



MARKET ANALYSIS

Eagle County, Colorado
January 2011

Month to Month Comparison by Total Dollar Volume

Month	2008	% of Previous Year	2009	% of Previous Year	2010	% of Previous Year	2011	% of Previous Year
January	\$124,253,400	72%	\$40,487,500	33%	\$86,864,200	215%	\$86,162,658	99%
February	\$207,081,600	82%	\$56,760,800	27%	\$100,161,634	176%		
March	\$228,388,700	86%	\$59,372,400	26%	\$131,701,100	222%		
April	\$137,700,500	59%	\$57,947,000	42%	\$130,653,350	225%		
May	\$158,543,900	53%	\$70,751,600	45%	\$124,810,690	176%		
June	\$188,121,300	57%	\$95,286,400	51%	\$141,821,150	149%		
July	\$243,432,100	128%	\$59,677,500	25%	\$88,131,800	148%		
August	\$211,288,800	67%	\$91,791,200	43%	\$101,212,200	110%		
September	\$169,448,700	65%	\$100,847,572	60%	\$235,695,303	234%		
October	\$167,365,200	78%	\$96,167,100	57%	\$133,924,900	139%		
November	\$174,144,400	80%	\$82,428,395	47%	\$113,577,217	138%		
December	\$225,150,500	111%	\$86,926,716	39%	\$108,618,689	125%		
YTD - TOTAL	\$124,253,400	75%	\$40,487,500	33%	\$86,864,200	215%	\$86,162,658	99%
Annual Totals	\$2,234,919,100	75%	\$898,444,183	40%	\$1,497,172,233	167%		

Month to Month Comparison by Number of Transactions

Month	2008	% of Previous Year	2009	% of Previous Year	2010	% of Previous Year	2011	% of Previous Year
January	104	59%	46	44%	79	172%	90	114%
February	131	48%	55	42%	95	173%		
March	145	69%	44	30%	102	232%		
April	117	53%	54	46%	116	215%		
May	107	40%	79	74%	105	133%		
June	172	60%	78	45%	121	155%		
July	157	77%	75	48%	92	123%		
August	110	39%	99	90%	101	102%		
September	166	67%	123	74%	115	93%		
October	175	97%	106	61%	115	108%		
November	120	63%	84	70%	112	133%		
December	102	68%	95	93%	97	102%		
YTD - TOTAL	104	60%	46	44%	79	172%	90	114%
Annual Totals	1,606	60%	938	58%	1,250	133%		

The above figures do not include time share interests and are an unofficial tabulation of Eagle County records that are believed to be reasonably accurate.

