



MARKET ANALYSIS

Eagle County, Colorado

April 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%		0%
June	\$332,660,200	120%	\$188,121,300	57%	\$95,286,400	51%		0%
July	\$190,341,400	89%	\$243,432,100	128%	\$59,677,500	25%		0%
August	\$313,687,200	122%	\$211,288,800	67%	\$91,791,200	43%		0%
September	\$260,515,200	100%	\$169,448,700	65%	\$100,847,572	60%		0%
October	\$215,096,100	94%	\$167,365,200	78%	\$96,167,100	57%		0%
November	\$216,475,200	72%	\$174,144,400	80%	\$82,428,395	47%		0%
December	\$202,738,700	81%	\$225,150,500	111%	\$86,926,716	39%		0%
YTD - TOTAL	\$927,088,600	130%	\$697,424,200	75%	\$214,567,700	31%	\$449,380,284	209%
Annual Totals	\$2,960,497,200	107%	\$2,234,919,100	75%	\$898,444,183	40%		

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%		0%
June	286	88%	172	60%	78	45%		0%
July	204	78%	157	77%	75	48%		0%
August	285	98%	110	39%	99	90%		0%
September	248	89%	166	67%	123	74%		0%
October	181	67%	175	97%	106	61%		0%
November	190	72%	120	63%	84	70%		0%
December	149	54%	102	68%	95	93%		0%
YTD - TOTAL	879	102%	497	57%	199	40%	392	197%
Annual Totals	2,688	86%	1,606	60%	938	58%		

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.

VAIL
 108 S. Frontage Rd. W
 Suite 203
 P O Box 357
 Vail, CO 81658
 ph: (970) 476-2251
 fax: (970) 476-4534

AVON
 0090 Benchmark Rd
 Suite 205
 P O Box 3480
 Avon, CO 81620
 ph: (970) 949-5099
 fax: (970) 949-4892

EAGLE
 65 Market Street
 Suite 4
 P O Box 4420
 Eagle, CO 81631
 ph: (970) 328-5065
 fax: (970) 328-5064



Compliments of:
Trevor Theelke
 970-328-1465
ttheelke@ltgc.com

Bob Rulon
 970-328-1462
brulon@ltgc.com



Market Analysis by Area

Includes: Commercial, Residential and Vacant Land

April, 2010

Eagle County, Colorado

Area	Total Dollar Volume	% of Volume	Number of Transactions	% of Transactions	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	\$2,240,100	1.71%	5	4.31%	\$448,020	\$380,000
Booth Creek, The Falls	\$495,000	0.38%	1	0.86%	\$495,000	n/a
11th Filing, Vail Golf Course	\$0	0.00%	0	0.00%	\$0	\$0
Vail Village	\$13,236,000	10.13%	7	6.03%	\$1,890,857	\$1,020,000
Lionshead	\$9,259,000	7.09%	5	4.31%	\$1,851,800	\$1,359,000
Spraddle Creek	\$0	0.00%	0	0.00%	\$0	\$0
Potato Patch	\$2,329,600	1.78%	1	0.86%	\$2,329,600	n/a
Lionsridge, Sandstone, The Ridge, The Valley	\$7,395,000	5.66%	6	5.17%	\$1,232,500	\$625,000
Cascade Village, Glen Lyon	\$8,700,000	6.66%	4	3.45%	\$2,175,000	\$2,362,500
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$2,098,800	1.61%	2	1.72%	\$1,049,400	n/a
Highland Meadows	\$0	0.00%	0	0.00%	\$0	\$0
Intermountain, Matterhorn, Vail Village West	\$625,000	0.48%	1	0.86%	\$625,000	n/a
Minturn, Redcliff	\$1,100,000	0.84%	1	0.86%	\$1,100,000	n/a
Eagle Vail	\$3,629,000	2.78%	8	6.90%	\$453,625	\$427,500
Avon	\$7,012,300	5.37%	13	11.21%	\$539,408	\$711,000
Mountain Star	\$0	0.00%	0	0.00%	\$0	\$0
Wildridge	\$0	0.00%	0	0.00%	\$0	\$0
Beaver Creek	\$11,610,000	8.89%	5	4.31%	\$2,322,000	\$2,100,000
Bachelor Gulch	\$6,800,000	5.20%	3	2.59%	\$2,266,667	\$2,150,000
Arrowhead	\$6,251,000	4.78%	3	2.59%	\$2,083,667	\$2,076,000
Berry Creek, Singletree	\$2,810,000	2.15%	4	3.45%	\$702,500	\$710,000
Edwards	\$3,845,850	2.94%	7	6.03%	\$549,407	\$375,000
Homestead, South 40	\$0	0.00%	0	0.00%	\$0	\$0
Lake Creek, Squaw Creek	\$0	0.00%	0	0.00%	\$0	\$0
Cordillera Valley Club	\$0	0.00%	0	0.00%	\$0	\$0
Cordillera	\$9,626,000	7.37%	6	5.17%	\$1,604,333	\$1,760,000
Wolcott	\$0	0.00%	0	0.00%	\$0	\$0
Bellyache, Red Sky	\$3,566,900	2.73%	2	1.72%	\$1,783,450	n/a
Eagle	\$4,765,000	3.65%	18	15.52%	\$264,722	\$207,500
Gypsum	\$971,000	0.74%	3	2.59%	\$323,667	\$307,000
Basalt, El Jebel and Misc. In-County	\$22,287,800	17.06%	11	9.48%	\$2,026,164	\$638,000
Quit Claim Deeds	\$0	0.00%	0	0.00%	\$0	\$0
TOTAL	\$130,653,350	100.00%	116	100.00%	\$1,126,322	\$631,500

