



# MARKET ANALYSIS

Eagle County, Colorado

February 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%	\$82,622,700	82%
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%		
<b>YTD - TOTAL</b>	<b>\$331,335,000</b>	<b>75%</b>	<b>\$97,248,300</b>	<b>29%</b>	<b>\$187,025,834</b>	<b>192%</b>	<b>\$168,785,358</b>	<b>90%</b>
<b>Annual Totals</b>	<b>\$2,234,919,100</b>	<b>75%</b>	<b>\$898,444,183</b>	<b>40%</b>	<b>\$1,497,172,233</b>	<b>167%</b>		

## 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%	82	86%
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%		
<b>YTD - TOTAL</b>	<b>235</b>	<b>60%</b>	<b>101</b>	<b>43%</b>	<b>174</b>	<b>172%</b>	<b>172</b>	<b>99%</b>
<b>Annual Totals</b>	<b>1,606</b>	<b>60%</b>	<b>938</b>	<b>58%</b>	<b>1,250</b>	<b>133%</b>		

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  
 February, 2011  
 Eagle County, Colorado

Area	Total Dollar Volume	% of Volume	Number of Transactions	% of Transactions	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	\$1,760,000	2.13%	2	2.44%	\$880,000	n/a
Booth Creek, The Falls	\$0	0.00%	0	0.00%	\$0	\$0
11th Filing, Vail Golf Course	\$1,225,000	1.48%	1	1.22%	\$1,225,000	n/a
Vail Village	\$32,120,000	38.88%	6	7.32%	\$5,353,333	\$6,455,000
Lionshead	\$4,216,500	5.10%	4	4.88%	\$1,054,125	\$1,173,250
Spraddle Creek	\$0	0.00%	0	0.00%	\$0	\$0
Potato Patch	\$0	0.00%	0	0.00%	\$0	\$0
Lionsridge, Sandstone, The Ridge, The Valley	\$1,065,000	1.29%	2	2.44%	\$532,500	n/a
Cascade Village, Glen Lyon	\$0	0.00%	0	0.00%	\$0	\$0
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$245,000	0.30%	1	1.22%	\$245,000	n/a
Highland Meadows	\$1,550,000	1.88%	1	1.22%	\$1,550,000	n/a
Intermountain, Matterhorn, Vail Village West	\$0	0.00%	0	0.00%	\$0	\$0
Minturn, Redcliff	\$415,000	0.50%	1	1.22%	\$415,000	n/a
Eagle Vail	\$961,900	1.16%	3	3.66%	\$320,633	\$300,000
Avon	\$9,818,000	11.88%	18	21.95%	\$545,444	\$547,000
Mountain Star	\$0	0.00%	0	0.00%	\$0	\$0
Wildridge	\$0	0.00%	0	0.00%	\$0	\$0
Beaver Creek	\$6,780,000	8.21%	7	8.54%	\$968,571	\$972,500
Bachelor Gulch	\$8,900,000	10.77%	1	1.22%	\$8,900,000	n/a
Arrowhead	\$5,266,500	6.37%	4	4.88%	\$1,316,625	\$1,045,000
Berry Creek, Singletree	\$770,000	0.93%	1	1.22%	\$770,000	n/a
Edwards	\$240,000	0.29%	1	1.22%	\$240,000	n/a
Homestead, South 40	\$425,000	0.51%	1	1.22%	\$425,000	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	\$130,000	0.16%	1	1.22%	\$130,000	n/a
Wolcott	\$0	0.00%	0	0.00%	\$0	\$0
Bellyache, Red Sky	\$0	0.00%	0	0.00%	\$0	\$0
Eagle	\$2,263,500	2.74%	11	13.41%	\$205,773	\$159,000
Gypsum	\$1,581,100	1.91%	9	10.98%	\$175,678	\$145,000
Basalt, El Jebel and Misc. In-County	\$2,603,000	3.15%	5	6.10%	\$520,600	\$420,000
Quit Claim Deeds	\$287,200	0.35%	2	2.44%	\$143,600	n/a
<b>TOTAL</b>	<b>\$82,622,700</b>	<b>100.00%</b>	<b>82</b>	<b>100.00%</b>	<b>\$1,029,194</b>	<b>\$467,000</b>

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 YTD - Through February 2011  
 Eagle County, Colorado

