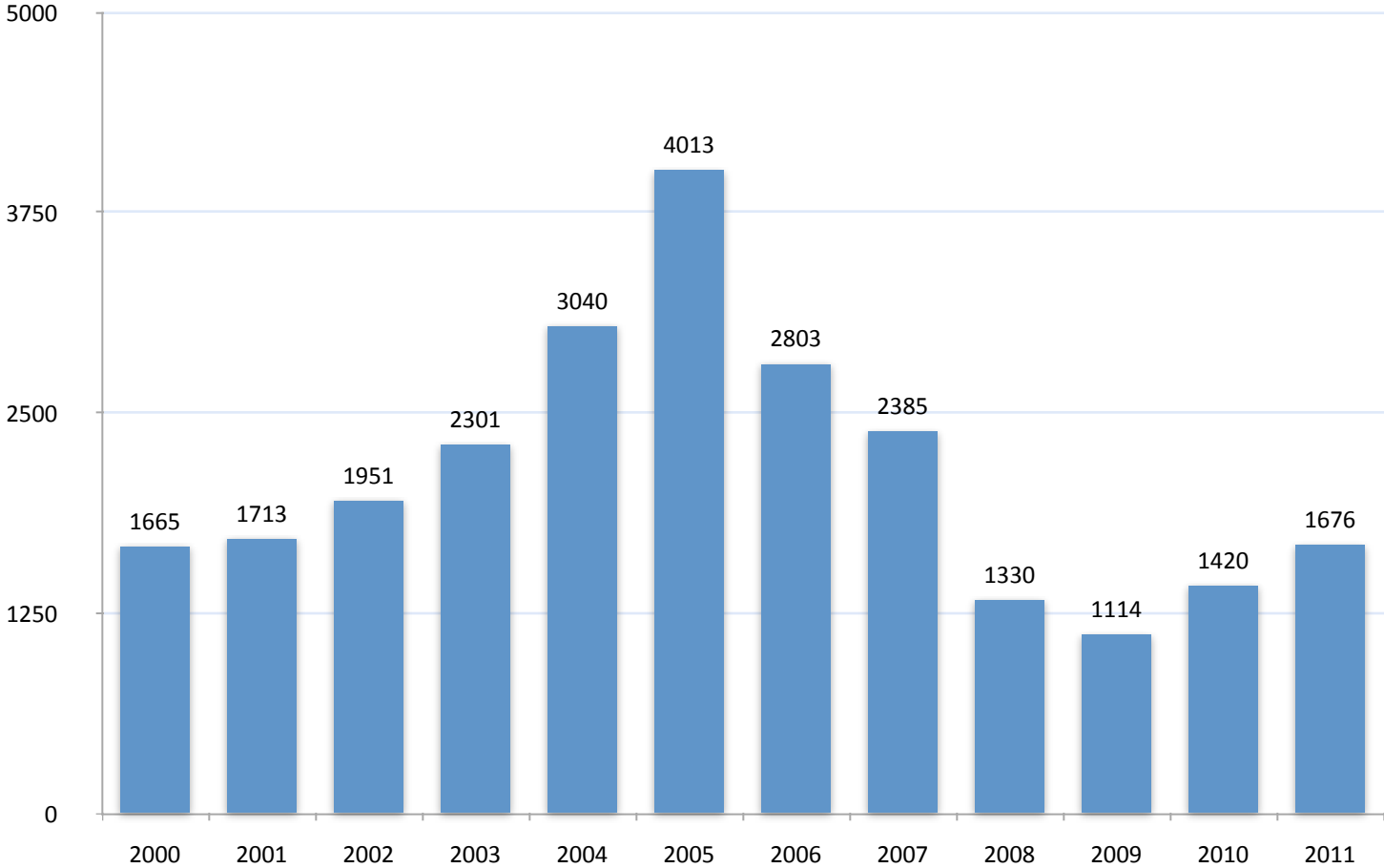
Total Units Sold



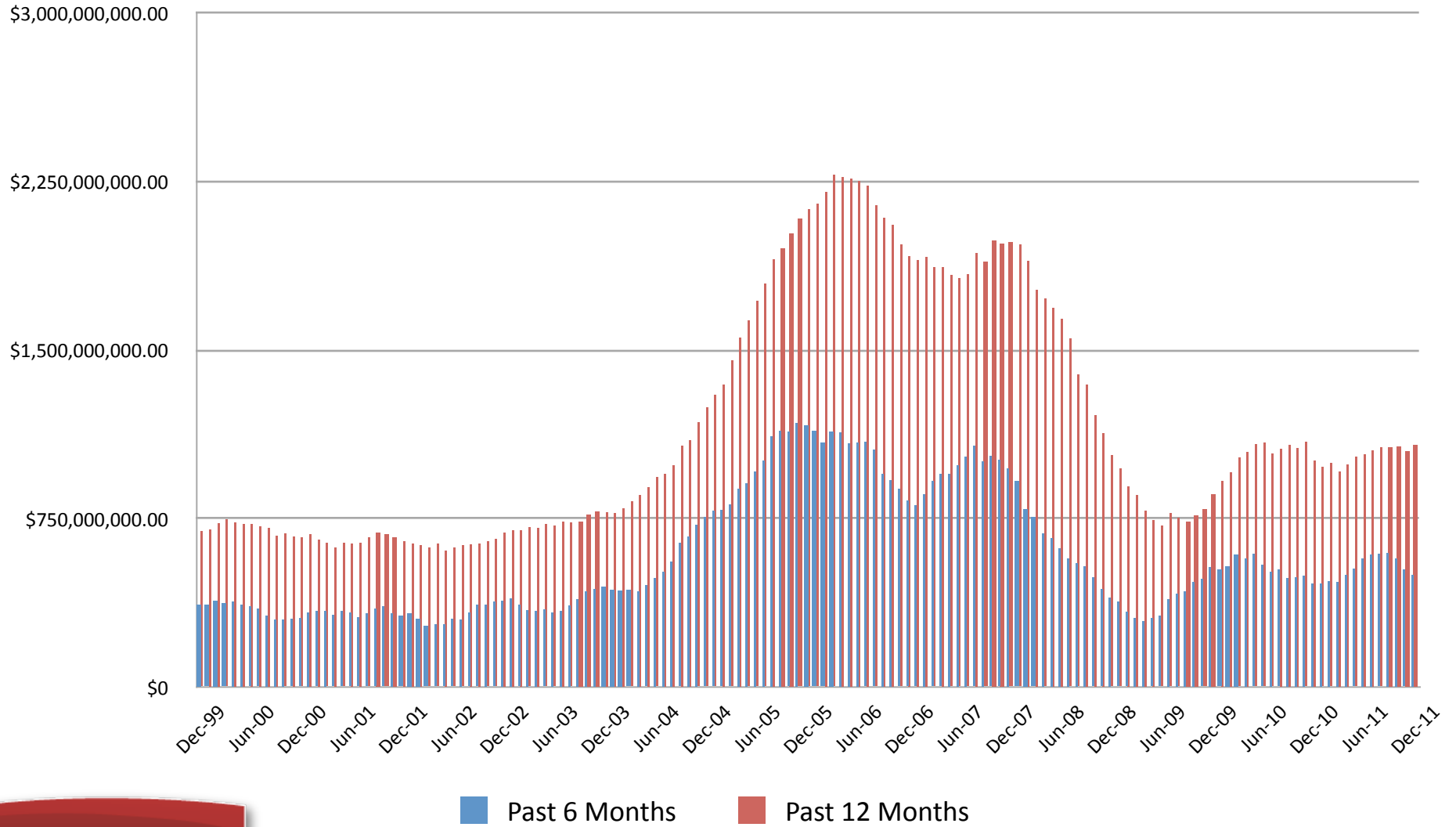
■ Past 6 Months ■ Past 12 Months



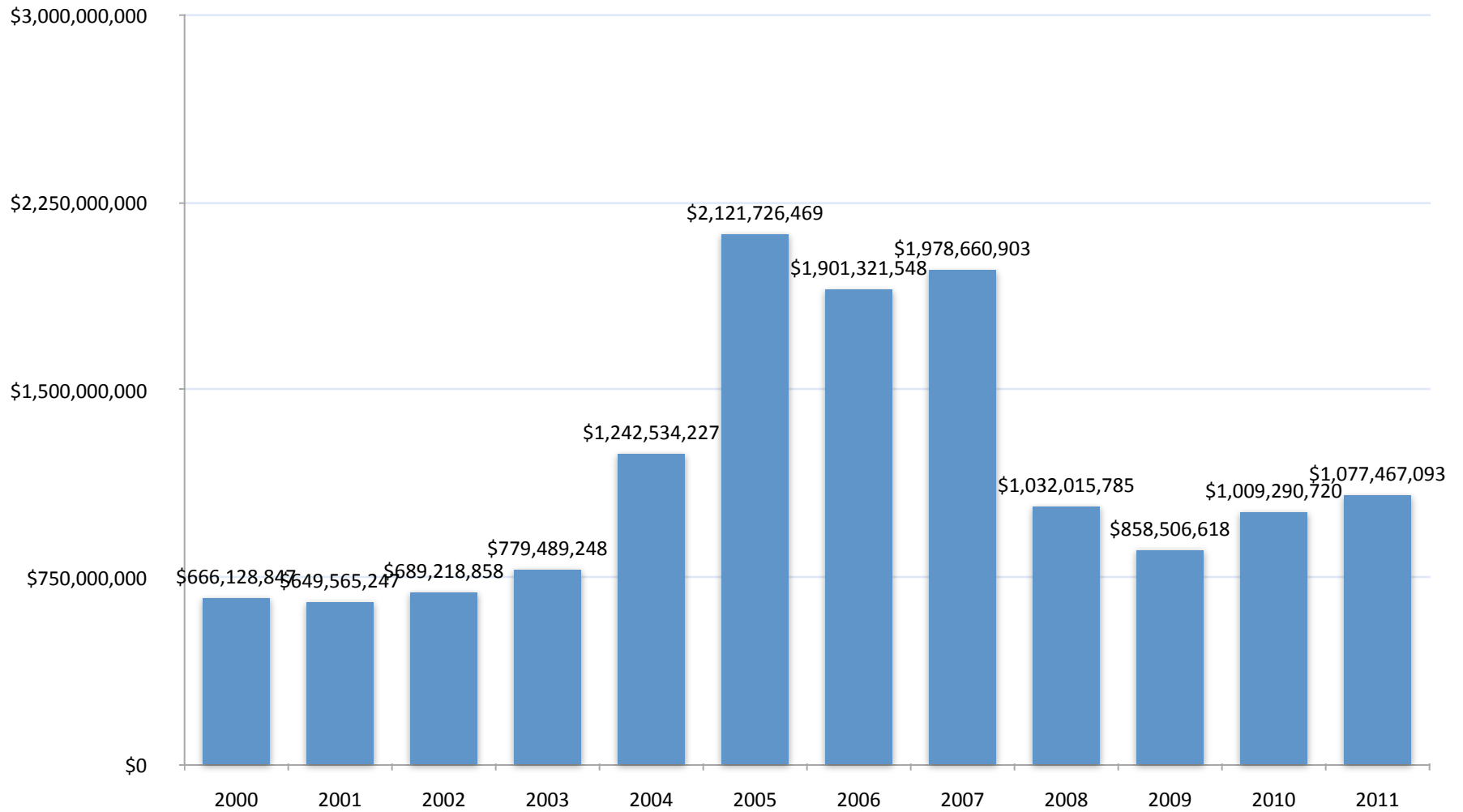
Park City MLS - Total Units Sold



Dollar Volume Sold



Park City MLS - Total Dollar Volume Sold



Total Units Closed by Qtr

	Qtr 1	Qtr 2	Qtr 3	Qtr 4
2005	775	1157	1131	965
2006	763	767	686	596
2007	634	604	604	609
2008	375	356	359	245