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.

VAIL
 108 S. Frontage Rd. W
 Suite 203
 P O Box 357
 Vail, CO 81658
 ph: (970) 476-2251
 fax: (970) 476-4534

AVON
 0090 Benchmark Rd
 Suite 205
 P O Box 3480
 Avon, CO 81620
 ph: (970) 949-5099
 fax: (970) 949-4892

EAGLE
 65 Market Street
 Suite 4
 P O Box 4420
 Eagle, CO 81631
 ph: (970) 328-5065
 fax: (970) 328-5064



Compliments of:
Trevor Theelke
 970-328-1465
theelke@ltgc.com

Bob Rulon
 970-328-1462
brulon@ltgc.com

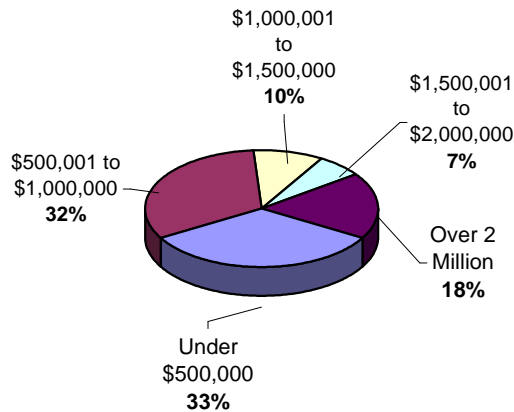


All Residential Transactions

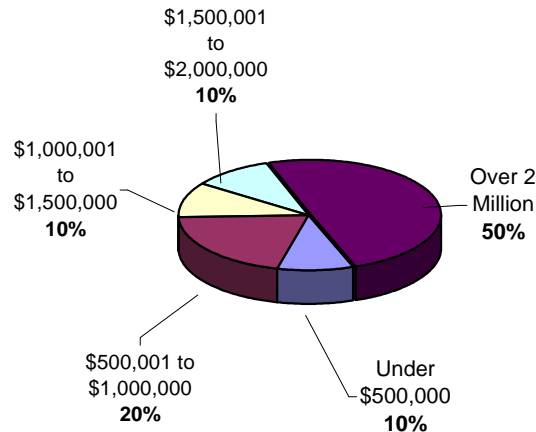
April, 2010
Eagle County, Colorado

	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	31	\$9,910,000	\$319,677	Single Family	37	\$46,523,000	\$1,257,378
	\$500,001 to \$1,000,000	30	\$21,368,800	\$712,293	Multi Family	56	\$58,107,400	\$1,037,632
	\$1,000,001 to \$1,500,000	9	\$10,939,000	\$1,215,444	Vacant Residential Land	9	\$5,258,400	\$584,267
	\$1,500,001 to \$2,000,000	6	\$10,520,000	\$1,753,333				
	\$2,000,001 to \$2,500,000	6	\$13,017,600	\$2,169,600				
	\$2,500,001 to \$3,000,000	5	\$13,600,000	\$2,720,000				
	\$3,000,001 to \$3,500,000	2	\$6,425,000	\$3,212,500				
	\$3,500,001 to \$4,000,000	1	\$3,600,000	\$3,600,000				
	\$4,000,001 to \$4,500,000	2	\$8,475,000	\$4,237,500				
	\$4,500,001 to 5,000,000	0	\$0	\$0				
	Over \$5 Million	1	\$6,775,000	\$6,775,000				
	Improved Residential Total:	93	\$104,630,400	\$1,125,058	Total	102	\$109,888,800	\$1,077,341
	Residential Vacant Land and Commercial Total*:	23	\$26,022,950	\$1,131,433				

Total Number of Transactions



Total Dollar Volume



Compliments of:
Trevor Theelke
970-328-1465
ttheelke@ltgc.com

