



# MARKET ANALYSIS

Eagle County, Colorado

October 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%	\$131,955,600	100%
April	\$137,700,500	59%	\$57,947,000	42%	\$130,653,350	225%	\$100,701,000	77%
May	\$158,543,900	53%	\$70,751,600	45%	\$124,810,690	176%	\$119,819,895	96%
June	\$188,121,300	57%	\$95,286,400	51%	\$141,821,150	149%	\$67,869,777	48%
July	\$243,432,100	128%	\$59,677,500	25%	\$88,131,800	148%	\$48,698,653	55%
August	\$211,288,800	67%	\$91,791,200	43%	\$101,212,200	110%	\$82,557,973	82%
September	\$169,448,700	65%	\$100,847,572	60%	\$235,695,303	234%	\$82,858,500	35%
October	\$167,365,200	78%	\$96,167,100	57%	\$133,924,900	139%	\$112,774,000	84%
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>\$1,835,624,200</b>	<b>75%</b>	<b>\$729,089,072</b>	<b>40%</b>	<b>\$1,274,976,327</b>	<b>175%</b>	<b>\$916,020,756</b>	<b>72%</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%	129	126%
April	117	53%	54	46%	116	215%	106	91%
May	107	40%	79	74%	105	133%	121	115%
June	172	60%	78	45%	121	155%	92	76%
July	157	77%	75	48%	92	123%	92	100%
August	110	39%	99	90%	101	102%	126	125%
September	166	67%	123	74%	115	93%	132	115%
October	175	97%	106	61%	115	108%	130	113%
November	120	63%	84	70%	112	133%		
December	102	68%	95	93%	97	102%		
<b>YTD - TOTAL</b>	<b>1,384</b>	<b>60%</b>	<b>759</b>	<b>55%</b>	<b>1,041</b>	<b>137%</b>	<b>1,100</b>	<b>106%</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>		

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# Market Analysis by Area

Includes: Commercial, Residential and Vacant Land  
 October, 2011  
 Eagle County, Colorado

Area	Total Dollar Volume	% of Volume	Number of Transactions	% of Transactions	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	\$5,874,400	5.21%	9	6.92%	\$652,711	\$425,000
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	\$21,601,300	19.15%	6	4.62%	\$3,600,217	\$3,400,000
Lionshead	\$2,775,000	2.46%	1	0.77%	\$2,775,000	n/a
Spraddle Creek	\$0	0.00%	0	0.00%	\$0	\$0
Potato Patch	\$1,765,000	1.57%	2	1.54%	\$882,500	n/a
Lionsridge, Sandstone, The Ridge, The Valley	\$6,300,000	5.59%	5	3.85%	\$1,260,000	\$600,000
Cascade Village, Glen Lyon	\$1,825,000	1.62%	1	0.77%	\$1,825,000	n/a
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	\$339,000	0.30%	1	0.77%	\$339,000	n/a
Minturn, Redcliff	\$1,096,000	0.97%	3	2.31%	\$365,333	\$400,000
Eagle Vail	\$2,628,000	2.33%	4	3.08%	\$657,000	\$691,500
Avon	\$2,705,100	2.40%	11	8.46%	\$245,918	\$195,000
Mountain Star	\$0	0.00%	0	0.00%	\$0	\$0
Wildridge	\$75,000	0.07%	1	0.77%	\$75,000	n/a
Beaver Creek	\$12,490,000	11.08%	9	6.92%	\$1,387,778	\$1,085,000
Bachelor Gulch	\$2,900,000	2.57%	2	1.54%	\$1,450,000	n/a
Arrowhead	\$13,450,000	11.93%	6	4.62%	\$2,241,667	\$1,775,000
Berry Creek, Singletree	\$4,692,000	4.16%	6	4.62%	\$782,000	\$742,500
Edwards	\$1,421,500	1.26%	6	4.62%	\$236,917	\$187,500
Homestead, South 40	\$1,494,900	1.33%	3	2.31%	\$498,300	\$430,000
Lake Creek, Squaw Creek	\$1,700,000	1.51%	2	1.54%	\$850,000	n/a
Cordillera Valley Club	\$0	0.00%	0	0.00%	\$0	\$0
Cordillera	\$9,998,300	8.87%	7	5.38%	\$1,428,329	\$1,200,000
Wolcott	\$0	0.00%	0	0.00%	\$0	\$0
Bellyache, Red Sky	\$1,900,000	1.68%	1	0.77%	\$1,900,000	n/a
Eagle	\$5,033,400	4.46%	17	13.08%	\$296,082	\$300,000
Gypsum	\$2,549,900	2.26%	13	10.00%	\$196,146	\$236,700
Basalt, El Jebel and Misc. In-County	\$7,335,200	6.50%	13	10.00%	\$564,246	\$430,000
Quit Claim Deeds	\$825,000	0.73%	1	0.77%	\$825,000	n/a
<b>TOTAL</b>	<b>\$112,774,000</b>	<b>100.00%</b>	<b>130</b>	<b>100.00%</b>	<b>\$867,822</b>	<b>\$427,500</b>