2009	167	246	344	355
2010	325	346	390	351
2011	383	451	432	399



Total Units Closed by Qtr

	Qtr 1	Qtr 2	Qtr 3	Qtr 4
2011	383	451	432	399
Bank Owned	97	91	65	72
Short Sale	31	35	29	30
Bank & Short	128	126	94	102
% of Total	33.4%	27.9%	21.8%	25.6%

Active Listings	2,322
Bank Owned	76
Short Sale	102
Bank & Short	178
% of Total	8%



Summit County

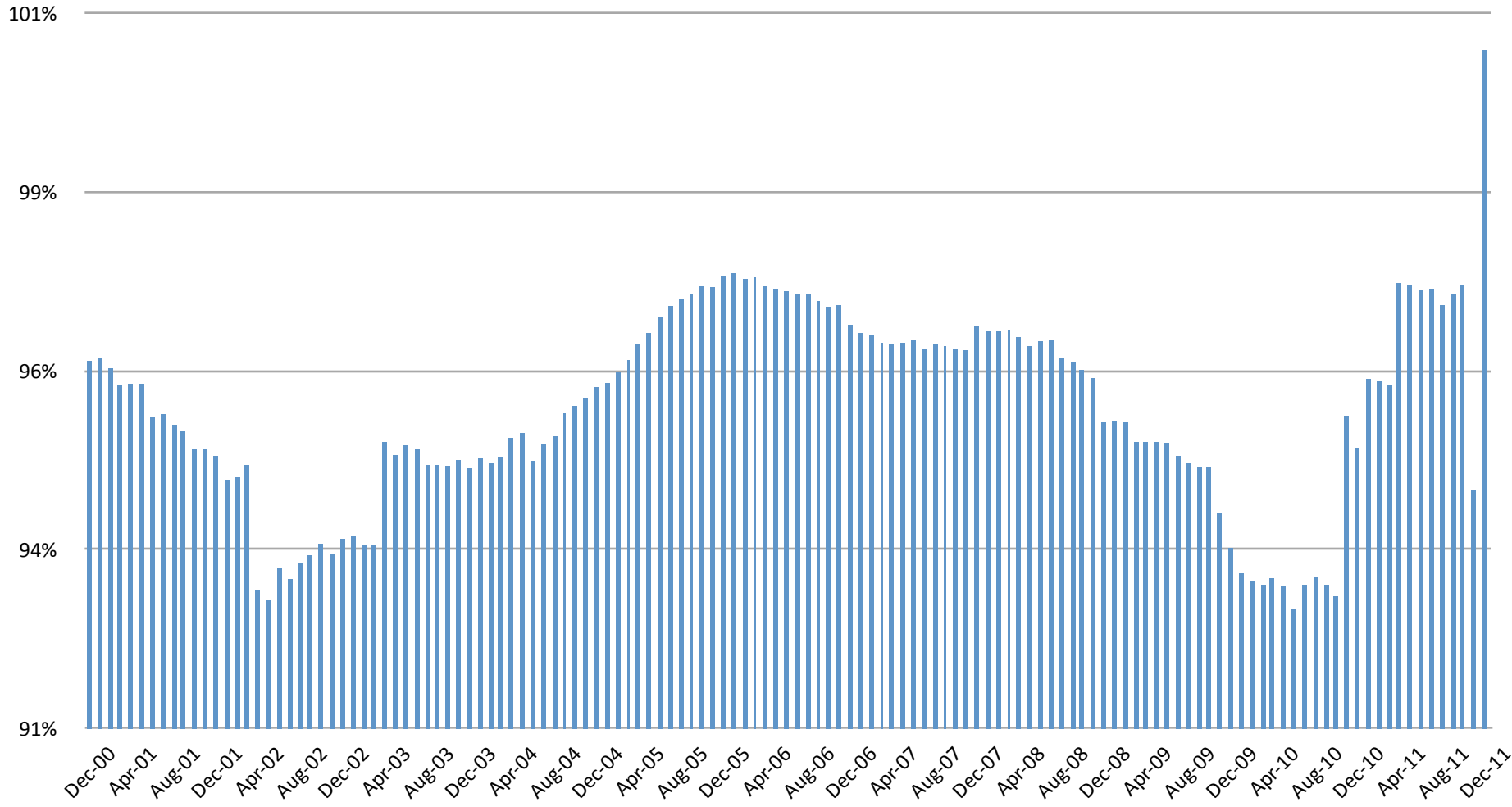
	Notice of Default	Trustee's Deed / Foreclosures
1st Qtr 2007	11	2
2nd Qtr 2007	35	14
3rd Qtr 2007	56	7
4th Qtr 2007	47	16
1st Qtr 2008	97	14
2nd Qtr 2008	82	17
3rd Qtr 2008	102	39
4th Qtr 2008	114	34
1st Qtr 2009	178	33
2nd Qtr 2009	191	67
3rd Qtr 2009	226	93
4th Qtr 2009	205	134
1st Qtr 2010	177	81
2nd Qtr 2010	189	92
3rd Qtr 2010	136	91
4th Qtr 2010	147	79
1st Qtr 2011	127	79
2nd Qtr 2011	107	78
3rd Qtr 2011	81	62
4th Qtr 2011	95	43

