



# MARKET ANALYSIS

Eagle County, Colorado

November 2010

## Month to Month Comparison by Total Dollar Volume

Month	2007	% of Previous Year	2008	% of Previous Year	2009	% of Previous Year	2010	% of Previous Year
January	\$173,416,500	125%	\$124,253,400	72%	\$40,487,500	33%	\$86,864,200	215%
February	\$253,057,700	169%	\$207,081,600	82%	\$56,760,800	27%	\$100,161,634	176%
March	\$266,688,300	112%	\$228,388,700	86%	\$59,372,400	26%	\$131,701,100	222%
April	\$233,926,100	127%	\$137,700,500	59%	\$57,947,000	42%	\$130,653,350	225%
May	\$301,894,600	117%	\$158,543,900	53%	\$70,751,600	45%	\$124,810,690	176%
June	\$332,660,200	120%	\$188,121,300	57%	\$95,286,400	51%	\$141,821,150	149%
July	\$190,341,400	89%	\$243,432,100	128%	\$59,677,500	25%	\$88,131,800	148%
August	\$313,687,200	122%	\$211,288,800	67%	\$91,791,200	43%	\$101,212,200	110%
September	\$260,515,200	100%	\$169,448,700	65%	\$100,847,572	60%	\$235,695,303	234%
October	\$215,096,100	94%	\$167,365,200	78%	\$96,167,100	57%	\$133,924,900	139%
November	\$216,475,200	72%	\$174,144,400	80%	\$82,428,395	47%	\$113,577,217	138%
December	\$202,738,700	81%	\$225,150,500	111%	\$86,926,716	39%		0%
<b>YTD - TOTAL</b>	<b>\$2,757,758,500</b>	<b>110%</b>	<b>\$2,009,768,600</b>	<b>73%</b>	<b>\$811,517,467</b>	<b>40%</b>	<b>\$1,388,553,544</b>	<b>171%</b>
<b>Annual Totals</b>	<b>\$2,960,497,200</b>	<b>107%</b>	<b>\$2,234,919,100</b>	<b>75%</b>	<b>\$898,444,183</b>	<b>40%</b>		

## Month to Month Comparison by Number of Transactions

Month	2007	% of Previous Year	2008	% of Previous Year	2009	% of Previous Year	2010	% of Previous Year
January	175	96%	104	59%	46	44%	79	172%
February	273	147%	131	48%	55	42%	95	173%
March	210	81%	145	69%	44	30%	102	232%
April	221	95%	117	53%	54	46%	116	215%
May	266	92%	107	40%	79	74%	105	133%
June	286	88%	172	60%	78	45%	121	155%
July	204	78%	157	77%	75	48%	92	123%
August	285	98%	110	39%	99	90%	101	102%
September	248	89%	166	67%	123	74%	115	93%
October	181	67%	175	97%	106	61%	115	108%
November	190	72%	120	63%	84	70%	112	133%
December	149	54%	102	68%	95	93%		0%
<b>YTD - TOTAL</b>	<b>2,539</b>	<b>89%</b>	<b>1,504</b>	<b>59%</b>	<b>843</b>	<b>56%</b>	<b>1,153</b>	<b>137%</b>
<b>Annual Totals</b>	<b>2,688</b>	<b>86%</b>	<b>1,606</b>	<b>60%</b>	<b>938</b>	<b>58%</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

