



MARKET ANALYSIS

Eagle County, Colorado

February 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%		0%
April	\$233,926,100	127%	\$137,700,500	59%	\$57,947,000	42%		0%
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	\$426,474,200	148%	\$331,335,000	78%	\$97,248,300	29%	\$187,025,834	192%
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%		0%
April	221	95%	117	53%	54	46%		0%
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	448	122%	235	52%	101	43%	174	172%
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.

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Market Analysis by Area

Includes: Commercial, Residential and Vacant Land

February, 2010

Eagle County, Colorado

Area	Total Dollar Volume	% of Volume	Number of Transactions	% of Transactions	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	\$3,510,000	3.50%	3	3.16%	\$1,170,000	\$1,300,000
Booth Creek, The Falls	\$0	0.00%	0	0.00%	\$0	\$0
11th Filing, Vail Golf Course	\$2,560,000	2.56%	2	2.11%	\$1,280,000	n/a
Vail Village	\$240,000	0.24%	1	1.05%	\$240,000	n/a
Lionshead	\$12,280,300	12.26%	5	5.26%	\$2,456,060	\$2,246,800
Spraddle Creek	\$9,000,000	8.99%	1	1.05%	\$9,000,000	n/a
Potato Patch	\$1,195,000	1.19%	1	1.05%	\$1,195,000	n/a
Lionsridge, Sandstone, The Ridge, The Valley	\$410,000	0.41%	1	1.05%	\$410,000	n/a
Cascade Village, Glen Lyon	\$5,100,000	5.09%	1	1.05%	\$5,100,000	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	\$900,000	0.90%	1	1.05%	\$900,000	n/a
Minturn, Redcliff	\$0	0.00%	0	0.00%	\$0	\$0
Eagle Vail	\$3,620,500	3.61%	5	5.26%	\$724,100	\$650,000
Avon	\$17,530,634	17.50%	34	35.79%	\$515,607	\$498,500
Mountain Star	\$0	0.00%	0	0.00%	\$0	\$0
Wildridge	\$0	0.00%	0	0.00%	\$0	\$0
Beaver Creek	\$7,150,000	7.14%	3	3.16%	\$2,383,333	\$2,250,000
Bachelor Gulch	\$0	0.00%	0	0.00%	\$0	\$0
Arrowhead	\$8,933,500	8.92%	4	4.21%	\$2,233,375	\$1,792,500
Berry Creek, Singletree	\$2,140,000	2.14%	2	2.11%	\$1,070,000	n/a
Edwards	\$2,468,800	2.46%	5	5.26%	\$493,760	\$292,100
Homestead, South 40	\$0	0.00%	0	0.00%	\$0	\$0
Lake Creek, Squaw Creek	\$6,058,700	6.05%	2	2.11%	\$3,029,350	n/a
Cordillera Valley Club	\$4,225,000	4.22%	2	2.11%	\$2,112,500	n/a
Cordillera	\$3,975,000	3.97%	3	3.16%	\$1,325,000	\$1,275,000
Wolcott	\$0	0.00%	0	0.00%	\$0	\$0
Bellyache, Red Sky	\$1,450,000	1.45%	1	1.05%	\$1,450,000	n/a
Eagle	\$3,528,400	3.52%	8	8.42%	\$441,050	\$357,500
Gypsum	\$1,655,800	1.65%	5	5.26%	\$331,160	\$349,000
Basalt, El Jebel and Misc. In-County	\$2,220,000	2.22%	4	4.21%	\$555,000	\$547,500
Quit Claim Deeds	\$10,000	0.01%	1	1.05%	\$10,000	n/a
TOTAL	\$100,161,634	100.00%	95	100.00%	\$1,054,333	\$650,000