Wasatch County

	Notice of Default	Trustee's Deed / Foreclosures
1st Qtr 2007	34	5
2nd Qtr 2007	41	2
3rd Qtr 2007	41	6
4th Qtr 2007	60	11
1st Qtr 2008	64	17
2nd Qtr 2008	72	24
3rd Qtr 2008	86	28
4th Qtr 2008	90	35
1st Qtr 2009	142	35
2nd Qtr 2009	127	48
3rd Qtr 2009	130	65
4th Qtr 2009	129	65
1st Qtr 2010	94	61
2nd Qtr 2010	77	52
3rd Qtr 2010	109	71
4th Qtr 2010	78	59
1st Qtr 2011	71	44
2nd Qtr 2011	82	35
3rd Qtr 2011	79	26
4th Qtr 2011	92	21



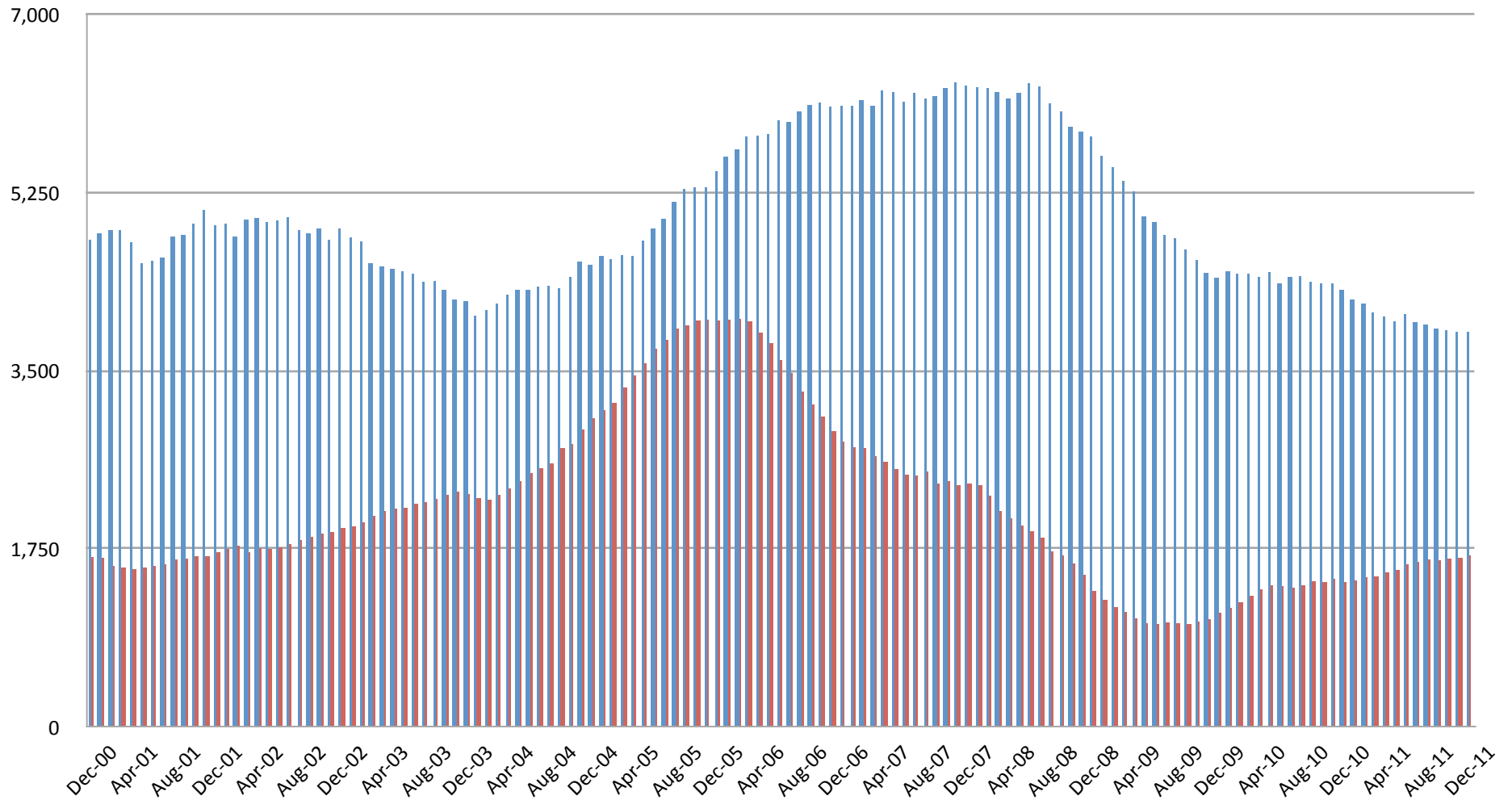
Sales Price vs. List Price Ratio



■ Sold Price vs. List Price

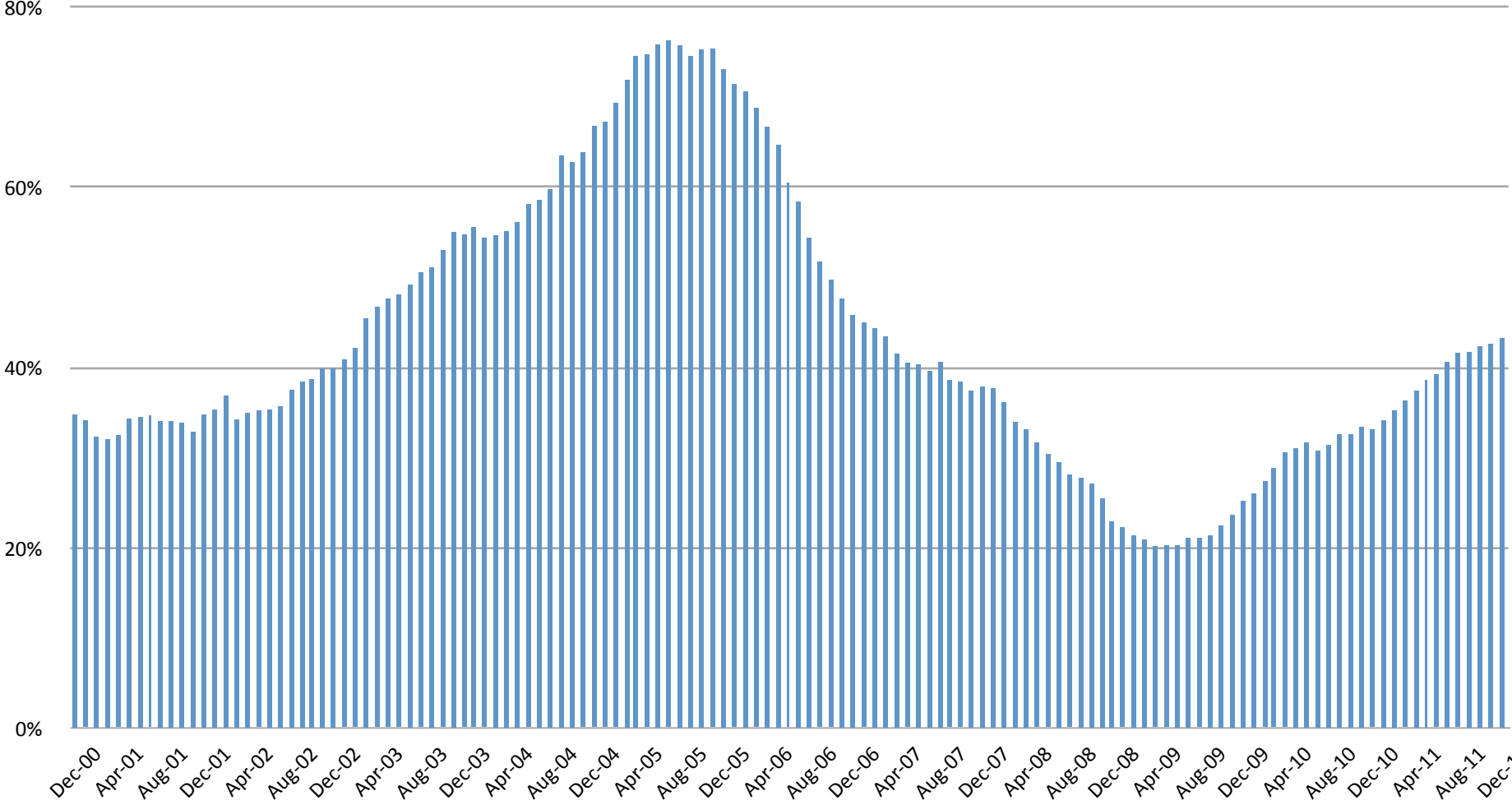


Total Units Listed vs. Total Units Sold Past 12 Months



■ Total Listed ■ Total Sold

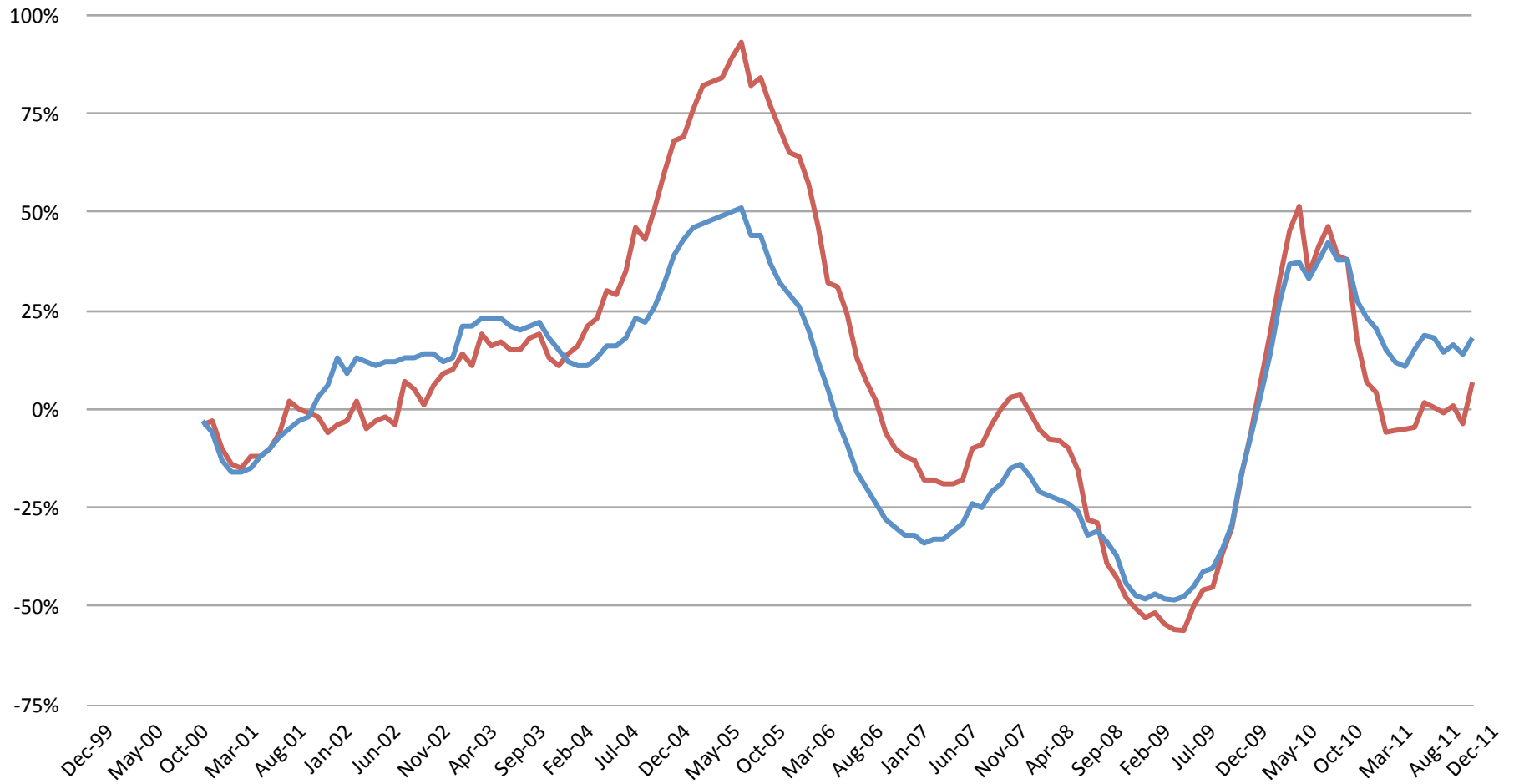
% of Units Listed which Sold - Past 12 Months