Bob Rulon
970-328-1462
brulon@ltgc.com

* includes all non-improved residential transactions

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.

Copyright © 2009 Land Title Guarantee Company. All rights reserved.



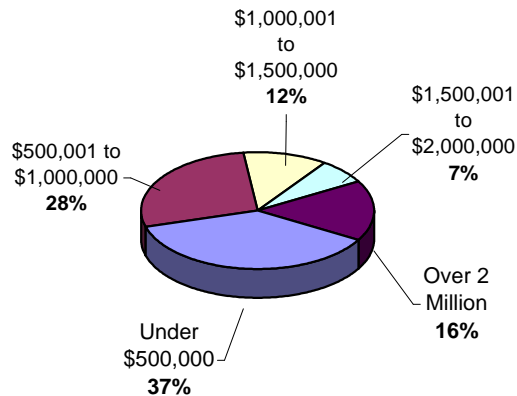
All Residential Transactions

Year to Date; April - 2010

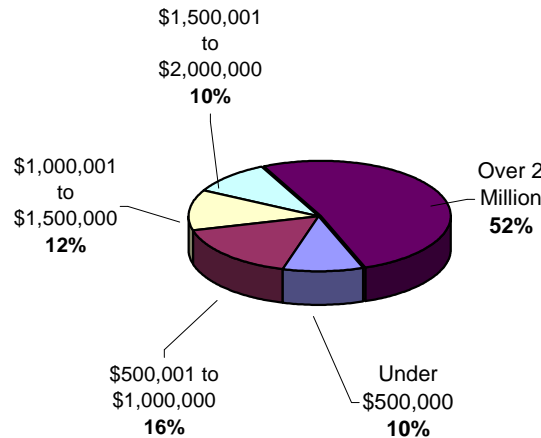
Eagle County, Colorado

	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	118	\$37,856,734	\$320,820	Single Family	113	\$188,280,900	\$1,666,203	
\$500,001 to \$1,000,000	88	\$63,234,800	\$718,577	Multi Family	205	\$195,299,934	\$952,683	
\$1,000,001 to \$1,500,000	37	\$45,869,200	\$1,239,708	Vacant Residential Land	23	\$9,292,400	\$404,017	
\$1,500,001 to \$2,000,000	22	\$38,095,700	\$1,731,623					
\$2,000,001 to \$2,500,000	16	\$35,418,400	\$2,213,650					
\$2,500,001 to \$3,000,000	12	\$33,246,000	\$2,770,500					
\$3,000,001 to \$3,500,000	4	\$12,935,000	\$3,233,750					
\$3,500,001 to \$4,000,000	2	\$7,200,000	\$3,600,000					
\$4,000,001 to \$4,500,000	3	\$12,775,000	\$4,258,333					
\$4,500,001 to 5,000,000	2	\$9,580,000	\$4,790,000					
Over \$5 Million	14	\$87,370,000	\$6,240,714					
Improved Residential Total:	318	\$383,580,834	\$1,206,229	Total	341	\$392,873,234	\$1,152,121	
Residential Vacant Land and Commercial Total*:	74	\$65,799,450	\$889,182					

Total Number of Transactions



Total Dollar Volume



Compliments of:
Trevor Theelke
 970-328-1465
ttheelke@ltgc.com

Bob Rulon
 970-328-1462
brulon@ltgc.com

* includes all non-improved residential transactions

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.

Copyright © 2009 Land Title Guarantee Company. All rights reserved.