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Market Analysis by Area

Includes: Commercial, Residential and Vacant Land

January, 2011

Eagle County, Colorado

Area	Total Dollar Volume	% of Volume	Number of Transactions	% of Transactions	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	\$5,038,500	5.85%	8	8.89%	\$629,813	\$397,000
Booth Creek, The Falls	\$0	0.00%	0	0.00%	\$0	\$0
11th Filing, Vail Golf Course	\$0	0.00%	0	0.00%	\$0	\$0
Vail Village	\$348,000	80.00%	2	2.22%	\$174,000	n/a
Lionshead	\$17,311,300	20.09%	4	4.44%	\$4,327,825	\$3,212,500
Spraddle Creek	\$0	0.00%	0	0.00%	\$0	\$0
Potato Patch	\$1,100,000	1.28%	1	1.11%	\$1,100,000	n/a
Lionsridge, Sandstone, The Ridge, The Valley	\$214,758	0.25%	1	1.11%	\$214,758	n/a
Cascade Village, Glen Lyon	\$0	0.00%	0	0.00%	\$0	\$0
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$0	0.00%	0	0.00%	\$0	\$0
Highland Meadows	\$0	0.00%	0	0.00%	\$0	\$0
Intermountain, Matterhorn, Vail Village West	\$2,175,000	2.52%	1	1.11%	\$2,175,000	n/a
Minturn, Redcliff	\$443,000	0.51%	2	2.22%	\$221,500	n/a
Eagle Vail	\$906,000	1.05%	3	3.33%	\$302,000	\$320,000
Avon	\$4,404,900	5.11%	10	11.11%	\$440,490	\$399,000
Mountain Star	\$5,310,000	6.16%	1	1.11%	\$5,310,000	n/a
Wildridge	\$1,780,500	2.07%	3	3.33%	\$593,500	\$460,000
Beaver Creek	\$13,422,000	15.58%	3	3.33%	\$4,474,000	\$1,750,000
Bachelor Gulch	\$14,513,000	16.84%	3	3.33%	\$4,837,667	\$2,663,000
Arrowhead	\$1,483,400	1.72%	2	2.22%	\$741,700	n/a
Berry Creek, Singletree	\$1,415,000	1.64%	2	2.22%	\$707,500	n/a
Edwards	\$265,000	0.31%	1	1.11%	\$265,000	n/a
Homestead, South 40	\$625,000	0.73%	2	2.22%	\$312,500	n/a
Lake Creek, Squaw Creek	\$0	0.00%	0	0.00%	\$0	\$0
Cordillera Valley Club	\$0	0.00%	0	0.00%	\$0	\$0
Cordillera	\$3,450,000	4.00%	2	2.22%	\$1,725,000	n/a
Wolcott	\$0	0.00%	0	0.00%	\$0	\$0
Bellyache, Red Sky	\$675,000	0.78%	1	1.11%	\$675,000	n/a
Eagle	\$2,372,800	2.75%	14	15.56%	\$169,486	\$90,000
Gypsum	\$3,060,300	3.55%	12	13.33%	\$255,025	\$264,900
Basalt, El Jebel and Misc. In-County	\$5,266,500	6.11%	8	8.89%	\$658,313	\$349,500
Quit Claim Deeds	\$582,700	0.68%	4	4.44%	\$145,675	\$128,300
TOTAL	\$86,162,658	100.00%	90	100.00%	\$995,116	\$311,500

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Booth Creek, The Falls	\$0	0.00%	0	0.00%	\$0	\$0
11th Filing, Vail Golf Course	\$0	0.00%	0	0.00%	\$0	\$0
Vail Village	\$348,000	80.00%	2	2.22%	\$174,000	n/a
Lionshead	\$17,311,300	20.09%	4	4.44%	\$4,327,825	\$3,212,500
Spraddle Creek	\$0	0.00%	0	0.00%	\$0	\$0
Potato Patch	\$1,100,000	1.28%	1	1.11%	\$1,100,000	n/a
Lionsridge, Sandstone, The Ridge, The Valley	\$214,758	0.25%	1	1.11%	\$214,758	n/a
Cascade Village, Glen Lyon	\$0	0.00%	0	0.00%	\$0	\$0
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$0	0.00%	0	0.00%	\$0	\$0
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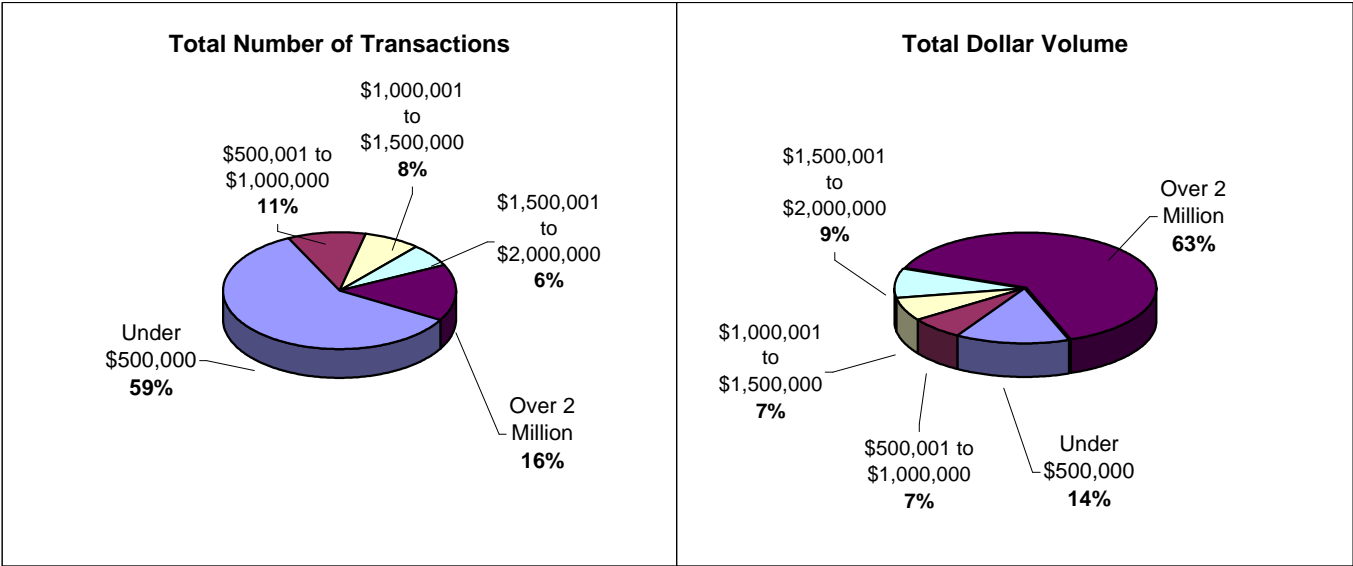