■ % of Listed Units Sold



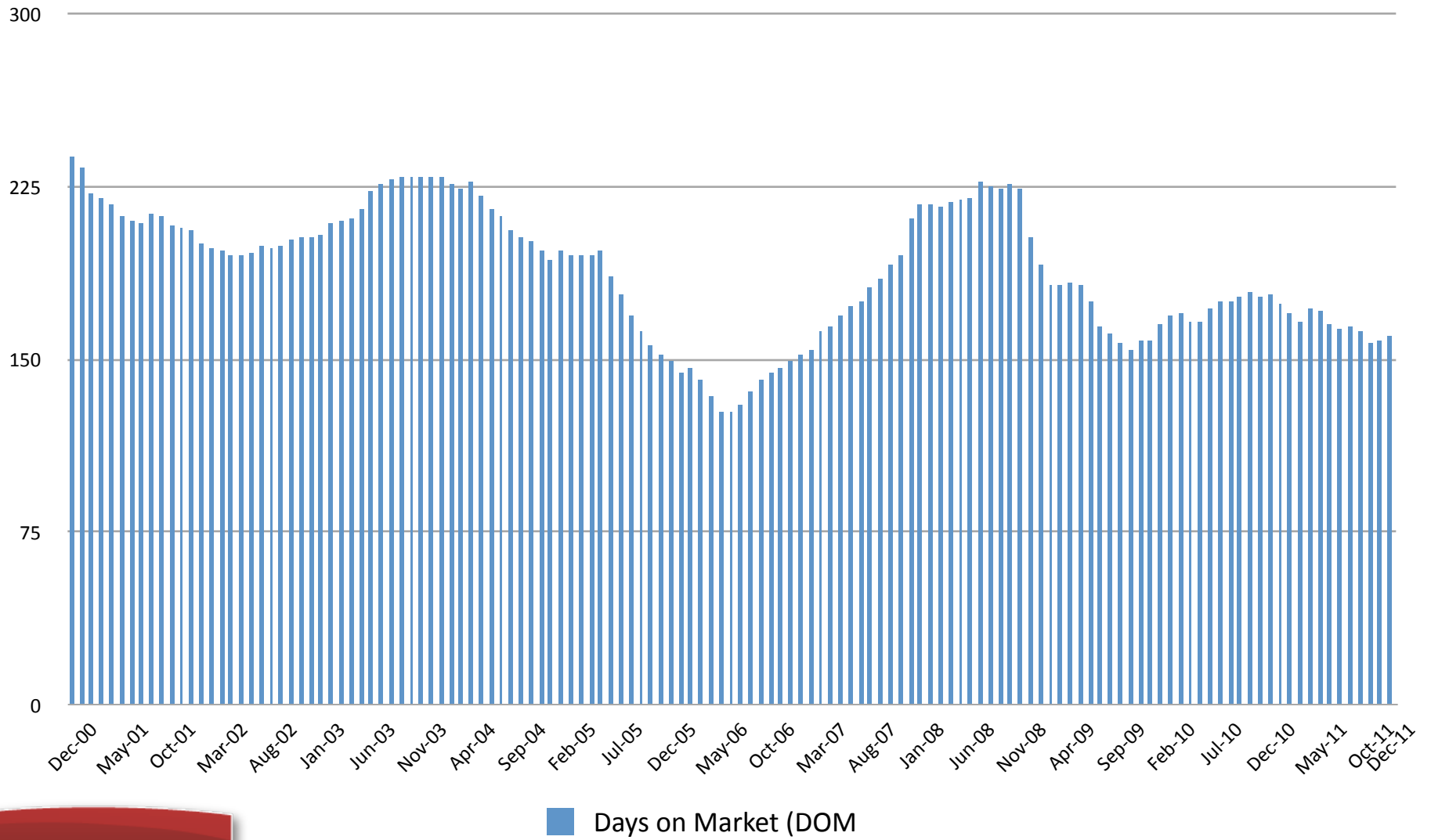
Quantity Sold & \$ Volume Sold Y2Y %Chg