Area	Total Dollar Volume	% of Volume	Number of Transactions	% of Transactions	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	\$6,798,500	4.03%	10	5.81%	\$679,850	\$485,000
Booth Creek, The Falls	\$0	0.00%	0	0.00%	\$0	\$0
11th Filing, Vail Golf Course	\$1,225,000	0.73%	1	0.58%	\$1,225,000	n/a
Vail Village	\$32,468,000	19.24%	8	4.65%	\$4,058,500	\$4,085,000
Lionshead	\$21,527,800	12.75%	8	4.65%	\$2,690,975	\$1,570,650
Spraddle Creek	\$0	0.00%	0	0.00%	\$0	\$0
Potato Patch	\$1,100,000	0.65%	1	0.58%	\$1,100,000	n/a
Lionsridge, Sandstone, The Ridge, The Valley	\$1,279,758	0.76%	3	1.74%	\$426,586	\$214,758
Cascade Village, Glen Lyon	\$0	0.00%	0	0.00%	\$0	\$0
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$245,000	0.15%	1	0.58%	\$245,000	n/a
Highland Meadows	\$1,550,000	0.92%	1	0.58%	\$1,550,000	n/a
Intermountain, Matterhorn, Vail Village West	\$2,175,000	1.29%	1	0.58%	\$2,175,000	n/a
Minturn, Redcliff	\$858,000	0.51%	3	1.74%	\$286,000	\$250,000
Eagle Vail	\$1,867,900	1.11%	6	3.49%	\$311,317	\$310,000
Avon	\$14,222,900	8.43%	28	16.28%	\$507,961	\$527,000
Mountain Star	\$5,310,000	3.15%	1	0.58%	\$5,310,000	n/a
Wildridge	\$1,780,500	1.05%	3	1.74%	\$593,500	\$460,000
Beaver Creek	\$20,202,000	11.97%	10	5.81%	\$2,020,200	\$1,051,250
Bachelor Gulch	\$23,413,000	13.87%	4	2.33%	\$5,853,250	\$5,781,500
Arrowhead	\$6,749,900	4.00%	6	3.49%	\$1,124,983	\$1,045,000
Berry Creek, Singletree	\$2,185,000	1.29%	3	1.74%	\$728,333	\$770,000
Edwards	\$505,000	0.30%	2	1.16%	\$252,500	n/a
Homestead, South 40	\$1,050,000	0.62%	3	1.74%	\$350,000	\$330,000
Lake Creek, Squaw Creek	\$0	0.00%	0	0.00%	\$0	\$0
Cordillera Valley Club	\$0	0.00%	0	0.00%	\$0	\$0
Cordillera	\$3,580,000	2.12%	3	1.74%	\$1,193,333	\$175,000
Wolcott	\$0	0.00%	0	0.00%	\$0	\$0
Bellyache, Red Sky	\$675,000	0.40%	1	0.58%	\$675,000	n/a
Eagle	\$4,636,300	2.75%	25	14.53%	\$185,452	\$155,000
Gypsum	\$4,641,400	2.75%	21	12.21%	\$221,019	\$199,000
Basalt, El Jebel and Misc. In-County	\$7,869,500	4.66%	13	7.56%	\$605,346	\$410,000
Quit Claim Deeds	\$869,900	0.52%	6	3.49%	\$144,983	\$143,600
<b>TOTAL</b>	<b>\$168,785,358</b>	<b>100.00%</b>	<b>172</b>	<b>100.00%</b>	<b>\$1,011,539</b>	<b>\$408,500</b>