All Residential Transactions

January, 2011

Eagle County, Colorado

	Improved Residential				Residential Vacant Land and Commercial Total*			
	<u>Sale</u>	<u>Number of Transactions</u>	<u>Total Dollar Volume</u>	<u>Average Sales Price</u>	<u>Sale</u>	<u>Number of Transactions</u>	<u>Total Dollar Volume</u>	<u>Average Sales Price</u>
	Under \$500,000	38	\$11,573,158	\$304,557	Single Family	28	\$36,603,200	\$1,307,257
	\$500,001 to \$1,000,000	7	\$5,389,500	\$769,929	Multi Family	36	\$45,290,758	\$1,258,077
	\$1,000,001 to \$1,500,000	5	\$5,897,000	\$1,179,400	Vacant Residential Land	10	\$987,100	\$98,710
	\$1,500,001 to \$2,000,000	4	\$6,991,300	\$1,747,825				
	\$2,000,001 to \$2,500,000	3	\$6,400,000	\$2,133,333				
	\$2,500,001 to \$3,000,000	1	\$2,663,000	\$2,663,000				
	\$3,000,001 to \$3,500,000	1	\$3,275,000	\$3,275,000				
	\$3,500,001 to \$4,000,000	0	\$0	\$0				
	\$4,000,001 to \$4,500,000	1	\$4,400,000	\$4,400,000				
	\$4,500,001 to 5,000,000	0	\$0	\$0				
	Over \$5 Million	4	\$35,305,000	\$8,826,250				
	Improved Residential Total:	64	\$81,893,958	\$1,279,593	Total	74	\$82,881,058	\$1,120,014
	Residential Vacant Land and Commercial Total*:	26	\$4,268,700	\$164,181				



