



MARKET ANALYSIS

Eagle County, Colorado

July 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%		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	\$1,751,984,800	120%	\$1,287,521,500	73%	\$440,283,200	34%	\$804,143,924	183%
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%	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%		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	1,635	94%	933	57%	431	46%	710	165%
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

July, 2010

Eagle County, Colorado

Area	Total Dollar Volume	% of Volume	Number of Transactions	% of Transactions	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	\$1,573,800	1.79%	6	6.52%	\$262,300	\$173,100
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	\$27,131,900	30.79%	7	7.61%	\$3,875,986	\$2,800,000
Lionshead	\$5,400,000	6.13%	1	1.09%	\$5,400,000	n/a
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	\$0	0.00%	0	0.00%	\$0	\$0
Cascade Village, Glen Lyon	\$1,375,000	1.56%	1	1.09%	\$1,375,000	n/a
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$1,565,000	1.78%	3	3.26%	\$521,667	\$650,000
Highland Meadows	\$0	0.00%	0	0.00%	\$0	\$0
Intermountain, Matterhorn, Vail Village West	\$3,399,000	3.86%	5	5.43%	\$679,800	\$575,000
Minturn, Redcliff	\$425,000	0.48%	1	1.09%	\$425,000	n/a
Eagle Vail	\$2,919,500	3.31%	6	6.52%	\$486,583	\$517,500
Avon	\$1,775,100	2.01%	6	6.52%	\$295,850	\$305,550
Mountain Star	\$0	0.00%	0	0.00%	\$0	\$0
Wildridge	\$0	0.00%	0	0.00%	\$0	\$0
Beaver Creek	\$14,820,000	16.82%	9	9.78%	\$1,646,667	\$1,000,000
Bachelor Gulch	\$0	0.00%	0	0.00%	\$0	\$0
Arrowhead	\$2,565,000	2.91%	2	2.17%	\$1,282,500	n/a
Berry Creek, Singletree	\$545,000	0.62%	1	1.09%	\$545,000	n/a
Edwards	\$4,374,000	4.96%	8	8.70%	\$546,750	\$372,000
Homestead, South 40	\$0	0.00%	0	0.00%	\$0	\$0
Lake Creek, Squaw Creek	\$3,720,000	4.22%	2	2.17%	\$1,860,000	n/a
Cordillera Valley Club	\$0	0.00%	0	0.00%	\$0	\$0
Cordillera	\$2,107,800	2.39%	4	4.35%	\$526,950	\$295,000
Wolcott	\$0	0.00%	0	0.00%	\$0	\$0
Bellyache, Red Sky	\$4,195,000	4.76%	3	3.26%	\$1,398,333	\$400,000
Eagle	\$4,761,700	5.40%	11	11.96%	\$432,882	\$400,000
Gypsum	\$2,050,000	2.33%	10	10.87%	\$205,000	\$175,250
Basalt, El Jebel and Misc. In-County	\$3,429,000	3.89%	6	6.52%	\$571,500	\$479,750
Quit Claim Deeds	\$0	0.00%	0	0.00%	\$0	\$0
TOTAL	\$88,131,800	100.00%	92	100.00%	\$957,954	\$436,250

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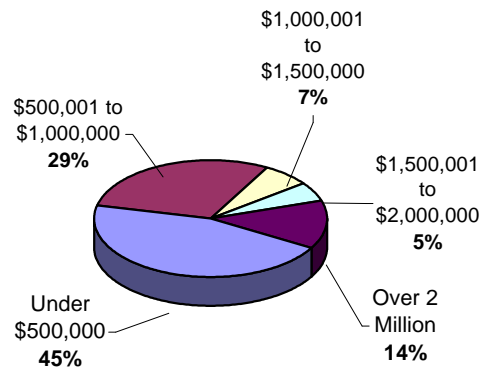
All Residential Transactions