Commercial Transactions

April, 2010

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	2	\$300,000	\$150,000	11	\$8,859,000	\$805,364
Commercial Vacant	7	\$743,950	\$106,279	16	\$1,675,650	\$104,728
Development Vacant	1	\$16,500,500	\$16,500,500	4	\$32,705,300	\$8,176,325
Total	10	\$17,544,450	\$1,754,445	31	\$43,239,950	\$1,394,837



Compliments of:
Trevor Theelke
970-328-1465
ttheelke@ltgc.com

Bob Rulon
970-328-1462
brulon@ltgc.com

*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.
Copyright © 2009 Land Title Guarantee Company. All rights reserved.*



Market Analysis by Area

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

Area	Total Dollar Volume	% of Volume	Number of Transactions	% of Transactions	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	\$15,481,600	3.45%	16	4.08%	\$967,600	\$530,000
Booth Creek, The Falls	\$495,000	0.11%	1	0.26%	\$0	n/a
11th Filing, Vail Golf Course	\$13,615,000	3.03%	5	1.28%	\$2,723,000	\$1,510,000
Vail Village	\$35,941,000	8.00%	19	4.85%	\$1,891,632	\$1,220,000
Lionshead	\$34,589,300	7.70%	13	3.32%	\$2,660,715	\$2,246,800
Spraddle Creek	\$9,000,000	2.00%	1	0.26%	\$9,000,000	n/a
Potato Patch	\$4,824,600	1.07%	3	0.77%	\$1,608,200	\$1,300,000
Lionsridge, Sandstone, The Ridge, The Valley	\$10,220,500	2.27%	12	3.06%	\$851,708	\$423,750
Cascade Village, Glen Lyon	\$25,900,000	5.76%	9	2.30%	\$2,877,778	\$2,675,000
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$2,098,800	0.47%	2	0.51%	\$0	n/a
Highland Meadows	\$0	0.00%	0	0.00%	\$0	n/a
Intermountain, Matterhorn, Vail Village West	\$3,774,000	0.84%	4	1.02%	\$943,500	\$774,500
Minturn, Redcliff	\$1,450,000	0.32%	2	0.51%	\$725,000	n/a
Eagle Vail	\$8,638,500	1.92%	17	4.34%	\$508,147	\$453,500
Avon	\$51,101,334	11.37%	88	22.45%	\$580,697	\$557,500
Mountain Star	\$3,150,000	0.70%	1	0.26%	\$3,150,000	n/a
Wildridge	\$2,970,000	0.66%	7	1.79%	\$424,286	\$415,000
Beaver Creek	\$63,608,000	14.15%	24	6.12%	\$2,650,333	\$2,037,500
Bachelor Gulch	\$8,783,000	1.95%	5	1.28%	\$1,756,600	\$1,726,100
Arrowhead	\$23,633,500	5.26%	14	3.57%	\$1,688,107	\$1,157,500
Berry Creek, Singletree	\$7,441,000	1.66%	9	2.30%	\$826,778	\$700,000
Edwards	\$8,005,750	1.78%	17	4.34%	\$470,926	\$286,000
Homestead, South 40	\$1,595,000	0.35%	4	1.02%	\$398,750	\$397,500
Lake Creek, Squaw Creek	\$6,058,700	1.35%	2	0.51%	\$3,029,350	n/a
Cordillera Valley Club	\$4,225,000	0.94%	2	0.51%	\$2,112,500	n/a
Cordillera	\$22,741,000	5.06%	15	3.83%	\$1,516,067	\$1,525,000
Wolcott	\$0	0.00%	0	0.00%	\$0	n/a
Bellyache, Red Sky	\$5,016,900	1.12%	3	0.77%	\$1,672,300	\$1,450,000
Eagle	\$18,384,800	4.09%	43	10.97%	\$427,553	\$292,000
Gypsum	\$21,286,000	4.74%	21	5.36%	\$1,013,619	\$350,000
Basalt, El Jebel and Misc. In-County	\$32,522,000	7.24%	28	7.14%	\$1,161,500	\$567,500
Quit Claim Deeds	\$2,830,000	0.63%	5	1.28%	\$566,000	n/a
TOTAL	\$449,380,284	100.00%	392	100.00%	\$1,146,378	\$627,000

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.