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Includes: Commercial, Residential and Vacant Land  
Through October, 2011  
Eagle County, Colorado

Area	Total Dollar Volume	% of Volume	Number of Transactions	% of Transactions	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	\$31,320,900	3.42%	49	4.45%	\$639,202	\$410,000
Booth Creek, The Falls	\$487,500	0.05%	1	0.09%	\$487,500	n/a
11th Filing, Vail Golf Course	\$1,874,700	0.20%	3	0.27%	\$624,900	\$399,000
Vail Village	\$145,025,300	15.83%	49	4.45%	\$2,959,700	\$1,800,000
Lionshead	\$82,842,500	9.04%	35	3.18%	\$2,366,929	\$2,222,000
Spraddle Creek	\$0	0.00%	0	0.00%	\$0	\$0
Potato Patch	\$8,120,000	0.89%	6	0.55%	\$1,353,333	\$990,000
Lionsridge, Sandstone, The Ridge, The Valley	\$19,547,531	2.13%	32	2.91%	\$610,860	\$360,000
Cascade Village, Glen Lyon	\$25,480,000	2.78%	7	0.64%	\$3,640,000	\$1,850,000
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$8,890,000	0.97%	12	1.09%	\$740,833	\$509,200
Highland Meadows	\$7,615,000	0.83%	5	0.45%	\$1,523,000	\$1,500,000
Intermountain, Matterhorn, Vail Village West	\$10,539,500	1.15%	14	1.27%	\$752,821	\$571,250
Minturn, Redcliff	\$5,605,700	0.61%	18	1.64%	\$311,428	\$325,000
Eagle Vail	\$18,446,000	2.01%	41	3.73%	\$449,902	\$365,000
Avon	\$46,327,600	5.06%	103	9.36%	\$449,783	\$342,000
Mountain Star	\$14,240,000	1.55%	4	0.36%	\$3,560,000	\$3,750,000
Wildridge	\$7,517,000	0.82%	15	1.36%	\$501,133	\$400,000
Beaver Creek	\$86,738,500	9.47%	55	5.00%	\$1,577,064	\$1,112,500
Bachelor Gulch	\$80,133,000	8.75%	22	2.00%	\$3,642,409	\$2,320,000
Arrowhead	\$57,848,600	6.32%	34	3.09%	\$1,701,429	\$1,370,000
Berry Creek, Singletree	\$23,536,500	2.57%	33	3.00%	\$713,227	\$700,000
Edwards	\$12,563,253	1.37%	35	3.18%	\$358,950	\$281,000
Homestead, South 40	\$9,232,500	1.01%	24	2.18%	\$384,688	\$349,500
Lake Creek, Squaw Creek	\$11,069,500	1.21%	7	0.64%	\$1,581,357	\$1,300,000
Cordillera Valley Club	\$1,437,500	0.16%	2	0.18%	\$718,750	n/a
Cordillera	\$21,222,900	2.32%	22	2.00%	\$964,677	\$1,093,500
Wolcott	\$165,000	0.02%	1	0.09%	\$165,000	n/a
Bellyache, Red Sky	\$11,870,700	1.30%	14	1.27%	\$847,907	\$525,000
Eagle	\$59,900,777	6.54%	174	15.82%	\$344,257	\$220,500
Gypsum	\$33,727,595	3.68%	154	14.00%	\$219,010	\$186,350
Basalt, El Jebel and Misc. In-County	\$64,193,200	7.01%	114	10.36%	\$563,098	\$387,500
<i>Quit Claim Deeds</i>	\$8,502,000	0.93%	15	1.36%	\$566,800	\$300,000
<b>TOTAL</b>	<b>\$916,020,756</b>	<b>100.00%</b>	<b>1100</b>	<b>100.00%</b>	<b>\$836,423</b>	<b>\$386,000</b>

