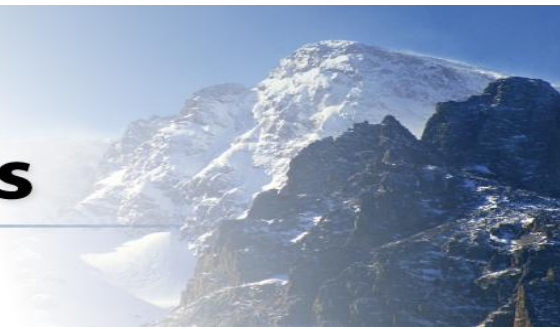
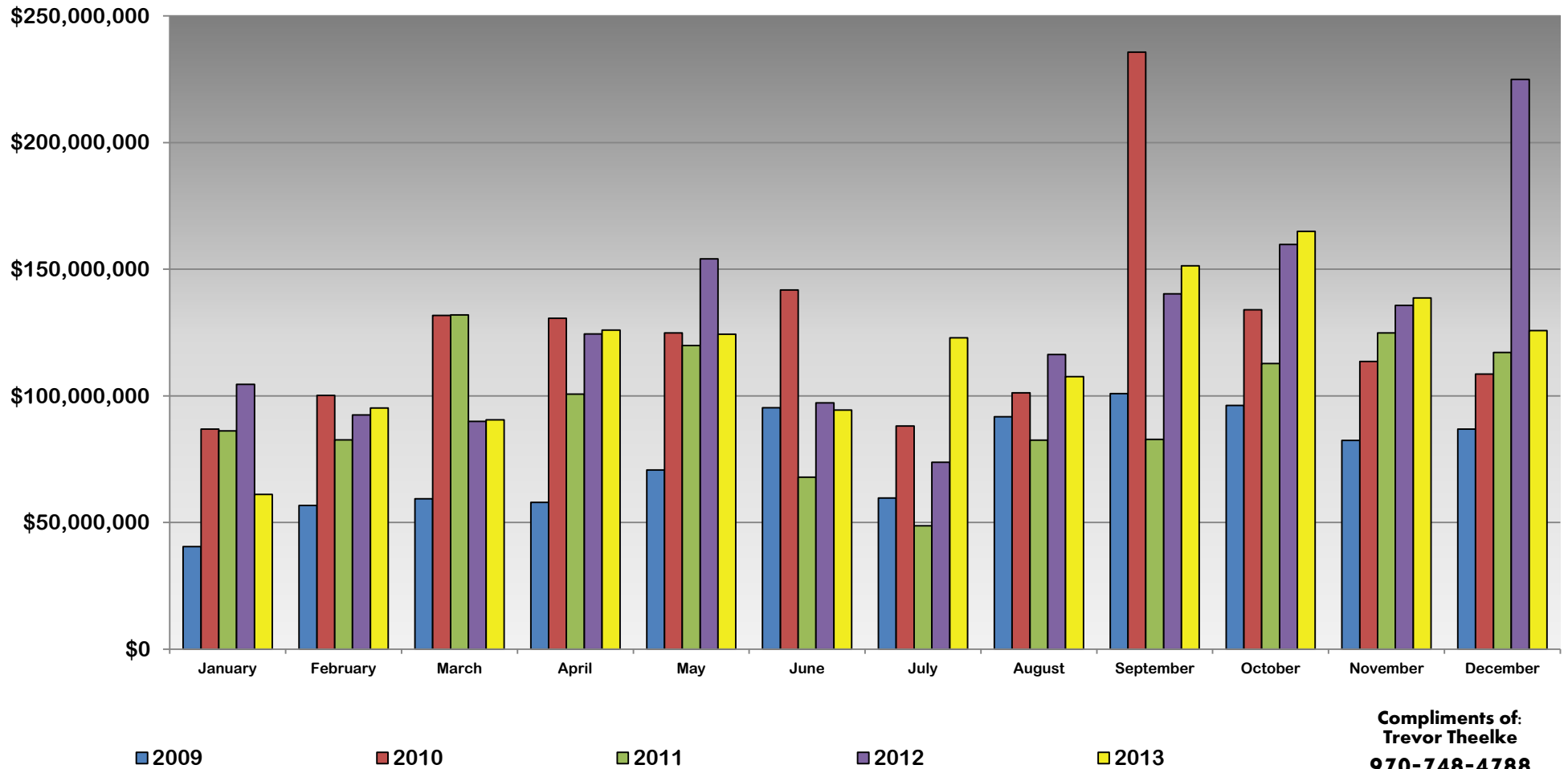