VAIL
 108 S. Frontage Rd. W
 Suite 203
 P O Box 357
 Vail, CO 81658
 ph: (970) 476-2251
 fax: (970) 476-4534

AVON
 0090 Benchmark Rd
 Suite 205
 P O Box 3480
 Avon, CO 81620
 ph: (970) 949-5099
 fax: (970) 949-4892

EAGLE
 65 Market Street
 Suite 4
 P O Box 4420
 Eagle, CO 81631
 ph: (970) 328-5065
 fax: (970) 328-5064



Compliments of:
Trevor Theelke
 970-328-1465
ttheelke@ltgc.com

Bob Rulon
 970-328-1462
brulon@ltgc.com



Residential Improved Transactions

Excludes: Vacant Land and Commercial

April, 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	\$2,240,000	2.14%	4	4.30%	\$560,000	\$515,000	\$393
Booth Creek, The Falls	\$495,000	0.47%	1	1.08%	\$495,000	n/a	\$316
11th Filing, Vail Golf Course	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Vail Village	\$12,557,000	12.00%	4	4.30%	\$3,139,250	\$2,381,000	\$810
Lionshead	\$9,259,000	8.85%	5	5.38%	\$1,851,800	\$1,359,000	\$967
Spraddle Creek	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Potato Patch	\$2,329,600	2.23%	1	1.08%	\$2,329,600	n/a	\$584
Lionsridge, Sandstone, The Ridge, The Valley	\$7,175,000	6.86%	4	4.30%	\$1,793,750	\$1,205,000	\$511
Cascade Village, Glen Lyon	\$1,725,000	1.65%	1	1.08%	\$1,725,000	n/a	\$923
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$2,098,800	2.01%	2	2.15%	\$1,049,400	n/a	\$318
Highland Meadows	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Intermountain, Matterhorn, Vail Village West	\$625,000	0.60%	1	1.08%	\$625,000	n/a	\$247
Minturn, Redcliff	\$1,100,000	1.05%	1	1.08%	\$1,100,000	n/a	\$535
Eagle Vail	\$3,629,000	3.47%	8	8.60%	\$453,625	\$427,500	\$257
Avon	\$7,012,300	6.70%	13	13.98%	\$539,408	\$711,000	\$519
Mountain Star	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Wildridge	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Beaver Creek	\$11,610,000	11.10%	5	5.38%	\$2,322,000	\$2,100,000	\$826
Bachelor Gulch	\$6,800,000	6.50%	3	3.23%	\$2,266,667	\$2,150,000	\$805
Arrowhead	\$6,251,000	5.97%	3	3.23%	\$2,083,667	\$2,076,000	\$451
Berry Creek, Singletree	\$2,810,000	2.69%	4	4.30%	\$702,500	\$710,000	\$304
Edwards, Scottsville	\$3,843,400	3.67%	6	6.45%	\$640,567	\$381,450	\$388
Homestead, South 40	\$0	0.00%	0	0.00%	\$0	\$0	\$0
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	\$9,295,000	8.88%	5	5.38%	\$1,859,000	\$1,795,000	\$334
Wolcott: North of I-70	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Bellyache, Red Sky, Wolcott South of I-70	\$3,250,000	3.11%	1	1.08%	\$3,250,000	n/a	\$605
Eagle	\$3,772,000	3.61%	9	9.68%	\$419,111	\$369,000	\$197
Gypsum	\$971,000	0.93%	3	3.23%	\$323,667	\$307,000	\$189
Basalt, El Jebel and Misc. In-County	\$5,782,300	5.53%	9	9.68%	\$642,478	\$638,000	\$285
TOTAL	\$104,630,400	100.00%	93	100.00%	\$1,125,058	\$726,000	\$455

VAIL
108 S. Frontage Rd. W
Suite 203
P O Box 357
Vail, CO 81658
ph: (970) 476-2251
fax: (970) 476-4534

AVON
0090 Benchmark Rd
Suite 205
P O Box 3480
Avon, CO 81620
ph: (970) 949-5099
fax: (970) 949-4892

EAGLE
65 Market Street
Suite 4
P O Box 4420
Eagle, CO 81631
ph: (970) 328-5065
fax: (970) 328-5064



Compliments of:
Trevor Theelke
970-328-1465
ttheelke@ltgc.com

Bob Rulon
970-328-1462
brulon@ltgc.com