— Quantity Sold Y2Y %Chg — Volume Sold Y2Y %Chg



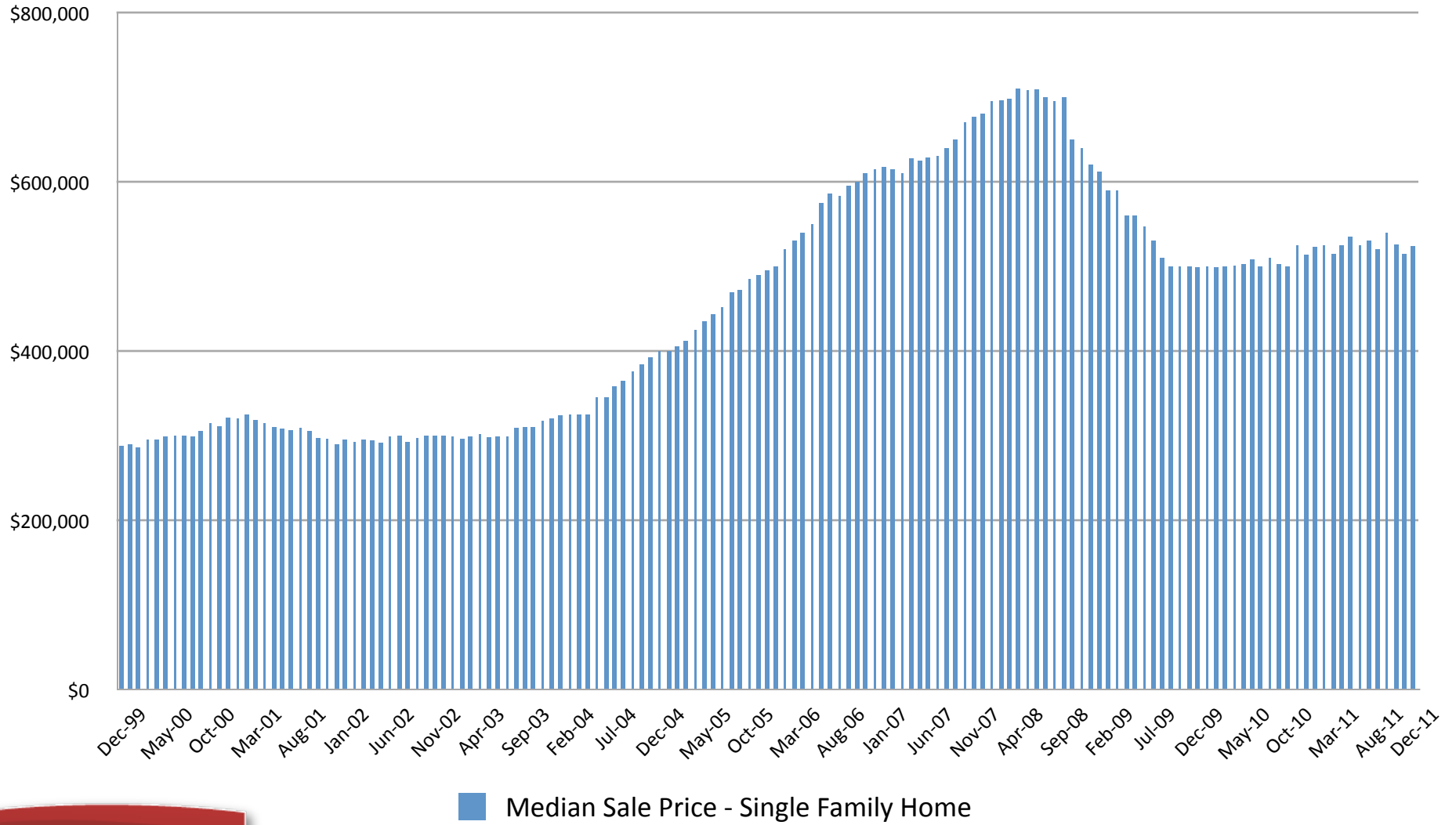
Average Days on Market (DOM) - 12 Month Average