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* includes all non-improved residential transactions
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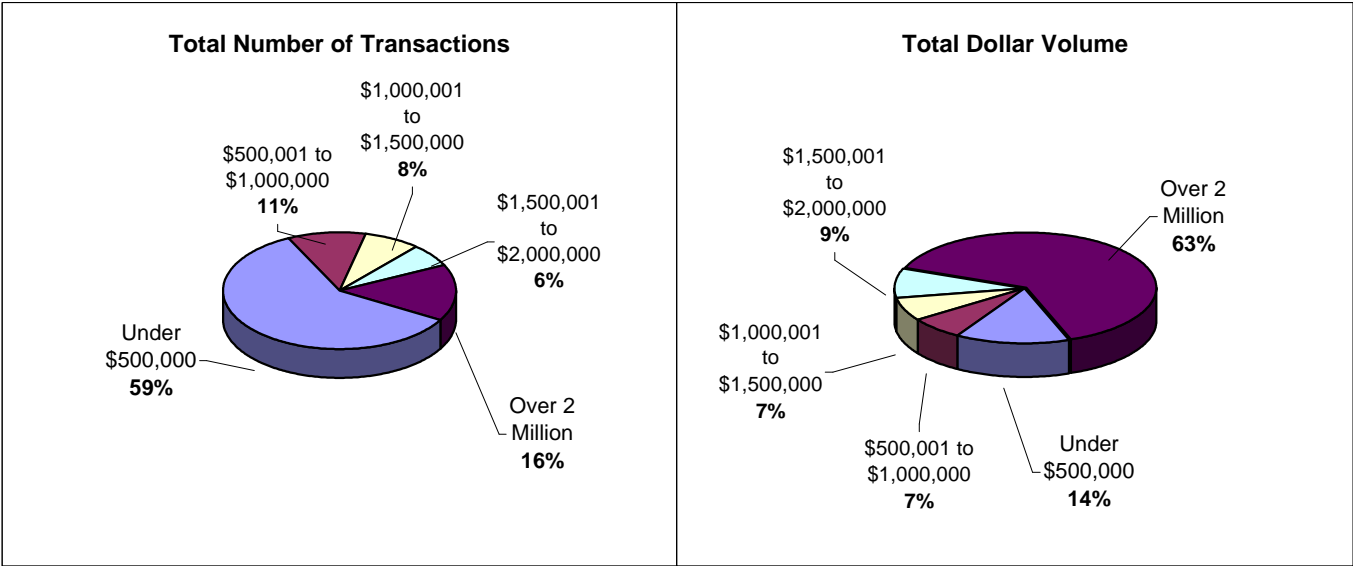


All Residential Transactions

January, 2011

Eagle County, Colorado

	Improved Residential				Residential Vacant Land and Commercial Total*			
	<u>Sale</u>	<u>Number of Transactions</u>	<u>Total Dollar Volume</u>	<u>Average Sales Price</u>	<u>Sale</u>	<u>Number of Transactions</u>	<u>Total Dollar Volume</u>	<u>Average Sales Price</u>
	Under \$500,000	38	\$11,573,158	\$304,557	Single Family	28	\$36,603,200	\$1,307,257
	\$500,001 to \$1,000,000	7	\$5,389,500	\$769,929	Multi Family	36	\$45,290,758	\$1,258,077
	\$1,000,001 to \$1,500,000	5	\$5,897,000	\$1,179,400	Vacant Residential Land	10	\$987,100	\$98,710
	\$1,500,001 to \$2,000,000	4	\$6,991,300	\$1,747,825				
	\$2,000,001 to \$2,500,000	3	\$6,400,000	\$2,133,333				
	\$2,500,001 to \$3,000,000	1	\$2,663,000	\$2,663,000				
	\$3,000,001 to \$3,500,000	1	\$3,275,000	\$3,275,000				
	\$3,500,001 to \$4,000,000	0	\$0	\$0				
	\$4,000,001 to \$4,500,000	1	\$4,400,000	\$4,400,000				
	\$4,500,001 to 5,000,000	0	\$0	\$0				
	Over \$5 Million	4	\$35,305,000	\$8,826,250				
	Improved Residential Total:	64	\$81,893,958	\$1,279,593	Total	74	\$82,881,058	\$1,120,014
	Residential Vacant Land and Commercial Total*:	26	\$4,268,700	\$164,181				