November, 2010

Eagle County, Colorado

Area	Total Dollar Volume	% of Volume	Number of Transactions	% of Transactions	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	\$5,539,100	4.88%	10	8.93%	\$553,910	\$402,500
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	\$17,847,500	15.71%	7	6.25%	\$2,549,643	\$2,087,500
Lionshead	\$11,098,600	9.77%	7	6.25%	\$1,585,514	\$1,700,000
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	\$6,112,459	5.38%	6	5.36%	\$1,018,743	\$503,750
Cascade Village, Glen Lyon	\$4,595,000	4.05%	2	1.79%	\$2,297,500	n/a
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$1,165,000	1.03%	3	2.68%	\$388,333	\$455,000
Highland Meadows	\$0	0.00%	0	0.00%	\$0	\$0
Intermountain, Matterhorn, Vail Village West	\$2,577,500	2.27%	5	4.46%	\$515,500	\$465,000
Minturn, Redcliff	\$0	0.00%	0	0.00%	\$0	\$0
Eagle Vail	\$3,783,300	3.33%	8	7.14%	\$472,913	\$512,900
Avon	\$2,667,447	2.35%	8	7.14%	\$333,431	\$291,224
Mountain Star	\$0	0.00%	0	0.00%	\$0	\$0
Wildridge	\$762,500	0.67%	1	0.89%	\$762,500	n/a
Beaver Creek	\$5,112,500	4.50%	6	5.36%	\$852,083	\$650,000
Bachelor Gulch	\$11,825,000	10.41%	3	2.68%	\$3,941,667	\$1,900,000
Arrowhead	\$1,800,000	1.58%	1	0.89%	\$1,800,000	n/a
Berry Creek, Singletree	\$4,520,000	3.98%	4	3.57%	\$1,130,000	\$1,225,000
Edwards	\$1,680,000	1.48%	4	3.57%	\$420,000	\$365,000
Homestead, South 40	\$398,000	0.35%	1	0.89%	\$398,000	n/a
Lake Creek, Squaw Creek	\$0	0.00%	0	0.00%	\$0	\$0
Cordillera Valley Club	\$4,620,000	4.07%	1	0.89%	\$4,620,000	n/a
Cordillera	\$9,575,000	8.43%	4	3.57%	\$2,393,750	\$1,700,000
Wolcott	\$4,820,000	4.24%	2	1.79%	\$2,410,000	n/a
Bellyache, Red Sky	\$7,463,500	6.57%	4	3.57%	\$1,865,875	\$1,850,000
Eagle	\$1,146,411	1.01%	7	6.25%	\$163,773	\$160,000
Gypsum	\$1,527,500	1.34%	9	8.04%	\$169,722	\$139,000
Basalt, El Jebel and Misc. In-County	\$2,937,900	2.59%	8	7.14%	\$367,238	\$349,950
Quit Claim Deeds	\$3,000	0.00%	1	0.89%	\$3,000	n/a
<b>TOTAL</b>	<b>\$113,577,217</b>	<b>100.00%</b>	<b>112</b>	<b>100.00%</b>	<b>\$1,014,082</b>	<b>\$520,000</b>

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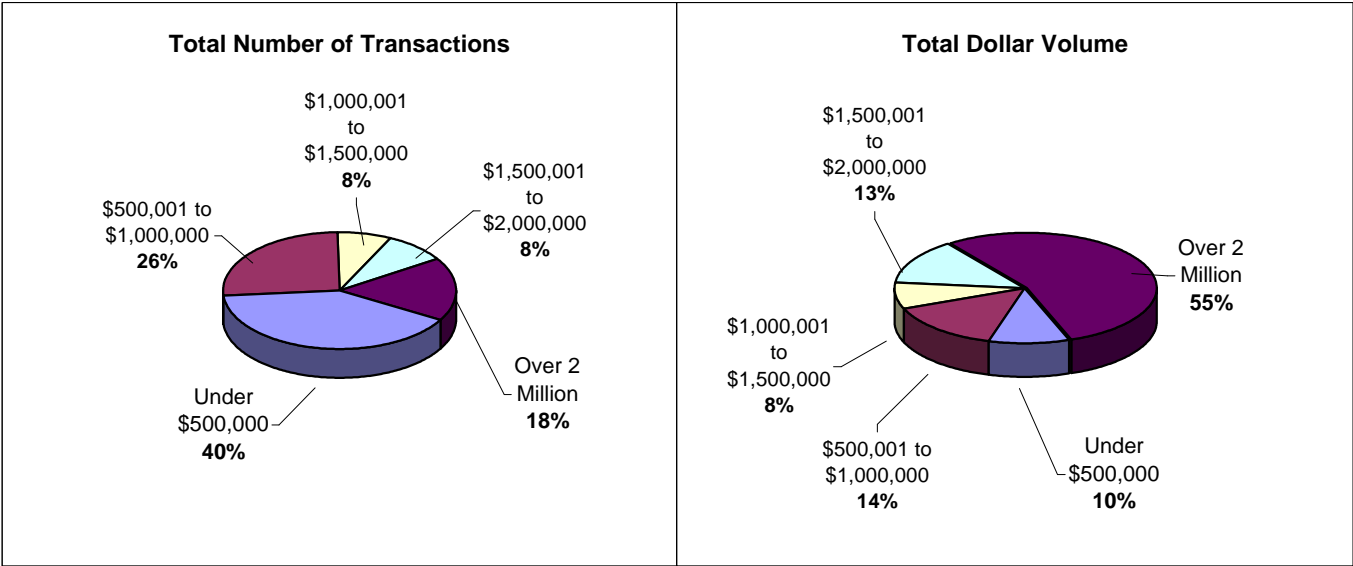
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# All Residential Transactions