# Eagle County Market Analysis



## Monthly Gross Volume Comparison: 2009 through 2013



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# Eagle County Market Analysis



## Dollar Volume

Month	2009	% of Previous Year	2010	% of Previous Year	2011	% of Previous Year	2012	% of Previous Year	2013	% of Previous Year
January	\$40,487,500	33%	\$86,864,200	215%	\$86,162,658	99%	\$104,492,288	121%	\$61,119,460	58%
February	\$56,760,800	27%	\$100,161,634	176%	\$82,622,700	82%	\$92,427,000	112%	\$95,173,867	103%
March	\$59,372,400	26%	\$131,701,100	222%	\$131,955,600	100%	\$89,967,800	68%	\$90,504,772	101%
April	\$57,947,000	42%	\$130,653,350	225%	\$100,701,000	77%	\$124,475,200	124%	\$125,968,600	101%
May	\$70,751,600	45%	\$124,810,690	176%	\$119,819,895	96%	\$154,113,314	129%	\$124,319,071	81%
June	\$95,286,400	51%	\$141,821,150	149%	\$67,869,777	48%	\$97,258,600	143%	\$94,345,910	97%
July	\$59,677,500	25%	\$88,131,800	148%	\$48,698,653	55%	\$73,826,150	152%	\$122,933,025	167%
August	\$91,791,200	43%	\$101,212,200	110%	\$82,557,973	82%	\$116,279,200	141%	\$107,615,823	93%
September	\$100,847,572	60%	\$235,695,303	234%	\$82,858,500	35%	\$140,283,568	169%	\$151,325,898	108%
October	\$96,167,100	57%	\$133,924,900	139%	\$112,774,000	84%	\$159,787,215	142%	\$164,928,610	103%
November	\$82,428,395	47%	\$113,577,217	138%	\$124,878,900	110%	\$135,702,340	109%	\$138,598,549	102%
December	\$86,926,716	39%	\$108,618,689	125%	\$117,149,200	108%	\$224,877,609	192%	\$125,803,695	56%
<b>YTD - TOTAL</b>	<b>\$898,444,183</b>	<b>40%</b>	<b>\$1,497,172,233</b>	<b>167%</b>	<b>\$1,158,048,856</b>	<b>77%</b>	<b>\$1,513,490,284</b>	<b>131%</b>	<b>\$1,402,637,280</b>	<b>93%</b>
<b>Annual Totals</b>	<b>\$898,444,183</b>	<b>40%</b>	<b>\$1,497,172,233</b>	<b>167%</b>	<b>\$1,158,048,856</b>	<b>167%</b>	<b>\$1,513,490,284</b>	<b>131%</b>	<b>\$1,402,637,280</b>	<b>93%</b>

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## Number of Transactions

Month	2009	% of Previous Year	2010	% of Previous Year	2011	% of Previous Year	2012	% of Previous Year	2013	% of Previous Year
January	46	44%	79	172%	90	114%	90	100%	97	108%
February	55	42%	95	173%	82	86%	91	111%	83	91%
March	44	30%	102	232%	129	126%	102	79%	120	118%
April	54	46%	116	215%	106	91%	135	127%	160	119%
May	79	74%	105	133%	121	115%	150	124%	161	107%
June	78	45%	121	155%	92	76%	124	135%	143	115%
July	75	48%	92	123%	92	100%	115	125%	190	165%
August	99	90%	101	102%	126	125%	164	130%	187	114%
September	123	74%	115	93%	132	115%	175	133%	157	90%
October	106	61%	115	108%	130	113%	218	168%	177	81%
November	84	70%	112	133%	121	108%	154	127%	156	101%
December	95	93%	97	102%	136	140%	208	153%	135	65%
<b>YTD - TOTAL</b>	<b>938</b>	<b>58%</b>	<b>1,250</b>	<b>133%</b>	<b>1,357</b>	<b>109%</b>	<b>1,726</b>	<b>127%</b>	<b>1,766</b>	<b>102%</b>
<b>Annual Totals</b>	<b>938</b>	<b>58%</b>	<b>1,250</b>	<b>133%</b>	<b>1,357</b>	<b>133%</b>	<b>1,726</b>	<b>127%</b>	<b>1,766</b>	<b>102%</b>

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# Eagle County Market Analysis