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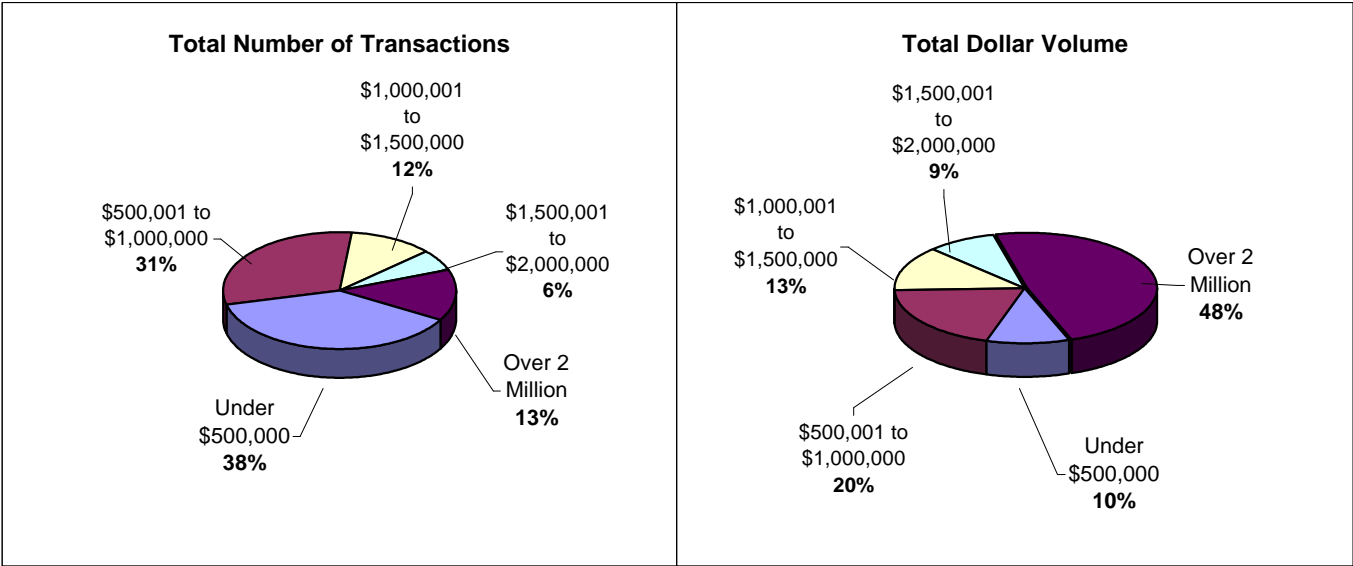
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All Residential Transactions

February, 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	32	\$10,101,234	\$315,664	Single Family	32	\$53,628,000	\$1,675,875
	\$500,001 to \$1,000,000	26	\$19,338,000	\$743,769	Multi Family	53	\$44,624,234	\$841,967
	\$1,000,001 to \$1,500,000	10	\$12,739,000	\$1,273,900	Vacant Residential Land	4	\$1,430,000	\$357,500
	\$1,500,001 to \$2,000,000	5	\$8,538,700	\$1,707,740				
	\$2,000,001 to \$2,500,000	3	\$6,596,800	\$2,198,933				
	\$2,500,001 to \$3,000,000	3	\$8,558,500	\$2,852,833				
	\$3,000,001 to \$3,500,000	0	\$0	\$0				
	\$3,500,001 to \$4,000,000	1	\$3,600,000	\$3,600,000				
	\$4,000,001 to \$4,500,000	1	\$4,300,000	\$4,300,000				
	\$4,500,001 to 5,000,000	0	\$0	\$0				
	Over \$5 Million	4	\$24,480,000	\$6,120,000				
	Improved Residential Total:	85	\$98,252,234	\$1,155,909	Total	89	\$99,682,234	\$1,120,025
	Residential Vacant Land and Commercial Total*:	10	\$1,909,400	\$190,940				



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* includes all non-improved residential transactions
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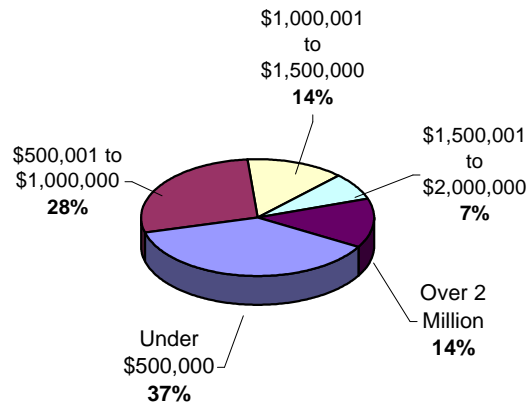
All Residential Transactions