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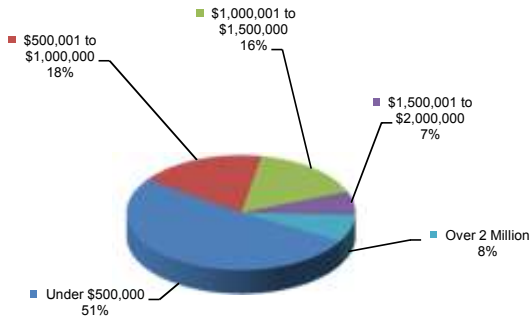
# All Residential Transactions

October, 2011  
Eagle County, Colorado

Improved Residential

<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	54	\$14,685,100	\$271,946	Single Family	54	\$64,674,300	\$1,197,672
\$500,001 to \$1,000,000	19	\$13,854,200	\$729,168	Multi Family	51	\$30,125,300	\$590,692
\$1,000,001 to \$1,500,000	17	\$21,222,000	\$1,248,353	Vacant Residential Land	5	\$7,213,000	\$1,442,600
\$1,500,001 to \$2,000,000	7	\$12,453,300	\$1,779,043				
\$2,000,001 to \$2,500,000	1	\$2,400,000	\$2,400,000				
\$2,500,001 to \$3,000,000	2	\$5,600,000	\$2,800,000				
\$3,000,001 to \$3,500,000	1	\$3,485,000	\$3,485,000				
\$3,500,001 to \$4,000,000	1	\$3,625,000	\$3,625,000				
\$4,000,001 to \$4,500,000	1	\$4,200,000	\$4,200,000				
\$4,500,001 to 5,000,000	0	\$0	\$0				
Over \$5 Million	2	\$13,275,000	\$6,637,500				
<b>Improved Residential Total:</b>	<b>105</b>	<b>\$94,799,600</b>	<b>\$902,853</b>	<b>Total</b>	<b>110</b>	<b>\$102,012,600</b>	<b>\$927,387</b>
Residential Vacant Land and Commercial Total*:	25	\$17,974,400	\$718,976				

**Total Number of Transactions**



**Total Dollar Volume**



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\* includes all non-improved residential transactions

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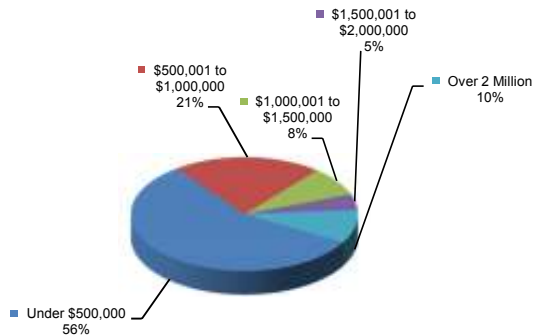


# All Residential Transactions

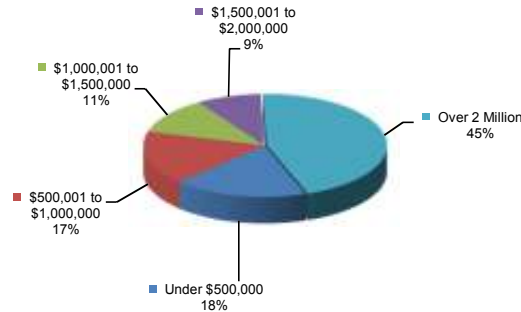
Through October, 2011  
Eagle County, Colorado