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Commercial Transactions

January, 2011

Eagle County, Colorado

<u>Sale</u>	<u>Number of Transactions</u>	<u>Total Dollar Volume</u>	<u>Average Sales Price</u>	<u>YTD Number of Transactions</u>	<u>YTD Total Dollar Volume</u>	<u>YTD Average Sales Price</u>
Commercial Improved	4	\$1,490,000	\$372,500	4	\$1,490,000	\$372,500
Commercial Vacant	6	\$458,900	\$76,483	6	\$458,900	\$76,483
Development Vacant	0	\$0	\$0	0	\$0	\$0
Total	10	\$1,948,900	\$194,890	10	\$1,948,900	\$194,890



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Residential Improved Transactions

Excludes: Vacant Land and Commercial

January, 2011

Eagle County, Colorado

Area	Total Dollar Volume	% of Volume	Number of Transactions	% of Transactions	Average Transaction Price	Median Transaction Price	Avg. Price/sq. ft
Bighorn, East Vail	\$4,776,800	5.83%	7	10.94%	\$682,400	\$475,000	\$330
Booth Creek, The Falls	\$0	0.00%	0	0.00%	\$0	\$0	\$0
11th Filing, Vail Golf Course	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Vail Village	\$0	0.00%	0	0.00%	\$0	n/a	\$0
Lionshead	\$17,311,300	21.14%	4	6.25%	\$4,327,825	\$3,212,500	\$1,673
Spraddle Creek	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Potato Patch	\$1,100,000	1.34%	1	1.56%	\$1,100,000	n/a	\$363
Lionsridge, Sandstone, The Ridge, The Valley	\$214,758	0.26%	1	1.56%	\$214,758	n/a	\$176
Cascade Village, Glen Lyon	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Highland Meadows	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Intermountain, Matterhorn, Vail Village West	\$2,175,000	2.66%	1	1.56%	\$2,175,000	n/a	\$481
Minturn, Redcliff	\$193,000	0.24%	1	1.56%	\$193,000	n/a	\$96
Eagle Vail	\$906,000	1.11%	3	4.69%	\$302,000	\$320,000	\$210
Avon	\$3,554,900	4.34%	9	14.06%	\$394,989	\$399,000	\$291
Mountain Star	\$5,310,000	6.48%	1	1.56%	\$5,310,000	n/a	\$521
Wildridge	\$1,780,500	2.17%	3	4.69%	\$593,500	\$460,000	\$235
Beaver Creek	\$13,422,000	16.39%	3	4.69%	\$4,474,000	\$1,750,000	\$879
Bachelor Gulch	\$14,513,000	17.72%	3	4.69%	\$4,837,667	\$2,663,000	\$978
Arrowhead	\$1,350,000	1.65%	1	1.56%	\$1,350,000	n/a	\$472
Berry Creek, Singletree	\$1,200,000	1.47%	1	1.56%	\$1,200,000	n/a	\$309
Edwards	\$265,000	0.32%	1	1.56%	\$265,000	n/a	\$272
Homestead, South 40	\$625,000	0.76%	2	3.13%	\$312,500	n/a	\$235
Lake Creek, Squaw Creek	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Cordillera Valley Club	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Cordillera	\$3,275,000	4.00%	1	1.56%	\$3,275,000	n/a	\$433
Wolcott	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Bellyache, Red Sky	\$675,000	0.82%	1	1.56%	\$675,000	n/a	\$142
Eagle	\$2,048,400	2.50%	6	9.38%	\$341,400	\$341,950	\$147
Gypsum	\$2,481,800	3.03%	9	14.06%	\$275,756	\$289,800	\$113
Basalt, El Jebel and Misc. In-County	\$4,716,500	5.76%	5	7.81%	\$943,300	\$857,500	\$298
<i>Quit Claim Deeds</i>	\$0	0.00%	0	0.00%	\$0	\$0	\$0
TOTAL	\$81,893,958	100.00%	64	100.00%	\$1,279,593	\$427,450	\$401

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