July, 2010

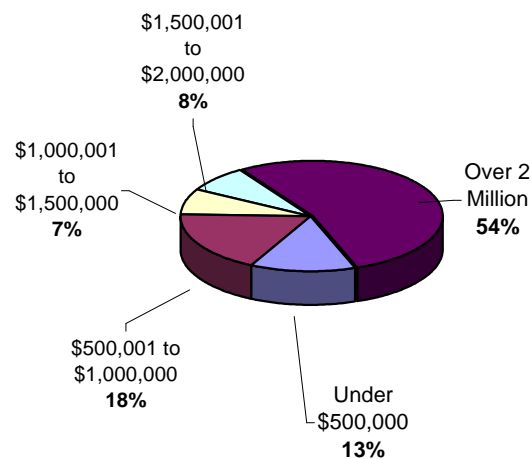
Eagle County, Colorado

	Improved Residential				Vacant Residential Land			
	<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	34	\$11,054,100	\$325,121	Single Family	34	\$33,025,700	\$971,344
	\$500,001 to \$1,000,000	22	\$15,476,700	\$703,486	Multi Family	41	\$52,134,500	\$1,271,573
	\$1,000,001 to \$1,500,000	5	\$6,395,000	\$1,279,000	Vacant Residential Land	6	\$1,541,800	\$256,967
	\$1,500,001 to \$2,000,000	4	\$6,555,000	\$1,638,750				
	\$2,000,001 to \$2,500,000	3	\$6,875,000	\$2,291,667				
	\$2,500,001 to \$3,000,000	1	\$2,800,000	\$2,800,000				
	\$3,000,001 to \$3,500,000	1	\$3,500,000	\$3,500,000				
	\$3,500,001 to \$4,000,000	0	\$0	\$0				
	\$4,000,001 to \$4,500,000	0	\$0	\$0				
	\$4,500,001 to 5,000,000	0	\$0	\$0				
	Over \$5 Million	5	\$32,504,400	\$6,500,880				
	Improved Residential Total:	75	\$85,160,200	\$1,135,469	Total	81	\$86,702,000	\$1,070,395
	Residential Vacant Land and Commercial Total*:	17	\$2,971,600	\$174,800				

Total Number of Transactions



Total Dollar Volume



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* includes all non-improved residential transactions

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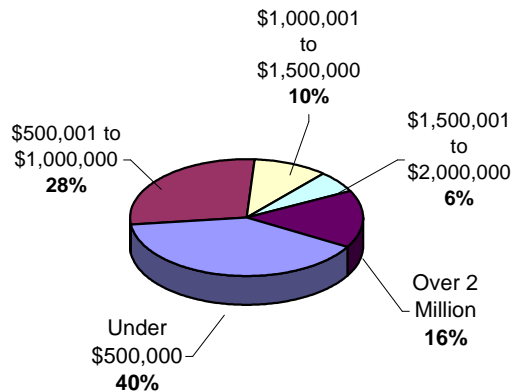
All Residential Transactions

Year to Date; July - 2010

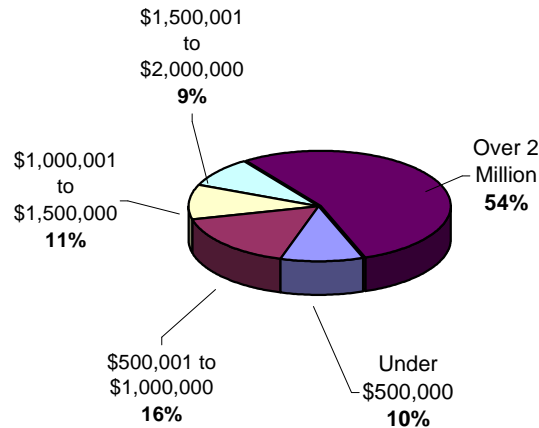
Eagle County, Colorado

	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	232	\$73,391,674	\$316,343	Single Family	228	\$302,102,750	\$1,325,012	
\$500,001 to \$1,000,000	164	\$116,388,500	\$709,686	Multi Family	356	\$412,948,024	\$1,159,966	
\$1,000,001 to \$1,500,000	60	\$75,112,900	\$1,251,882	Vacant Residential Land	45	\$16,283,100	\$361,847	
\$1,500,001 to \$2,000,000	36	\$62,207,200	\$1,727,978					
\$2,000,001 to \$2,500,000	25	\$55,266,300	\$2,210,652					
\$2,500,001 to \$3,000,000	16	\$44,566,000	\$2,785,375					
\$3,000,001 to \$3,500,000	9	\$29,101,200	\$3,233,467					
\$3,500,001 to \$4,000,000	5	\$19,154,000	\$3,830,800					
\$4,000,001 to \$4,500,000	4	\$17,175,000	\$4,293,750					
\$4,500,001 to 5,000,000	3	\$14,180,000	\$4,726,667					
Over \$5 Million	30	\$208,508,000	\$6,950,267					
Improved Residential Total:	584	\$715,050,774	\$1,224,402	Total	629	\$731,333,874	\$1,162,693	
Residential Vacant Land and Commercial Total*:	126	\$89,093,150	\$707,088					

Total Number of Transactions



Total Dollar Volume



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Commercial Transactions

July, 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	2	\$689,000	\$344,500	16	\$14,684,900	\$917,806
Commercial Vacant	1	\$65,000	\$65,000	22	\$2,495,050	\$113,411
Development Vacant	0	\$0	\$0	5	\$38,205,300	\$7,641,060
Total	3	\$754,000	\$251,333	43	\$55,385,250	\$1,288,029