	Improved Residential				Other Residential			
	<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	509	\$144,110,779	\$283,125	Single Family	397	\$376,126,395	\$947,422
	\$500,001 to \$1,000,000	192	\$137,450,700	\$715,889	Multi Family	505	\$430,182,984	\$851,847
	\$1,000,001 to \$1,500,000	75	\$92,522,000	\$1,233,627	Vacant Residential Land	83	\$29,056,600	\$350,080
	\$1,500,001 to \$2,000,000	40	\$70,262,100	\$1,756,553				
	\$2,000,001 to \$2,500,000	25	\$57,009,700	\$2,280,388				
	\$2,500,001 to \$3,000,000	14	\$38,438,000	\$2,745,571				
	\$3,000,001 to \$3,500,000	13	\$42,984,000	\$3,306,462				
	\$3,500,001 to \$4,000,000	4	\$15,425,000	\$3,856,250				
	\$4,000,001 to \$4,500,000	6	\$25,596,200	\$4,266,033				
	\$4,500,001 to 5,000,000	0	\$0	\$0				
	Over \$5 Million	24	\$182,510,900	\$7,604,621				
	<b>Improved Residential Total:</b>	<b>902</b>	<b>\$806,309,379</b>	<b>\$893,913</b>	<b>Total</b>	<b>985</b>	<b>\$835,365,979</b>	<b>\$848,087</b>
	Residential Vacant Land and Commercial Total*:	198	\$109,711,377	\$554,098				

**Total Number of Transactions**



**Total Dollar Volume**



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\* includes all non-improved residential transactions

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# Commercial Transactions

October, 2011  
Eagle County, Colorado

<u>Sale</u>	Number of Transactions	Total Dollar Volume	Average Sales Price	YTD Number of Transactions	YTD Total Dollar Volume	YTD Average Sales Price
Commercial Improved	6	\$2,728,500	\$454,750	32	\$42,487,000	\$1,327,719
Commercial Vacant	4	\$573,800	\$143,450	29	\$12,800,377	\$441,392
Development Vacant	0	\$0	\$0	1	\$1,775,000	\$1,775,000
<b>Total</b>	<b>10</b>	<b>\$3,302,300</b>	<b>\$330,230</b>	<b>62</b>	<b>\$57,062,377</b>	<b>\$920,361</b>



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# Residential Improved Transactions

Excludes: Vacant Land and Commercial

October, 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	\$5,811,800	6.13%	8	7.62%	\$726,475	\$707,500	\$437
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	\$14,300,000	15.08%	3	2.86%	\$4,766,667	\$5,775,000	\$1,424
Lionshead	\$2,775,000	2.93%	1	0.95%	\$2,775,000	n/a	\$1,362
Spraddle Creek	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Potato Patch	\$1,765,000	1.86%	2	1.90%	\$882,500	n/a	\$314
Lionsridge, Sandstone, The Ridge, The Valley	\$5,700,000	6.01%	4	3.81%	\$1,425,000	\$600,000	\$410
Cascade Village, Glen Lyon	\$1,825,000	1.93%	1	0.95%	\$1,825,000	n/a	\$989
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	\$339,000	0.36%	1	0.95%	\$339,000	n/a	\$277
Minturn, Redcliff	\$875,000	0.92%	2	1.90%	\$437,500	n/a	\$179
Eagle Vail	\$1,628,000	1.72%	3	2.86%	\$542,667	\$468,000	\$230
Avon	\$2,530,100	2.67%	10	9.52%	\$253,010	\$203,550	\$236
Mountain Star	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Wildridge	\$75,000	0.08%	1	0.95%	\$75,000	n/a	\$33
Beaver Creek	\$9,075,000	9.57%	7	6.67%	\$1,296,429	\$1,085,000	\$578
Bachelor Gulch	\$2,900,000	3.06%	2	1.90%	\$1,450,000	n/a	\$746
Arrowhead	\$13,450,000	14.19%	6	5.71%	\$2,241,667	\$1,775,000	\$420
Berry Creek, Singletree	\$4,407,000	4.65%	5	4.76%	\$881,400	\$750,000	\$258
Edwards	\$1,260,000	1.33%	5	4.76%	\$252,000	\$210,000	\$196
Homestead, South 40	\$1,494,900	1.58%	3	2.86%	\$498,300	\$430,000	\$203
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	\$9,533,300	10.06%	6	5.71%	\$1,588,883	\$1,400,000	\$296
Wolcott	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Bellyache, Red Sky	\$1,900,000	2.00%	1	0.95%	\$1,900,000	n/a	\$344
Eagle	\$4,228,400	4.46%	13	12.38%	\$325,262	\$300,000	\$148
Gypsum	\$2,441,900	2.58%	10	9.52%	\$244,190	\$258,100	\$108
Basalt, El Jebel and Misc. In-County	\$6,485,200	6.84%	11	10.48%	\$589,564	\$430,000	\$223
Quit Claim Deeds	\$0	0.00%	0	0.00%	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$94,799,600</b>	<b>100.00%</b>	<b>105</b>	<b>100.00%</b>	<b>\$902,853</b>	<b>\$470,000</b>	<b>\$330</b>