November, 2010  
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	37	\$10,835,717	\$292,857	Single Family	37	\$57,722,900	\$1,560,078
	\$500,001 to \$1,000,000	24	\$15,311,000	\$637,958	Multi Family	55	\$49,395,917	\$898,108
	\$1,000,001 to \$1,500,000	7	\$8,432,500	\$1,204,643	Vacant Residential Land	7	\$837,000	\$119,571
	\$1,500,001 to \$2,000,000	8	\$14,250,000	\$1,781,250				
	\$2,000,001 to \$2,500,000	7	\$15,399,600	\$2,199,943				
	\$2,500,001 to \$3,000,000	2	\$5,220,000	\$2,610,000				
	\$3,000,001 to \$3,500,000	1	\$3,200,000	\$3,200,000				
	\$3,500,001 to \$4,000,000	1	\$4,000,000	\$4,000,000				
	\$4,000,001 to \$4,500,000	1	\$4,050,000	\$4,050,000				
	\$4,500,001 to 5,000,000	1	\$4,620,000	\$4,620,000				
	Over \$5 Million	3	\$21,800,000	\$7,266,667				
	<b>Improved Residential Total:</b>	<b>92</b>	<b>\$107,118,817</b>	<b>\$1,164,335</b>	<b>Total</b>	<b>99</b>	<b>\$107,955,817</b>	<b>\$1,090,463</b>
	Residential Vacant Land and Commercial Total*:	20	\$6,458,400	\$322,920				



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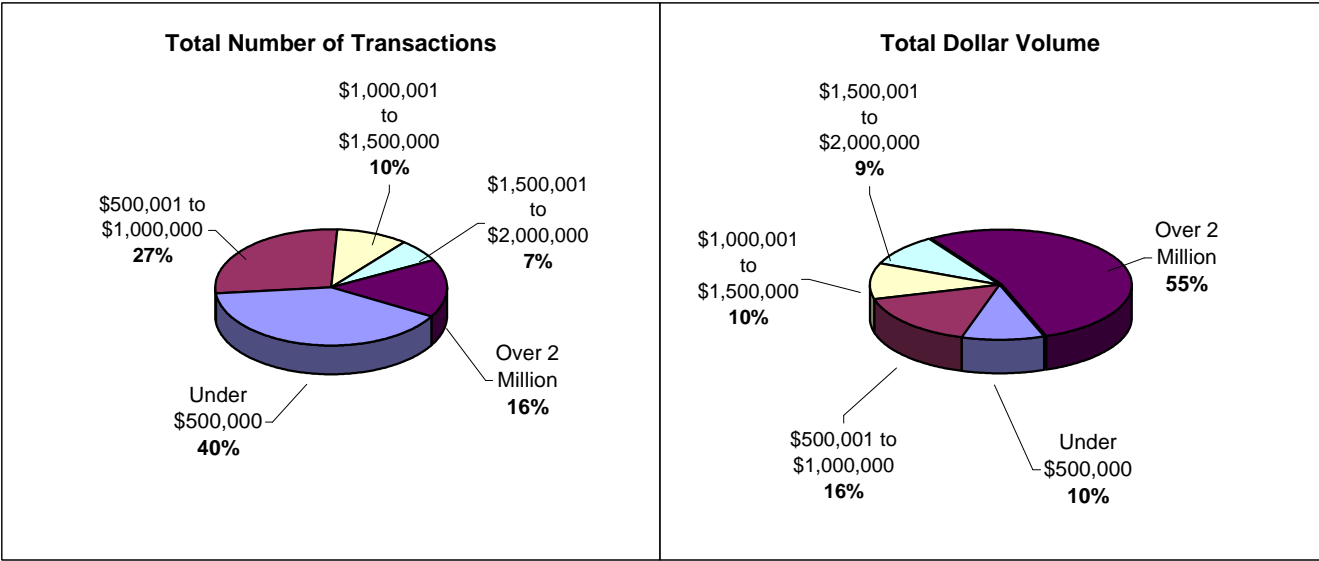
\* includes all non-improved residential transactions  
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# All Residential Transactions