December 2013

## All Transaction Summary by Area

Area	Total Dollar Volume	% of Volume	Number of Transactions	% of Transactions	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	\$5,400,100	4.29%	8	5.93%	\$675,013	\$477,500
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	\$12,975,000	10.31%	4	2.96%	\$3,243,750	\$3,592,500
Lionshead	\$19,444,000	15.46%	5	3.70%	\$3,888,800	\$3,385,000
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	\$2,032,000	1.62%	3	2.22%	\$677,333	\$850,000
Cascade Village, Glen Lyon	\$2,850,000	2.27%	2	1.48%	\$1,425,000	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	\$3,093,000	2.46%	3	2.22%	\$1,031,000	\$418,000
Minturn, Redcliff	\$1,287,800	1.02%	4	2.96%	\$321,950	\$308,900
Eagle Vail	\$8,949,250	7.11%	12	8.89%	\$745,771	\$382,500
Avon	\$1,681,500	1.34%	6	4.44%	\$280,250	\$292,000
Mountain Star	\$0	0.00%	0	0.00%	\$0	\$0
Wildridge	\$640,000	0.51%	1	0.74%	\$640,000	n/a
Beaver Creek	\$5,174,500	4.11%	7	5.19%	\$739,214	\$684,500
Bachelor Gulch	\$9,800,000	7.79%	1	0.74%	\$9,800,000	n/a
Arrowhead	\$7,830,550	6.22%	6	4.44%	\$1,305,092	\$1,412,500
Berry Creek, Singletree	\$1,900,000	1.51%	3	2.22%	\$633,333	\$550,000
Edwards	\$2,756,000	2.19%	7	5.19%	\$393,714	\$304,000
Homestead, South 40	\$850,400	0.68%	1	0.74%	\$850,400	n/a
Lake Creek, Squaw Creek	\$0	0.00%	0	0.00%	\$0	\$0
Cordillera Valley Club	\$322,500	0.26%	1	0.74%	\$322,500	n/a
Cordillera	\$10,767,000	8.56%	9	6.67%	\$1,196,333	\$825,000
Wolcott	\$3,030,000	2.41%	2	1.48%	\$1,515,000	n/a
Bellyache, Red Sky	\$0	0.00%	0	0.00%	\$0	\$0
Eagle	\$9,440,500	7.50%	18	13.33%	\$524,472	\$426,750
Gypsum	\$7,835,195	6.23%	17	12.59%	\$460,894	\$298,000
Basalt, El Jebel and Misc. In-County	\$7,742,400	6.15%	14	10.37%	\$553,029	\$426,250
Quit Claim Deeds	\$2,000	0.00%	1	0.74%	\$2,000	n/a
<b>TOTAL</b>	<b>\$125,803,695</b>	<b>100.00%</b>	<b>135</b>	<b>100.00%</b>	<b>\$938,819</b>	<b>\$430,150</b>
<b>(BANK SALES)</b>	<b>\$535,900</b>	<b>0.43%</b>	<b>3</b>	<b>2.22%</b>	<b>\$178,633</b>	<b>\$185,000</b>

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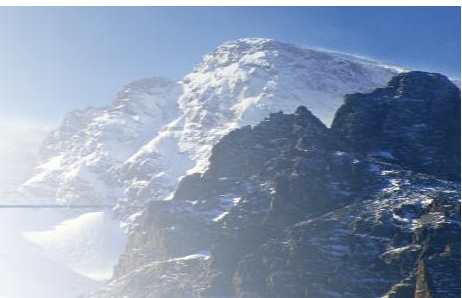
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# Eagle County Market Analysis