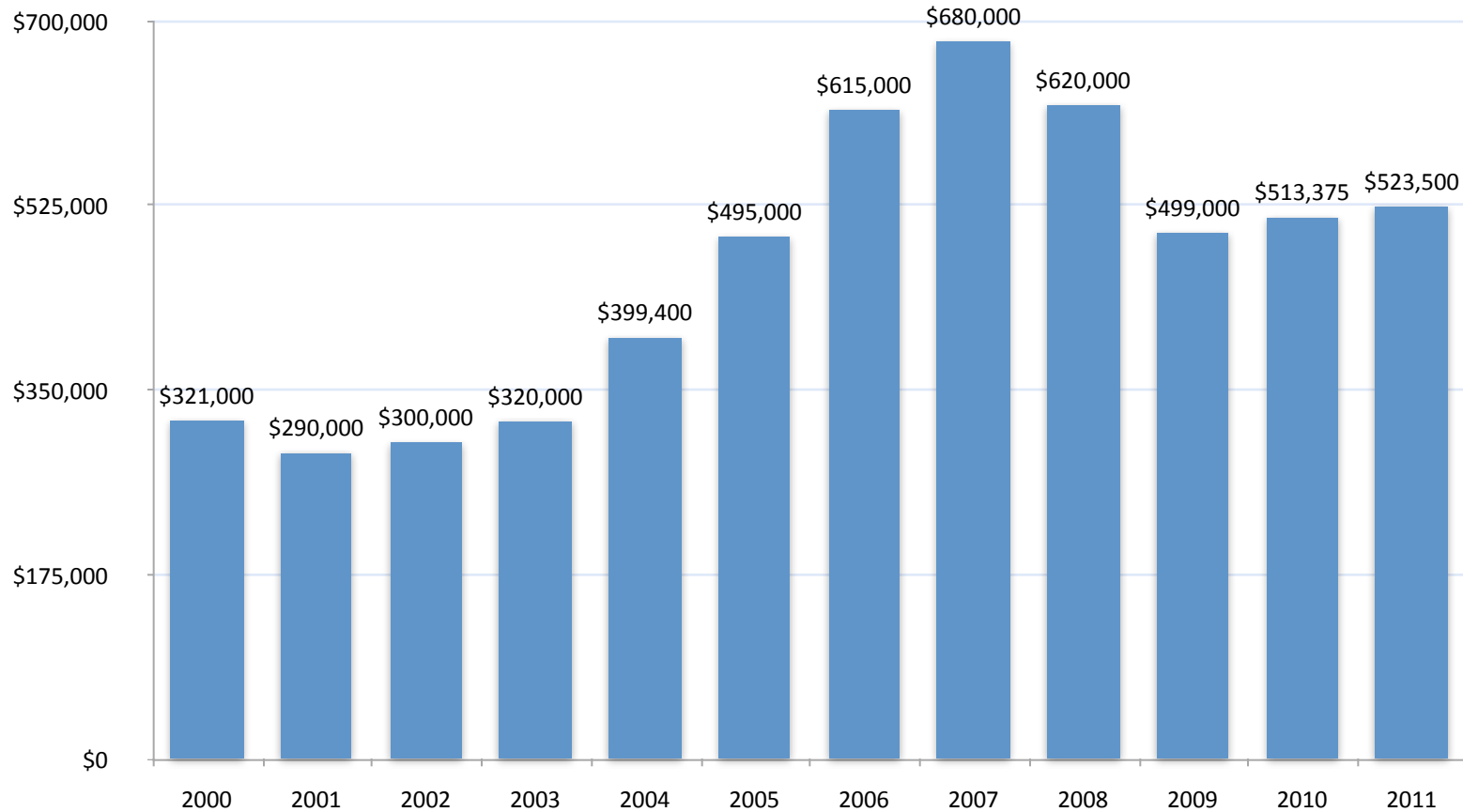
■ Days on Market (DOM)



Single Family Home - Median Sale Price



Park City MLS - Median Price Single Family Home



Absorption Rate - Months of Supply