Year to Date; November - 2010  
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	381	\$117,705,094	\$308,937	Single Family	396	\$496,261,750	\$1,253,186
	\$500,001 to \$1,000,000	260	\$184,287,700	\$708,799	Multi Family	555	\$642,405,244	\$1,157,487
	\$1,000,001 to \$1,500,000	95	\$118,737,900	\$1,249,873	Vacant Residential Land	72	\$26,396,400	\$366,617
	\$1,500,001 to \$2,000,000	62	\$107,314,700	\$1,730,882				
	\$2,000,001 to \$2,500,000	48	\$106,142,300	\$2,211,298				
	\$2,500,001 to \$3,000,000	24	\$66,631,900	\$2,776,329				
	\$3,000,001 to \$3,500,000	14	\$45,217,300	\$3,229,807				
	\$3,500,001 to \$4,000,000	11	\$42,340,500	\$3,849,136				
	\$4,000,001 to \$4,500,000	8	\$33,475,100	\$4,184,388				
	\$4,500,001 to 5,000,000	7	\$33,186,500	\$4,740,929				
	Over \$5 Million	41	\$283,628,000	\$6,917,756				
	<b>Improved Residential Total:</b>	<b>951</b>	<b>\$1,138,666,994</b>	<b>\$1,197,336</b>	<b>Total</b>	<b>1023</b>	<b>\$1,165,063,394</b>	<b>\$1,138,869</b>
	Residential Vacant Land and Commercial Total*:	202	\$249,886,550	\$1,237,062				



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# Commercial Transactions

November, 2010

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	\$1,260,000	\$315,000	29	\$24,779,300	\$854,459
Commercial Vacant	2	\$135,000	\$67,500	35	\$4,523,350	\$129,239
Development Vacant	0	\$0	\$0	6	\$56,205,300	\$9,367,550
<b>Total</b>	<b>6</b>	<b>\$1,395,000</b>	<b>\$232,500</b>	<b>70</b>	<b>\$85,507,950</b>	<b>\$1,221,542</b>



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# Market Analysis by Area

Includes: Commercial, Residential and Vacant Land  
 Year to Date; Through November - 2010  
 Eagle County, Colorado

Area	Total Dollar Volume	% of Volume	Number of Transactions	% of Transactions	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	\$37,174,500	2.68%	54	4.68%	\$688,417	\$420,000
Booth Creek, The Falls	\$6,995,000	0.50%	5	0.43%	\$1,399,000	\$1,650,000
11th Filing, Vail Golf Course	\$19,425,000	1.40%	7	0.61%	\$2,775,000	\$1,510,000
Vail Village	\$213,674,500	15.39%	67	5.81%	\$3,189,172	\$2,162,000
Lionshead	\$252,583,800	18.19%	58	5.03%	\$4,354,893	\$2,173,750
Spraddle Creek	\$9,000,000	0.65%	1	0.09%	\$9,000,000	n/a
Potato Patch	\$6,570,800	0.47%	6	0.52%	\$1,095,133	\$1,063,100
Lionsridge, Sandstone, The Ridge, The Valley	\$25,404,452	1.83%	37	3.21%	\$686,607	\$410,000
Cascade Village, Glen Lyon	\$35,270,000	2.54%	14	1.21%	\$2,519,286	\$2,435,000
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$14,151,450	1.02%	19	1.65%	\$744,813	\$530,000
Highland Meadows	\$9,449,500	0.68%	6	0.52%	\$1,574,917	\$1,625,000
Intermountain, Matterhorn, Vail Village West	\$12,124,500	0.87%	18	1.56%	\$673,583	\$587,500
Minturn, Redcliff	\$5,545,500	0.40%	13	1.13%	\$426,577	\$392,500
Eagle Vail	\$23,860,400	1.72%	44	3.82%	\$542,282	\$520,000
Avon	\$68,821,281	4.96%	141	12.23%	\$488,094	\$328,300
Mountain Star	\$10,325,000	0.74%	4	0.35%	\$2,581,250	\$2,325,000
Wildridge	\$9,411,700	0.68%	18	1.56%	\$522,872	\$520,000
Beaver Creek	\$157,358,500	11.33%	75	6.50%	\$2,098,113	\$1,350,000
Bachelor Gulch	\$44,795,700	3.23%	18	1.56%	\$2,488,650	\$1,962,500
Arrowhead	\$53,605,500	3.86%	39	3.38%	\$1,374,500	\$1,150,000
Berry Creek, Singletree	\$24,206,300	1.74%	29	2.52%	\$834,700	\$730,000
Edwards	\$30,870,050	2.22%	62	5.38%	\$497,904	\$287,950
Homestead, South 40	\$11,019,000	0.79%	20	1.73%	\$550,950	\$417,500
Lake Creek, Squaw Creek	\$16,178,700	1.17%	9	0.78%	\$1,797,633	\$1,758,700
Cordillera Valley Club	\$16,220,400	1.17%	8	0.69%	\$2,027,550	\$1,825,200
Cordillera	\$66,980,200	4.82%	46	3.99%	\$1,456,091	\$1,437,500
Wolcott	\$6,020,000	0.43%	3	0.26%	\$2,006,667	\$2,320,000
Bellyache, Red Sky	\$20,117,800	1.45%	16	1.39%	\$1,257,363	\$639,250
Eagle	\$56,753,911	4.09%	136	11.80%	\$417,308	\$288,500
Gypsum	\$56,606,100	4.08%	90	7.81%	\$628,957	\$300,000
Basalt, El Jebel and Misc. In-County	\$60,983,500	4.39%	77	6.68%	\$791,994	\$492,000
Quit Claim Deeds	\$7,050,500	0.51%	13	1.13%	\$542,346	n/a
<b>TOTAL</b>	<b>\$1,388,553,544</b>	<b>100.00%</b>	<b>1153</b>	<b>100.00%</b>	<b>\$1,204,296</b>	<b>\$545,000</b>