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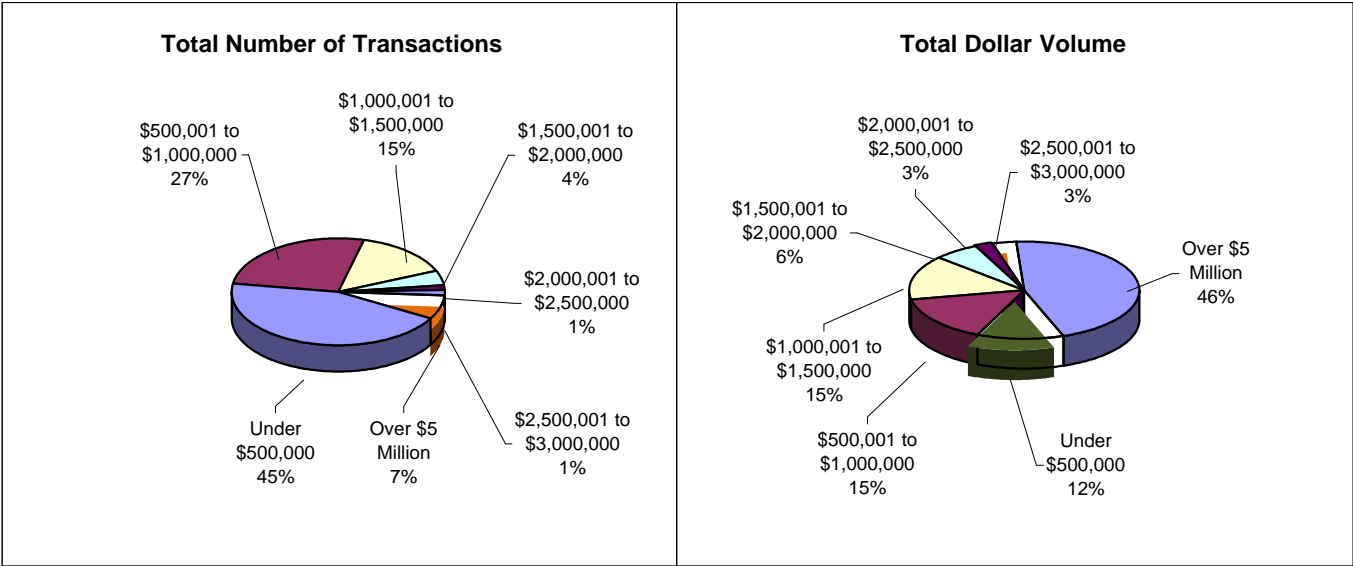
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# All Residential Transactions

February, 2011  
Eagle County, Colorado

	Improved Residential				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	30	\$9,860,400	\$328,680	Single Family	18	\$19,421,000	\$1,078,944
	\$500,001 to \$1,000,000	18	\$12,212,500	\$678,472	Multi Family	50	\$61,013,400	\$1,220,268
	\$1,000,001 to \$1,500,000	10	\$11,874,000	\$1,187,400	Vacant Residential Land	9	\$1,804,300	\$200,478
	\$1,500,001 to \$2,000,000	3	\$5,080,000	\$1,693,333				
	\$2,000,001 to \$2,500,000	1	\$2,187,500	\$2,187,500				
	\$2,500,001 to \$3,000,000	1	\$2,560,000	\$2,560,000				
	\$3,000,001 to \$3,500,000	0	\$0	\$0				
	\$3,500,001 to \$4,000,000	0	\$0	\$0				
	\$4,000,001 to \$4,500,000	0	\$0	\$0				
	\$4,500,001 to 5,000,000	0	\$0	\$0				
	Over \$5 Million	5	\$36,660,000	\$7,332,000				
	<b>Improved Residential Total:</b>	<b>68</b>	<b>\$80,434,400</b>	<b>\$1,182,859</b>	<b>Total</b>	<b>77</b>	<b>\$82,238,700</b>	<b>\$1,068,035</b>
	Residential Vacant Land and Commercial Total*:	14	\$2,188,300	\$156,307				



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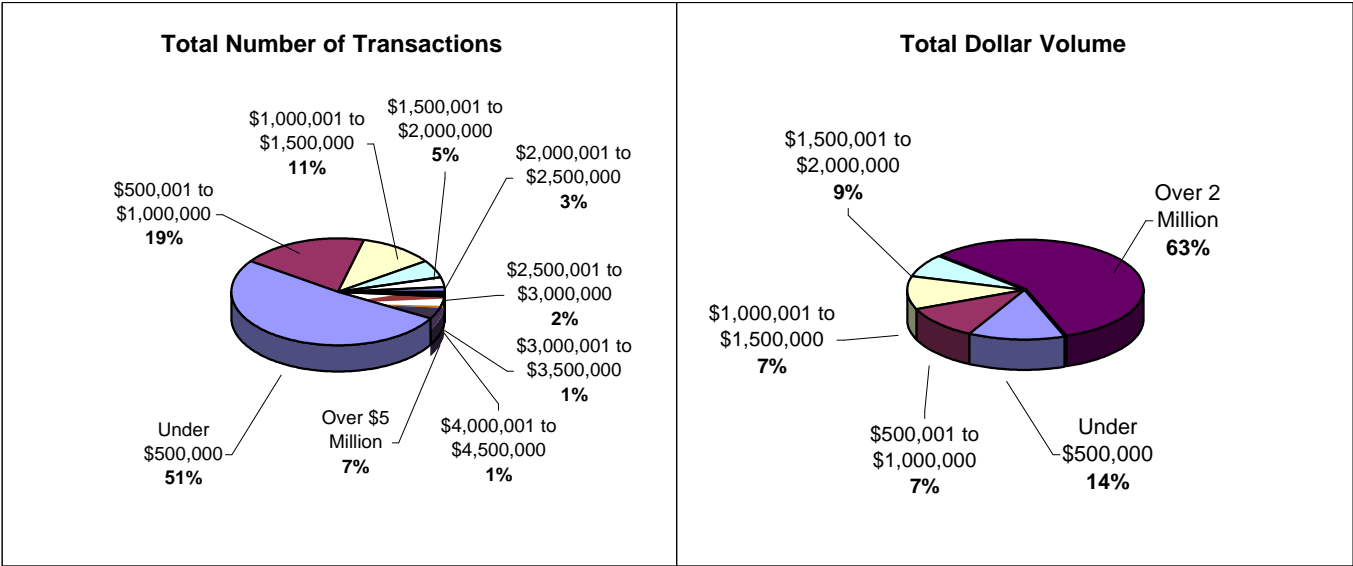
\* includes all non-improved residential transactions  
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# All Residential Transactions