Year to Date; February - 2010

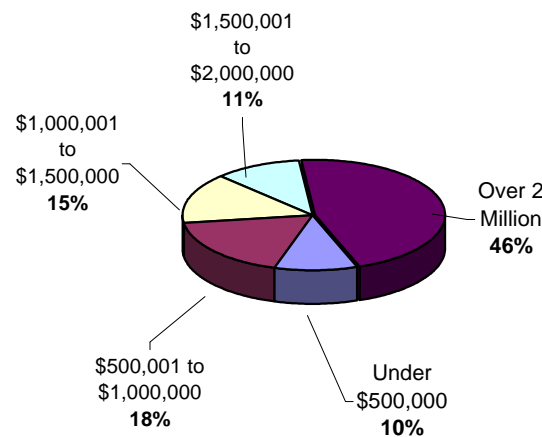
Eagle County, Colorado

	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	55	\$17,566,134	\$319,384	Single Family	51	\$85,825,700	\$1,682,857	
\$500,001 to \$1,000,000	41	\$30,809,400	\$751,449	Multi Family	96	\$84,706,834	\$882,363	
\$1,000,001 to \$1,500,000	20	\$24,823,000	\$1,241,150	Vacant Residential Land	8	\$2,005,000	\$250,625	
\$1,500,001 to \$2,000,000	11	\$18,813,700	\$1,710,336					
\$2,000,001 to \$2,500,000	5	\$10,926,800	\$2,185,360					
\$2,500,001 to \$3,000,000	4	\$11,233,500	\$2,808,375					
\$3,000,001 to \$3,500,000	1	\$3,150,000	\$3,150,000					
\$3,500,001 to \$4,000,000	1	\$3,600,000	\$3,600,000					
\$4,000,001 to \$4,500,000	1	\$4,300,000	\$4,300,000					
\$4,500,001 to 5,000,000	2	\$9,580,000	\$4,790,000					
Over \$5 Million	6	\$35,730,000	\$5,955,000					
Improved Residential Total:	147	\$170,532,534	\$1,160,085	Total	155	\$172,537,534	\$1,113,145	
Residential Vacant Land and Commercial Total*:	27	\$16,493,300	\$610,863					

Total Number of Transactions



Total Dollar Volume



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Commercial Transactions

February, 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	0	\$0	\$0	2	\$3,340,000	\$1,670,000
Commercial Vacant	3	\$368,400	\$122,800	5	\$609,900	\$121,980
Development Vacant	0	\$0	\$0	1	\$3,400,000	\$3,400,000
Total	3	\$368,400	\$122,800	8	\$7,349,900	\$918,738



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Market Analysis by Area

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

Area	Total Dollar Volume	% of Volume	Number of Transactions	% of Transactions	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	\$7,312,500	3.91%	6	3.45%	\$1,218,750	\$1,400,000
Booth Creek, The Falls	\$0	0.00%	0	0.00%	\$0	\$0
11th Filing, Vail Golf Course	\$3,190,000	1.71%	3	1.72%	\$1,063,333	\$1,050,000
Vail Village	\$11,922,500	6.37%	8	4.60%	\$1,490,313	\$1,160,000
Lionshead	\$18,030,300	9.64%	6	3.45%	\$3,005,050	\$2,552,650
Spraddle Creek	\$9,000,000	4.81%	1	0.57%	\$9,000,000	\$0
Potato Patch	\$1,195,000	0.64%	1	0.57%	\$1,195,000	\$0
Lionsridge, Sandstone, The Ridge, The Valley	\$1,605,500	0.86%	4	2.30%	\$401,375	\$411,250
Cascade Village, Glen Lyon	\$11,575,000	6.19%	4	2.30%	\$2,893,750	\$2,672,500
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	\$1,549,000	0.83%	2	1.15%	\$774,500	n/a
Minturn, Redcliff	\$0	0.00%	0	0.00%	\$0	\$0
Eagle Vail	\$3,814,500	2.04%	6	3.45%	\$635,750	\$551,750
Avon	\$35,861,234	19.17%	57	32.76%	\$629,144	\$612,000
Mountain Star	\$3,150,000	1.68%	1	0.57%	\$3,150,000	n/a
Wildridge	\$275,000	0.15%	1	0.57%	\$275,000	n/a
Beaver Creek	\$18,385,000	9.83%	8	4.60%	\$2,298,125	\$1,825,000
Bachelor Gulch	\$0	0.00%	0	0.00%	\$0	\$0
Arrowhead	\$10,683,500	5.71%	6	3.45%	\$1,780,583	\$875,000
Berry Creek, Singletree	\$2,140,000	1.14%	2	1.15%	\$1,070,000	n/a
Edwards	\$2,994,500	1.60%	7	4.02%	\$427,786	\$286,000
Homestead, South 40	\$795,000	0.43%	2	1.15%	\$397,500	n/a
Lake Creek, Squaw Creek	\$6,058,700	3.24%	2	1.15%	\$3,029,350	n/a
Cordillera Valley Club	\$4,225,000	2.26%	2	1.15%	\$2,112,500	n/a
Cordillera	\$11,180,000	5.98%	7	4.02%	\$1,597,143	\$1,275,000
Wolcott	\$0	0.00%	0	0.00%	\$0	\$0
Bellyache, Red Sky	\$1,450,000	0.78%	1	0.57%	\$1,450,000	n/a
Eagle	\$7,916,400	4.23%	14	8.05%	\$565,457	\$395,000
Gypsum	\$6,572,800	3.51%	12	6.90%	\$547,733	\$349,500
Basalt, El Jebel and Misc. In-County	\$3,525,000	1.88%	7	4.02%	\$503,571	\$525,000
Quit Claim Deeds	\$2,619,400	1.40%	4	2.30%	\$654,850	n/a
TOTAL	\$187,025,834	100.00%	174	100.00%	\$1,108,616	\$660,000