YTD: Dec. 2013

## All Transaction Summary by Area

Area	Total Dollar Volume	% of Volume	Number of Transactions	% of Transactions	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	\$52,606,830	3.75%	85	4.81%	\$618,904	\$417,000
Booth Creek, The Falls	\$15,947,500	1.14%	14	0.79%	\$1,139,107	\$1,067,500
11th Filing, Vail Golf Course	\$27,106,000	1.93%	13	0.74%	\$2,085,077	\$1,420,000
Vail Village	\$183,243,812	13.06%	67	3.79%	\$2,734,982	\$1,650,000
Lionshead	\$103,427,208	7.37%	53	3.00%	\$1,951,457	\$920,000
Spraddle Creek	\$0	0.00%	0	0.00%	\$0	\$0
Potato Patch	\$8,350,500	0.60%	8	0.45%	\$1,043,813	\$971,500
Lionsridge, Sandstone, The Ridge, The Valley	\$22,270,317	1.59%	40	2.27%	\$556,758	\$395,000
Cascade Village, Glen Lyon	\$26,166,000	1.87%	12	0.68%	\$2,180,500	\$1,925,000
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$11,967,053	0.85%	11	0.62%	\$1,087,914	\$480,000
Highland Meadows	\$6,492,000	0.46%	6	0.34%	\$1,082,000	\$952,500
Intermountain, Matterhorn, Vail Village West	\$28,828,432	2.06%	45	2.55%	\$640,632	\$527,000
Minturn, Redcliff	\$14,591,150	1.04%	43	2.43%	\$339,329	\$305,000
Eagle Vail	\$38,973,126	2.78%	80	4.53%	\$487,164	\$427,500
Avon	\$67,324,402	4.80%	121	6.85%	\$556,400	\$278,000
Mountain Star	\$4,197,000	0.30%	4	0.23%	\$1,049,250	\$1,041,000
Wildridge	\$21,592,768	1.54%	39	2.21%	\$553,661	\$540,000
Beaver Creek	\$128,821,347	9.18%	83	4.70%	\$1,552,064	\$1,080,000
Bachelor Gulch	\$96,966,750	6.91%	26	1.47%	\$3,729,490	\$2,815,000
Arrowhead	\$77,635,119	5.53%	55	3.11%	\$1,411,548	\$1,250,000
Berry Creek, Singletree	\$48,704,100	3.47%	63	3.57%	\$773,081	\$725,000
Edwards	\$31,506,976	2.25%	87	4.93%	\$362,149	\$300,000
Homestead, South 40	\$30,106,320	2.15%	56	3.17%	\$537,613	\$422,500
Lake Creek, Squaw Creek	\$19,630,000	1.40%	14	0.79%	\$1,402,143	\$825,500
Cordillera Valley Club	\$20,732,500	1.48%	16	0.91%	\$1,295,781	\$1,285,000
Cordillera	\$55,164,000	3.93%	63	3.57%	\$875,619	\$750,000
Wolcott	\$7,707,500	0.55%	12	0.68%	\$642,292	\$267,500
Bellyache, Red Sky	\$4,636,000	0.33%	8	0.45%	\$579,500	\$449,500
Eagle	\$89,700,457	6.40%	229	12.97%	\$391,705	\$314,000
Gypsum	\$58,023,566	4.14%	229	12.97%	\$253,378	\$228,500
Basalt, El Jebel and Misc. In-County	\$97,740,697	6.97%	166	9.40%	\$588,799	\$435,000
Quit Claim Deeds	\$2,477,850	0.18%	18	1.02%	\$137,658	\$500
<b>TOTAL</b>	<b>\$1,402,637,280</b>	<b>100.00%</b>	<b>1,766</b>	<b>100.00%</b>	<b>\$801,007</b>	<b>\$419,500</b>
<b>(BANK SALES)</b>	<b>\$57,278,847</b>	<b>4.08%</b>	<b>155</b>	<b>8.78%</b>	<b>\$369,541</b>	<b>\$252,000</b>

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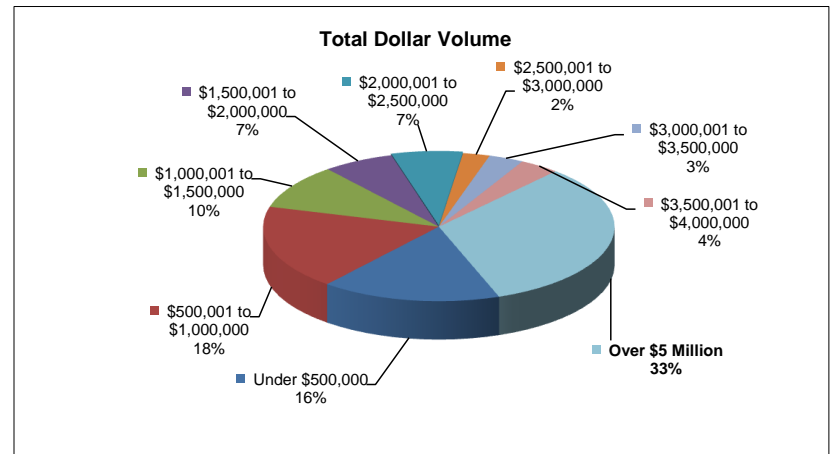
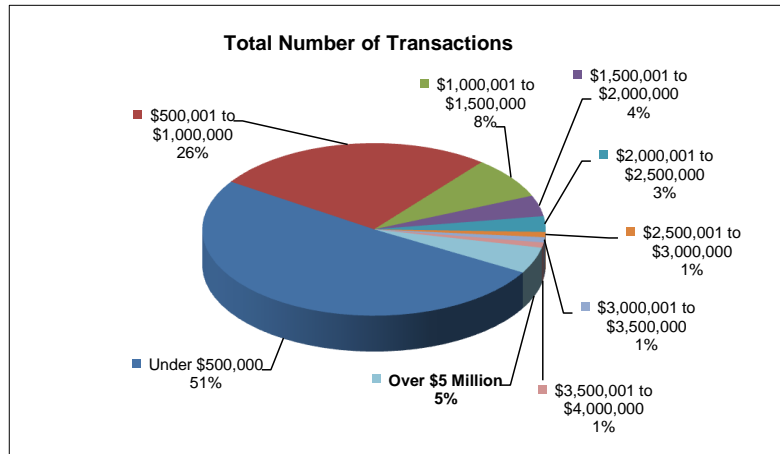
# Eagle County Market Analysis