YTD - Through February 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	68	\$21,433,558	\$315,199	Single Family	46	\$56,024,200	\$1,217,917
	\$500,001 to \$1,000,000	25	\$17,602,000	\$704,080	Multi Family	86	\$106,304,158	\$1,236,095
	\$1,000,001 to \$1,500,000	15	\$17,771,000	\$1,184,733	Vacant Residential Land	19	\$2,791,400	\$146,916
	\$1,500,001 to \$2,000,000	7	\$12,071,300	\$1,724,471				
	\$2,000,001 to \$2,500,000	4	\$8,587,500	\$2,146,875				
	\$2,500,001 to \$3,000,000	2	\$5,223,000	\$2,611,500				
	\$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	9	\$71,965,000	\$7,996,111				
	<b>Improved Residential Total:</b>	<b>132</b>	<b>\$162,328,358</b>	<b>\$1,229,760</b>	<b>Total</b>	<b>151</b>	<b>\$165,119,758</b>	<b>\$1,093,508</b>
	Residential Vacant Land and Commercial Total*:	40	\$6,457,000	\$161,425				



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\* includes all non-improved residential transactions  
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# Commercial Transactions

February, 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	1	\$145,000	\$145,000	5	\$1,635,000	\$327,000
Commercial Vacant	3	\$71,000	\$23,667	9	\$529,900	\$58,878
Development Vacant	0	\$0	\$0	0	\$0	\$0
<b>Total</b>	<b>4</b>	<b>\$216,000</b>	<b>\$54,000</b>	<b>14</b>	<b>\$2,164,900</b>	<b>\$154,636</b>



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# Residential Improved Transactions

Excludes: Vacant Land and Commercial

February, 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	\$1,760,000	2.19%	2	2.94%	\$880,000	n/a	\$494
Booth Creek, The Falls	\$0	0.00%	0	0.00%	\$0	\$0	\$0
11th Filing, Vail Golf Course	\$1,225,000	1.52%	1	1.47%	\$1,225,000	n/a	\$453
Vail Village	\$32,120,000	39.93%	6	8.82%	\$5,353,333	\$6,455,000	\$1,998
Lionshead	\$4,216,500	5.24%	4	5.88%	\$1,054,125	\$1,173,250	\$1,136
Spraddle Creek	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Potato Patch	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Lionsridge, Sandstone, The Ridge, The Valley	\$1,050,000	1.31%	1	1.47%	\$1,050,000	n/a	\$311
Cascade Village, Glen Lyon	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$245,000	0.30%	1	1.47%	\$245,000	n/a	\$326
Highland Meadows	\$1,550,000	1.93%	1	1.47%	\$1,550,000	n/a	\$360
Intermountain, Matterhorn, Vail Village West	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Minturn, Redcliff	\$415,000	0.52%	1	1.47%	\$415,000	n/a	\$251
Eagle Vail	\$961,900	1.20%	3	4.41%	\$320,633	\$300,000	\$245
Avon	\$9,818,000	12.21%	18	26.47%	\$545,444	\$547,000	\$407
Mountain Star	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Wildridge	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Beaver Creek	\$6,780,000	8.43%	7	10.29%	\$968,571	\$972,500	\$680
Bachelor Gulch	\$8,900,000	11.06%	1	1.47%	\$8,900,000	n/a	\$842
Arrowhead	\$5,266,500	6.55%	4	5.88%	\$1,316,625	\$1,045,000	\$389
Berry Creek, Singletree	\$770,000	0.96%	1	1.47%	\$770,000	n/a	\$202
Edwards	\$240,000	0.30%	1	1.47%	\$240,000	n/a	\$212
Homestead, South 40	\$425,000	0.53%	1	1.47%	\$425,000	n/a	\$189
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	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Wolcott	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Bellyache, Red Sky	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Eagle	\$1,729,500	2.15%	5	7.35%	\$345,900	\$387,000	\$131
Gypsum	\$1,339,000	1.66%	6	8.82%	\$223,167	\$189,500	\$116
Basalt, El Jebel and Misc. In-County	\$1,623,000	2.02%	4	5.88%	\$405,750	\$413,500	\$263
Quit Claim Deeds	\$0	0.00%	0	0.00%	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$80,434,400</b>	<b>100.00%</b>	<b>68</b>	<b>100.00%</b>	<b>\$1,182,859</b>	<b>\$549,000</b>	<b>\$551</b>