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Residential Improved Transactions

Excludes: Vacant Land and Commercial

February, 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	\$3,510,000	3.57%	3	3.53%	\$1,170,000	\$1,300,000	\$534
Booth Creek, The Falls	\$0	0.00%	0	0.00%	\$0	\$0	\$0
11th Filing, Vail Golf Course	\$2,560,000	2.61%	2	2.35%	\$1,280,000	n/a	\$559
Vail Village	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Lionshead	\$12,180,300	12.40%	4	4.71%	\$3,045,075	\$2,552,650	\$1,360
Spraddle Creek	\$9,000,000	9.16%	1	1.18%	\$9,000,000	n/a	\$1,237
Potato Patch	\$1,195,000	1.22%	1	1.18%	\$1,195,000	n/a	\$436
Lionsridge, Sandstone, The Ridge, The Valley	\$410,000	0.42%	1	1.18%	\$410,000	n/a	\$392
Cascade Village, Glen Lyon	\$5,100,000	5.19%	1	1.18%	\$5,100,000	n/a	\$727
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	\$900,000	0.92%	1	1.18%	\$900,000	n/a	\$278
Minturn, Redcliff	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Eagle Vail	\$3,620,500	3.68%	5	5.88%	\$724,100	\$650,000	\$246
Avon	\$17,529,634	17.84%	33	38.82%	\$531,201	\$585,000	\$618
Mountain Star	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Wildridge	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Beaver Creek	\$7,150,000	7.28%	3	3.53%	\$2,383,333	\$2,250,000	\$922
Bachelor Gulch	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Arrowhead	\$8,835,000	8.99%	3	3.53%	\$2,945,000	\$3,000,000	\$479
Berry Creek, Singletree	\$2,140,000	2.18%	2	2.35%	\$1,070,000	n/a	\$312
Edwards, Scottsville	\$2,468,800	2.51%	5	5.88%	\$493,760	\$292,100	\$253
Homestead, South 40	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Lake Creek, Squaw Creek	\$6,058,700	6.17%	2	2.35%	\$3,029,350	n/a	\$516
Cordillera Valley Club	\$4,225,000	4.30%	2	2.35%	\$2,112,500	n/a	\$445
Cordillera	\$3,375,000	3.44%	2	2.35%	\$1,687,500	n/a	\$335
Wolcott: North of I-70	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Bellyache, Red Sky, Wolcott South of I-70	\$1,450,000	1.48%	1	1.18%	\$1,450,000	n/a	\$298
Eagle	\$3,193,500	3.25%	5	5.88%	\$638,700	\$499,500	\$206
Gypsum	\$1,655,800	1.69%	5	5.88%	\$331,160	\$349,000	\$165
Basalt, El Jebel and Misc. In-County	\$1,695,000	1.73%	3	3.53%	\$565,000	\$570,000	\$232
TOTAL	\$98,252,234	100.00%	85	100.00%	\$1,155,909	\$732,000	\$522

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