December 2013

## Residential Cost Breakdown

	Improved Residential				Residential Vacant Land and Commercial Total*			
	Sale	Number of Transactions	Total Dollar Volume	Average Sales Price	Sale	Number of Transactions	Total Dollar Volume	Average Sales Price
Improved Residential	Under \$500,000	52	\$17,347,345	\$333,603	Single Family	56	\$58,872,345	\$1,051,292
	\$500,001 to \$1,000,000	27	\$19,304,900	\$714,996	Multi Family	46	\$46,201,450	\$1,004,379
	\$1,000,001 to \$1,500,000	8	\$10,256,000	\$1,282,000	Vacant Residential Land	15	\$3,152,400	\$210,160
	\$1,500,001 to \$2,000,000	4	\$6,880,550	\$1,720,138				
	\$2,000,001 to \$2,500,000	3	\$6,900,000	\$2,300,000				
	\$2,500,001 to \$3,000,000	1	\$2,600,000	\$2,600,000				
	\$3,000,001 to \$3,500,000	1	\$3,385,000	\$3,385,000				
	\$3,500,001 to \$4,000,000	1	\$3,875,000	\$3,875,000				
	\$4,000,001 to \$4,500,000	0	\$0	\$0				
	\$4,500,001 to 5,000,000	0	\$0	\$0				
Over \$5 Million	5	\$34,525,000	\$6,905,000					
<b>Improved Residential Total:</b>	<b>102</b>	<b>\$105,073,795</b>	<b>\$1,030,135</b>	<b>Total</b>	<b>117</b>	<b>\$108,226,195</b>	<b>\$925,010</b>	
Residential Vacant Land and Commercial Total*:	33	\$20,729,900	\$628,179	<i>* includes all non-improved residential transactions</i>				



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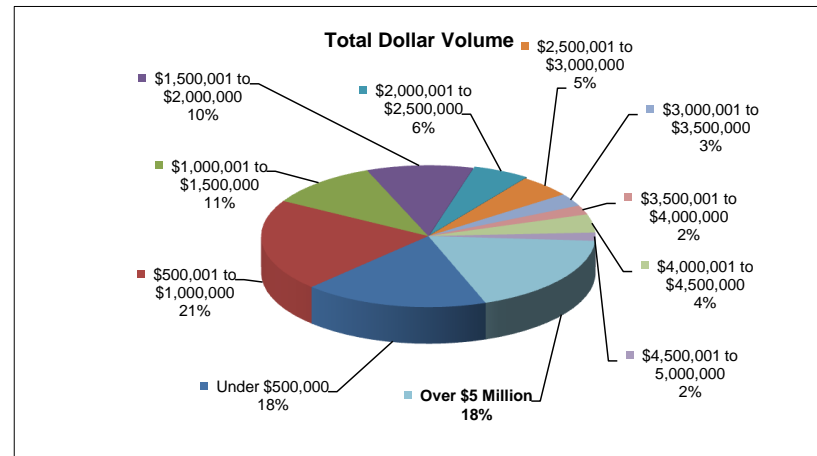
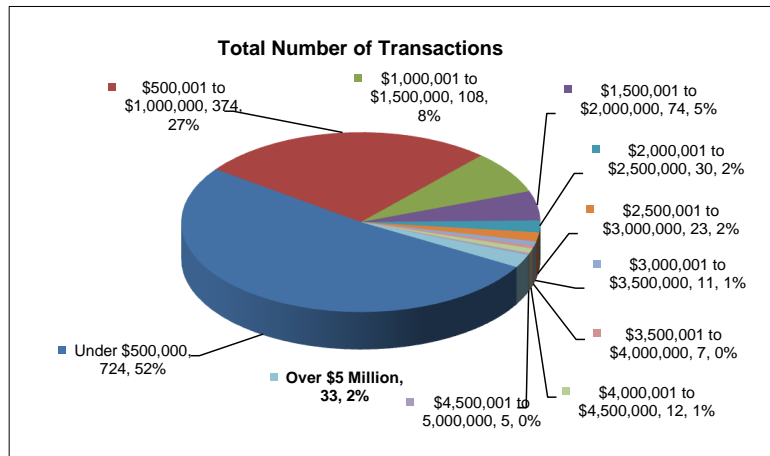