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# Residential Improved Transactions

Excludes: Vacant Land and Commercial  
November, 2010  
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	\$3,801,500	3.55%	7	7.61%	\$543,071	\$405,000	\$454
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	\$17,847,500	16.66%	7	7.61%	\$2,549,643	\$2,087,500	\$1,510
Lionshead	\$9,598,600	8.96%	6	6.52%	\$1,599,767	\$1,867,500	\$1,069
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	\$6,112,459	5.71%	6	6.52%	\$1,018,743	\$503,750	\$393
Cascade Village, Glen Lyon	\$4,595,000	4.29%	2	2.17%	\$2,297,500	n/a	\$665
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$685,000	0.64%	2	2.17%	\$342,500	n/a	\$309
Highland Meadows	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Intermountain, Matterhorn, Vail Village West	\$2,577,500	2.41%	5	5.43%	\$515,500	\$465,000	\$503
Minturn, Redcliff	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Eagle Vail	\$3,277,500	3.06%	7	7.61%	\$468,214	\$520,000	\$255
Avon	\$2,057,447	1.92%	6	6.52%	\$342,908	\$291,224	\$241
Mountain Star	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Wildridge	\$762,500	0.71%	1	1.09%	\$762,500	n/a	\$267
Beaver Creek	\$4,977,500	4.65%	4	4.35%	\$1,244,375	\$888,750	\$737
Bachelor Gulch	\$11,825,000	11.04%	3	3.26%	\$3,941,667	\$1,900,000	\$851
Arrowhead	\$1,800,000	1.68%	1	1.09%	\$1,800,000	n/a	\$388
Berry Creek, Singletree	\$4,520,000	4.22%	4	4.35%	\$1,130,000	\$1,225,000	\$259
Edwards, Scottsville	\$1,030,000	0.96%	2	2.17%	\$515,000	n/a	\$233
Homestead, South 40	\$398,000	0.37%	1	1.09%	\$398,000	n/a	\$249
Lake Creek, Squaw Creek	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Cordillera Valley Club	\$4,620,000	4.31%	1	1.09%	\$4,620,000	n/a	\$418
Cordillera	\$9,400,000	8.78%	3	3.26%	\$3,133,333	\$1,700,000	\$409
Wolcott: North of I-70	\$4,820,000	4.50%	2	2.17%	\$2,410,000	n/a	\$468
Bellyache, Red Sky, Wolcott South of I-70	\$7,463,500	6.97%	4	4.35%	\$1,865,875	\$1,850,000	\$283
Eagle	\$912,911	0.85%	5	5.43%	\$182,582	\$200,000	\$168
Gypsum	\$1,399,000	1.31%	6	6.52%	\$233,167	\$237,500	\$112
Basalt, El Jebel and Misc. In-County	\$2,637,900	2.46%	7	7.61%	\$376,843	\$379,900	\$254
<b>TOTAL</b>	<b>\$107,118,817</b>	<b>100.00%</b>	<b>92</b>	<b>100.00%</b>	<b>\$1,164,335</b>	<b>\$558,000</b>	<b>\$482</b>

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