



Comparable Sales Research

7 North Cascade Avenue #C, Montrose CO 81401

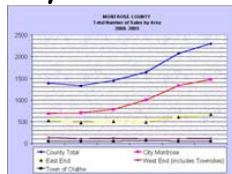
970.249.2118

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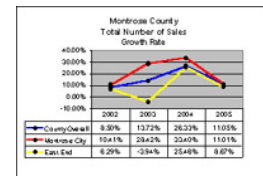
The **Montrose, Ouray and Delta County 2007** Real Estate Market Analysis Reports are available - **order yours today!**

Each report is a comprehensive six-year study of the real estate markets in Montrose, Delta and Ouray counties, along with quarterly reports for the current year. The reports also contain comprehensive data and trends, which include total sales, single-family sales, vacant land sales and commercial sales for each county as a whole as well as data for specific geographical areas within the county.

The analysis of each category includes:



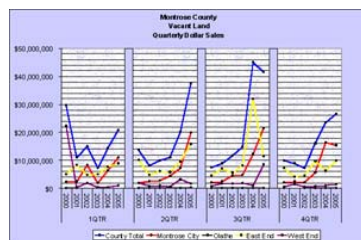
| Total Number of Sales by Area | 2004 | 2005 |
|-------------------------------|------|------|
| County Total | 2073 | 2302 |
| City Montrose | 1326 | 1472 |
| East End | 611 | 604 |
| West End (includes Townsites) | 98 | 123 |
| Town of Olathe | 38 | 43 |



six-year charts detailing the number of sales, dollar sales, and median sales prices

Two years of specific data for number of sales, dollar sales and median sales prices with significant variances highlighted

Growth rate charts for number of sales, dollar sales and median sales prices



| Vacant Land Dollar Sales | 1QTR | | 2QTR | | 3QTR | | 4QTR | |
|--------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | 2004 | 2005 | 2004 | 2005 | 2004 | 2005 | 2004 | 2005 |
| County Total | \$14,341,810 | \$20,754,576 | \$20,010,341 | \$27,512,286 | \$41,006,126 | \$41,320,106 | \$23,432,716 | \$26,626,205 |
| City of Montrose | \$6,300,412 | \$10,940,809 | \$7,210,025 | \$13,304,113 | \$17,100,742 | \$11,547,820 | \$16,209,276 | \$13,272,748 |
| East End | \$2,726,961 | \$3,921,328 | \$3,543,714 | \$13,771,626 | \$21,904,544 | \$11,413,083 | \$6,191,362 | \$3,524,407 |
| West End | \$200,500 | \$52,400 | \$3,144,800 | \$1,558,150 | \$904,250 | \$6,524,967 | \$600,300 | \$1,276,150 |
| Olathe | No Sales | No Sales | \$13,000 | \$147,300 | \$25,000 | \$25,000 | \$22,200 | \$42,000 |

six-year quarterly charts for number of sales, dollar sales and median sales prices

Two years of specific quarterly data for number of sales, dollar sales and median sales prices with significant variances highlighted

Plus, insightful written analysis of significant trends.

New for 2007 - building permit #'s and other useful information to help with your planning, selling and buying needs.

Subscribers will receive:

- The 2007 Year-End Analysis, and
- Three 2008 Quarterly Updates

all for just **\$170**

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Contact Lynn at (970) 249-2118 or lynnv@montrose.net