# Eagle County Market Analysis



YTD: Dec. 2013

	Improved Residential				Residential Vacant Land and Commercial Total*			
	Sale	Number of Transactions	Total Dollar Volume	Average Sales Price	Sale	Number of Transactions	Total Dollar Volume	Average Sales Price
Improved Residential	Under \$500,000	724	\$221,788,748	\$306,338	Single Family	707	\$686,330,302	\$970,764
	\$500,001 to \$1,000,000	374	\$260,656,930	\$696,944	Multi Family	694	\$556,818,637	\$802,332
	\$1,000,001 to \$1,500,000	108	\$133,637,457	\$1,237,384	Vacant Residential Land	176	\$46,507,999	\$264,250
	\$1,500,001 to \$2,000,000	74	\$128,340,264	\$1,734,328				
	\$2,000,001 to \$2,500,000	30	\$68,521,250	\$2,284,042				
	\$2,500,001 to \$3,000,000	23	\$63,849,643	\$2,776,071				
	\$3,000,001 to \$3,500,000	11	\$36,280,000	\$3,298,182				
	\$3,500,001 to \$4,000,000	7	\$26,400,000	\$3,771,429				
	\$4,000,001 to \$4,500,000	12	\$51,897,032	\$4,324,753				
\$4,500,001 to 5,000,000	5	\$23,313,803	\$4,662,761					
Over \$5 Million	33	\$228,463,812	\$6,923,146					
<b>Improved Residential Total:</b>	<b>1,401</b>	<b>\$1,243,148,939</b>	<b>\$887,330</b>	<b>Total</b>	<b>1577</b>	<b>\$1,289,656,938</b>	<b>\$817,791</b>	
Residential Vacant Land and Commercial Total*:	365	\$159,488,341	\$436,954	<i>* includes all non-improved residential transactions</i>				



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# Eagle County Market Analysis

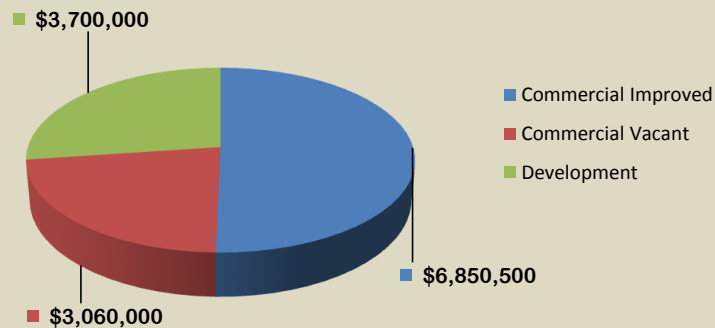


## December 2013 & Full Year 2013

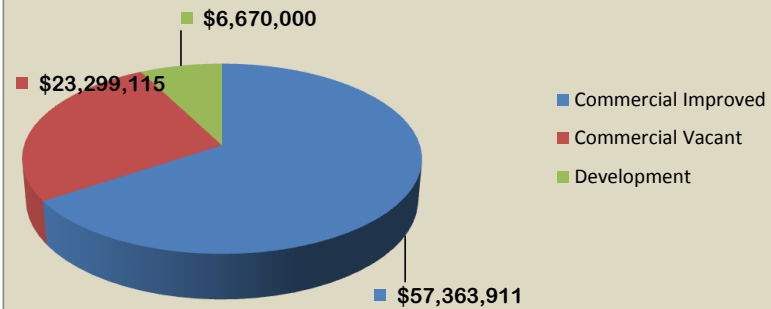
## Commercial Cost Breakdown

Sale	Number of Transactions	Total Dollar Volume	Average Sales Price	YTD Number of Transactions	YTD Total Dollar Volume	YTD Average Sales Price
Commercial Improved	6	\$6,850,500	\$1,141,750	64	\$57,363,911	\$896,311
Commercial Vacant	3	\$3,060,000	\$1,020,000	33	\$23,299,115	\$706,034
Development	2	\$3,700,000	\$1,850,000	3	\$6,670,000	\$2,223,333
<b>Total</b>	<b>11</b>	<b>\$13,610,500</b>	<b>\$1,237,318</b>	<b>100</b>	<b>\$87,333,026</b>	<b>\$873,330</b>

**Commercial & Development Sales: December 2013**



**Commercial & Development Sales: Full Year 2013**



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# Eagle County Market Analysis