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# Residential Improved Transactions

Excludes: Vacant Land and Commercial  
Through October, 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	\$30,686,600	3.81%	46	5.10%	\$667,100	\$417,500	\$417
Booth Creek, The Falls	\$487,500	0.06%	1	0.11%	\$487,500	n/a	\$243
11th Filing, Vail Golf Course	\$1,874,700	0.23%	3	0.33%	\$624,900	\$399,000	\$358
Vail Village	\$135,204,100	16.77%	38	4.21%	\$3,558,003	\$2,212,500	\$1,509
Lionshead	\$81,915,800	10.16%	34	3.77%	\$2,409,288	\$2,261,000	\$1,245
Spraddle Creek	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Potato Patch	\$8,120,000	1.01%	6	0.67%	\$1,353,333	\$990,000	\$399
Lionsridge, Sandstone, The Ridge, The Valley	\$17,912,531	2.22%	28	3.10%	\$639,733	\$340,000	\$335
Cascade Village, Glen Lyon	\$8,030,000	1.00%	5	0.55%	\$1,606,000	\$1,825,000	\$777
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$8,544,400	1.06%	11	1.22%	\$776,764	\$533,400	\$344
Highland Meadows	\$7,615,000	0.94%	5	0.55%	\$1,523,000	\$1,500,000	\$411
Intermountain, Matterhorn, Vail Village West	\$8,139,500	1.01%	12	1.33%	\$678,292	\$493,750	\$319
Minturn, Redcliff	\$4,454,500	0.55%	13	1.44%	\$342,654	\$380,000	\$216
Eagle Vail	\$17,231,000	2.14%	39	4.32%	\$441,821	\$365,000	\$218
Avon	\$39,812,600	4.94%	98	10.86%	\$406,251	\$339,500	\$328
Mountain Star	\$12,810,000	1.59%	3	0.33%	\$4,270,000	\$4,000,000	\$606
Wildridge	\$7,301,000	0.91%	14	1.55%	\$521,500	\$430,000	\$201
Beaver Creek	\$83,323,500	10.33%	53	5.88%	\$1,572,142	\$1,112,500	\$673
Bachelor Gulch	\$80,133,000	9.94%	22	2.44%	\$3,642,409	\$2,320,000	\$826
Arrowhead	\$57,233,200	7.10%	32	3.55%	\$1,788,538	\$1,395,000	\$429
Berry Creek, Singletree	\$21,882,500	2.71%	27	2.99%	\$810,463	\$725,000	\$263
Edwards	\$11,170,953	1.39%	30	3.33%	\$372,365	\$281,750	\$224
Homestead, South 40	\$8,952,500	1.11%	23	2.55%	\$389,239	\$350,000	\$194
Lake Creek, Squaw Creek	\$6,119,500	0.76%	4	0.44%	\$1,529,875	\$1,097,500	\$352
Cordillera Valley Club	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Cordillera	\$19,798,100	2.46%	14	1.55%	\$1,414,150	\$1,200,000	\$265
Wolcott	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Bellyache, Red Sky	\$9,560,700	1.19%	8	0.89%	\$1,195,088	\$1,138,850	\$234
Eagle	\$44,014,100	5.46%	120	13.30%	\$366,784	\$288,700	\$153
Gypsum	\$26,600,395	3.30%	115	12.75%	\$231,308	\$208,000	\$108
Basalt, El Jebel and Misc. In-County	\$47,381,700	5.88%	98	10.86%	\$483,487	\$396,000	\$221
Quit Claim Deeds	\$0	0.00%	0	0.00%	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$806,309,379</b>	<b>100.00%</b>	<b>902</b>	<b>100.00%</b>	<b>\$893,913</b>	<b>\$430,000</b>	<b>\$376</b>

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