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# Residential Improved Transactions

Excludes: Vacant Land and Commercial  
YTD - Through February 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	\$6,536,800	4.03%	9	6.82%	\$726,311	\$495,000	\$366
Booth Creek, The Falls	\$0	0.00%	0	0.00%	\$0	\$0	\$0
11th Filing, Vail Golf Course	\$1,225,000	0.75%	1	0.76%	\$1,225,000	n/a	\$453
Vail Village	\$32,120,000	19.79%	6	4.55%	\$5,353,333	\$6,455,000	\$1,998
Lionshead	\$21,527,800	13.26%	8	6.06%	\$2,690,975	\$1,570,650	\$1,404
Spraddle Creek	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Potato Patch	\$1,100,000	0.68%	1	0.76%	\$1,100,000	n/a	\$363
Lionsridge, Sandstone, The Ridge, The Valley	\$1,264,758	0.78%	2	1.52%	\$632,379	n/a	\$243
Cascade Village, Glen Lyon	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$245,000	0.15%	1	0.76%	\$245,000	n/a	\$326
Highland Meadows	\$1,550,000	0.95%	1	0.76%	\$1,550,000	n/a	\$360
Intermountain, Matterhorn, Vail Village West	\$2,175,000	1.34%	1	0.76%	\$2,175,000	n/a	\$481
Minturn, Redcliff	\$608,000	0.37%	2	1.52%	\$304,000	n/a	\$174
Eagle Vail	\$1,867,900	1.15%	6	4.55%	\$311,317	\$310,000	\$228
Avon	\$13,372,900	8.24%	27	20.45%	\$495,293	\$509,000	\$368
Mountain Star	\$5,310,000	3.27%	1	0.76%	\$5,310,000	n/a	\$521
Wildridge	\$1,780,500	1.10%	3	2.27%	\$593,500	\$460,000	\$235
Beaver Creek	\$20,202,000	12.45%	10	7.58%	\$2,020,200	\$1,051,250	\$740
Bachelor Gulch	\$23,413,000	14.42%	4	3.03%	\$5,853,250	\$5,781,500	\$944
Arrowhead	\$6,616,500	4.08%	5	3.79%	\$1,323,300	\$1,075,000	\$406
Berry Creek, Singletree	\$1,970,000	1.21%	2	1.52%	\$985,000	n/a	\$256
Edwards	\$505,000	0.31%	2	1.52%	\$252,500	n/a	\$242
Homestead, South 40	\$1,050,000	0.65%	3	2.27%	\$350,000	\$330,000	\$220
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	2.02%	1	0.76%	\$3,275,000	n/a	\$433
Wolcott	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Bellyache, Red Sky	\$675,000	0.42%	1	0.76%	\$675,000	n/a	\$142
Eagle	\$3,777,900	2.33%	11	8.33%	\$343,445	\$387,000	\$140
Gypsum	\$3,820,800	2.35%	15	11.36%	\$254,720	\$240,000	\$114
Basalt, El Jebel and Misc. In-County	\$6,339,500	3.91%	9	6.82%	\$704,389	\$420,000	\$283
Quit Claim Deeds	\$0	0.00%	0	0.00%	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$162,328,358</b>	<b>100.00%</b>	<b>132</b>	<b>100.00%</b>	<b>\$1,229,760</b>	<b>\$497,000</b>	<b>\$478</b>

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