December 2013

## Residential Summary by Area

Area	Number of Transactions	% of Transactions	Total Dollar Volume	% of Volume	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	8	7.84%	\$5,400,100	5.14%	\$675,013	\$477,500
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	2	1.96%	\$10,575,000	10.06%	\$5,287,500	n/a
Lionshead	5	4.90%	\$19,444,000	18.51%	\$3,888,800	\$3,385,000
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	3	2.94%	\$2,032,000	1.93%	\$677,333	\$850,000
Cascade Village, Glen Lyon	2	1.96%	\$2,850,000	2.71%	\$1,425,000	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	2	1.96%	\$2,918,000	2.78%	\$1,459,000	n/a
Minturn, Redcliff	3	2.94%	\$1,095,300	1.04%	\$365,100	\$425,300
Eagle Vail	10	9.80%	\$4,064,250	3.87%	\$406,425	\$382,500
Avon	5	4.90%	\$1,519,000	1.45%	\$303,800	\$309,000
Mountain Star	0	0.00%	\$0	0.00%	\$0	\$0
Wildridge	1	0.98%	\$640,000	0.61%	\$640,000	n/a
Beaver Creek	5	4.90%	\$5,049,500	4.81%	\$1,009,900	\$758,000
Bachelor Gulch	1	0.98%	\$9,800,000	9.33%	\$9,800,000	n/a
Arrowhead	6	5.88%	\$7,830,550	7.45%	\$1,305,092	\$1,412,500
Berry Creek, Singletree	3	2.94%	\$1,900,000	1.81%	\$633,333	\$550,000
Edwards	4	3.92%	\$2,006,000	1.91%	\$501,500	\$310,500
Homestead, South 40	1	0.98%	\$850,400	0.81%	\$850,400	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	5	4.90%	\$10,500,000	9.99%	\$2,100,000	\$2,200,000
Wolcott	0	0.00%	\$0	0.00%	\$0	\$0
Bellyache, Red Sky	0	0.00%	\$0	0.00%	\$0	\$0
Eagle	14	13.73%	\$7,658,500	7.29%	\$547,036	\$509,750
Gypsum	12	11.76%	\$3,576,195	3.40%	\$298,016	\$293,000
Basalt, El Jebel and Misc. In-County	10	9.80%	\$5,365,000	5.11%	\$536,500	\$415,500
Quit Claim Deeds	0	0.00%	\$0	0.00%	\$0	\$0
<b>TOTAL</b>	<b>102</b>	<b>100.00%</b>	<b>\$105,073,795</b>	<b>100.00%</b>	<b>\$1,030,135</b>	<b>\$495,000</b>
<b>(BANK SALES)</b>	<b>2</b>	<b>1.96%</b>	<b>\$350,900</b>	<b>0.33%</b>	<b>\$175,450</b>	<b>n/a</b>

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# Eagle County Market Analysis



YTD: Dec. 2013

## Residential Summary by Area

Area	Number of Transactions	% of Transactions	Total Dollar Volume	% of Volume	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	82	5.85%	\$50,906,830	4.09%	\$620,815	\$418,500
Booth Creek, The Falls	13	0.93%	\$14,247,500	1.15%	\$1,095,962	\$710,000
11th Filing, Vail Golf Course	12	0.86%	\$22,890,000	1.84%	\$1,907,500	\$1,360,000
Vail Village	54	3.85%	\$176,992,312	14.24%	\$3,277,635	\$2,503,572
Lionshead	50	3.57%	\$101,896,208	8.20%	\$2,037,924	\$1,011,250
Spraddle Creek	0	0.00%	\$0	0.00%	\$0	\$0
Potato Patch	7	0.50%	\$7,350,500	0.59%	\$1,050,071	\$950,000
Lionsridge, Sandstone, The Ridge, The Valley	34	2.43%	\$20,655,027	1.66%	\$607,501	\$410,000
Cascade Village, Glen Lyon	12	0.86%	\$26,166,000	2.10%	\$2,180,500	\$1,925,000
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	10	0.71%	\$11,513,803	0.93%	\$1,151,380	\$480,000
Highland Meadows	5	0.36%	\$5,727,000	0.46%	\$1,145,400	\$1,130,000
Intermountain, Matterhorn, Vail Village West	39	2.78%	\$25,457,182	2.05%	\$652,748	\$527,000
Minturn, Redcliff	31	2.21%	\$11,861,200	0.95%	\$382,619	\$310,000
Eagle Vail	75	5.35%	\$32,121,876	2.58%	\$428,292	\$427,000
Avon	110	7.85%	\$39,855,254	3.21%	\$362,320	\$279,000
Mountain Star	0	0.00%	\$0	0.00%	\$0	\$0
Wildridge	32	2.28%	\$19,905,268	1.60%	\$622,040	\$600,000
Beaver Creek	78	5.57%	\$125,135,847	10.07%	\$1,604,306	\$1,117,500
Bachelor Gulch	26	1.86%	\$96,966,750	7.80%	\$3,729,490	\$2,815,000
Arrowhead	53	3.78%	\$76,305,219	6.14%	\$1,439,721	\$1,350,000
Berry Creek, Singletree	58	4.14%	\$47,173,600	3.79%	\$813,338	\$734,000
Edwards	64	4.57%	\$25,712,776	2.07%	\$401,762	\$320,500
Homestead, South 40	52	3.71%	\$29,026,320	2.33%	\$558,198	\$437,500
Lake Creek, Squaw Creek	10	0.71%	\$17,605,000	1.42%	\$1,760,500	\$1,630,000
Cordillera Valley Club	12	0.86%	\$19,555,000	1.57%	\$1,629,583	\$1,475,000
Cordillera	35	2.50%	\$51,496,500	4.14%	\$1,471,329	\$1,050,000
Wolcott	4	0.29%	\$3,747,500	0.30%	\$936,875	\$898,750
Bellyache, Red Sky	3	0.21%	\$3,140,000	0.25%	\$1,046,667	\$945,000
Eagle	158	11.28%	\$70,602,199	5.68%	\$446,849	\$380,000
Gypsum	161	11.49%	\$43,908,949	3.53%	\$272,726	\$255,500
Basalt, El Jebel and Misc. In-County	121	8.64%	\$65,227,319	5.25%	\$539,069	\$447,000
Quit Claim Deeds	0	0.00%	\$0	0.00%	\$0	\$0
<b>TOTAL</b>	<b>1,401</b>	<b>100.00%</b>	<b>\$1,243,148,939</b>	<b>100.00%</b>	<b>\$887,330</b>	<b>\$480,000</b>
<b>(BANK SALES)</b>	<b>126</b>	<b>8.99%</b>	<b>\$49,105,172</b>	<b>3.95%</b>	<b>\$389,724</b>	<b>\$277,500</b>

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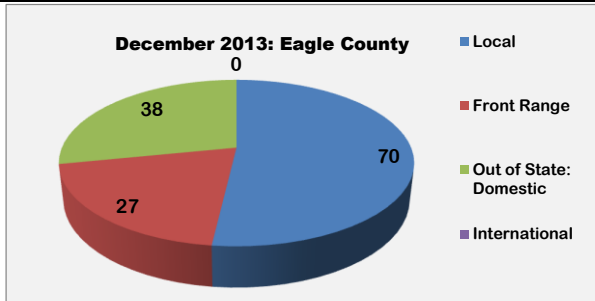
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# Eagle County Market Analysis

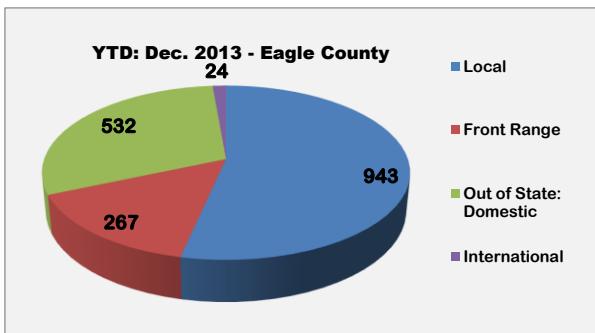


## Purchaser Abstract:



**All Sales: December 2013**

Origin of Buyer	# of Trans.	% Overall
Local	70	52%
Front Range	27	20%
Out of State: Domestic	38	28%
International	0	0%
<b>Total Sales</b>	<b>135</b>	<b>100%</b>



**All Sales: YTD: Dec. 2013**

Origin of Buyer	# of Trans.	% Overall
Local	943	53%
Front Range	267	15%
Out of State: Domestic	532	30%
International	24	1%
<b>Total Sales</b>	<b>1766</b>	<b>100%</b>

## Market Highlights:

### Highest Priced Residential Sale: December 2013

Price	Area	PPSF
\$9,800,000	BACHELOR GULCH	\$927

### Bank Sales Detail: December 2013

Price	Area	PPSF
\$157,900	GYPSUM	\$97
\$185,000	EAGLE-VAIL	\$112
\$193,000	GYPSUM	\$122

### Highest PSF Residential Sale: December 2013

Price	Area	PPSF
\$5,550,000	VAIL VILLAGE	\$2,786

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