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Market Analysis by Area

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

Area	Total Dollar Volume	% of Volume	Number of Transactions	% of Transactions	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	\$25,877,400	3.22%	33	4.65%	\$784,164	\$460,000
Booth Creek, The Falls	\$495,000	0.06%	1	0.14%	\$495,000	n/a
11th Filing, Vail Golf Course	\$18,915,000	2.35%	6	0.85%	\$3,152,500	\$3,342,500
Vail Village	\$156,371,500	19.45%	46	6.48%	\$3,399,380	\$2,400,000
Lionshead	\$68,144,000	8.47%	26	3.66%	\$2,620,923	\$2,217,150
Spraddle Creek	\$9,000,000	1.12%	1	0.14%	\$9,000,000	n/a
Potato Patch	\$5,289,600	0.66%	4	0.56%	\$1,322,400	\$1,247,500
Lionsridge, Sandstone, The Ridge, The Valley	\$13,341,390	1.66%	19	2.68%	\$702,178	\$412,500
Cascade Village, Glen Lyon	\$27,275,000	3.39%	10	1.41%	\$2,727,500	\$2,672,500
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$7,396,450	0.92%	11	1.55%	\$672,405	\$530,000
Highland Meadows	\$5,374,500	0.67%	3	0.42%	\$1,791,500	\$1,800,000
Intermountain, Matterhorn, Vail Village West	\$8,598,000	1.07%	11	1.55%	\$781,636	\$625,000
Minturn, Redcliff	\$3,649,500	0.45%	9	1.27%	\$405,500	\$350,000
Eagle Vail	\$13,638,600	1.70%	27	3.80%	\$505,133	\$520,000
Avon	\$58,528,934	7.28%	110	15.49%	\$532,081	\$365,250
Mountain Star	\$4,075,000	0.51%	2	0.28%	\$2,037,500	n/a
Wildridge	\$4,306,200	0.54%	10	1.41%	\$430,620	\$423,100
Beaver Creek	\$107,409,000	13.36%	48	6.76%	\$2,237,688	\$1,510,000
Bachelor Gulch	\$11,698,200	1.45%	7	0.99%	\$1,671,171	\$1,475,000
Arrowhead	\$34,377,000	4.27%	24	3.38%	\$1,432,375	\$1,112,500
Berry Creek, Singletree	\$13,047,300	1.62%	16	2.25%	\$815,456	\$710,000
Edwards	\$16,586,350	2.06%	39	5.49%	\$425,291	\$292,100
Homestead, South 40	\$6,876,000	0.86%	11	1.55%	\$625,091	\$425,000
Lake Creek, Squaw Creek	\$12,746,200	1.59%	6	0.85%	\$2,124,367	\$1,929,350
Cordillera Valley Club	\$7,875,400	0.98%	4	0.56%	\$1,968,850	\$1,825,200
Cordillera	\$32,813,800	4.08%	28	3.94%	\$1,171,921	\$995,000
Wolcott	\$0	0.00%	0	0.00%	\$0	n/a
Bellyache, Red Sky	\$10,691,900	1.33%	10	1.41%	\$1,069,190	\$362,500
Eagle	\$41,183,600	5.12%	83	11.69%	\$496,188	\$330,000
Gypsum	\$29,445,300	3.66%	51	7.18%	\$577,359	\$307,000
Basalt, El Jebel and Misc. In-County	\$45,692,800	5.68%	46	6.48%	\$993,322	\$526,000
Quit Claim Deeds	\$3,425,000	0.43%	8	1.13%	\$428,125	n/a
TOTAL	\$804,143,924	100.00%	710	100.00%	\$1,132,597	\$550,000

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Residential Improved Transactions

Excludes: Vacant Land and Commercial

July, 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	\$1,393,000	1.64%	3	4.00%	\$464,333	\$410,000	\$416
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	\$26,841,900	31.52%	6	8.00%	\$4,473,650	\$4,602,200	\$646
Lionshead	\$5,400,000	6.34%	1	1.33%	\$5,400,000	n/a	\$1,301
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	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Cascade Village, Glen Lyon	\$1,375,000	1.61%	1	1.33%	\$1,375,000	n/a	\$929
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$915,000	1.07%	2	2.67%	\$457,500	n/a	\$318
Highland Meadows	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Intermountain, Matterhorn, Vail Village West	\$3,399,000	3.99%	5	6.67%	\$679,800	\$575,000	\$532
Minturn, Redcliff	\$425,000	0.50%	1	1.33%	\$425,000	n/a	\$316
Eagle Vail	\$2,919,500	3.43%	6	8.00%	\$1,375,000	\$517,500	\$270
Avon	\$1,775,100	2.08%	6	8.00%	\$295,850	\$305,550	\$581
Mountain Star	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Wildridge	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Beaver Creek	\$14,755,000	17.33%	8	10.67%	\$1,844,375	\$1,105,000	\$797
Bachelor Gulch	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Arrowhead	\$2,565,000	3.01%	2	2.67%	\$1,282,500	n/a	\$484
Berry Creek, Singletree	\$545,000	0.64%	1	1.33%	\$545,000	n/a	\$291
Edwards, Scottsville	\$3,975,000	4.67%	7	9.33%	\$567,857	\$345,000	\$302
Homestead, South 40	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Lake Creek, Squaw Creek	\$3,720,000	4.37%	2	2.67%	\$1,860,000	n/a	\$231
Cordillera Valley Club	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Cordillera	\$1,740,000	2.04%	1	1.33%	\$1,740,000	n/a	\$384
Wolcott: North of I-70	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Bellyache, Red Sky, Wolcott South of I-70	\$3,900,000	4.58%	2	2.67%	\$1,950,000	n/a	\$335
Eagle	\$4,372,700	5.13%	9	12.00%	\$485,856	\$440,000	\$179
Gypsum	\$1,715,000	2.01%	6	8.00%	\$285,833	\$277,500	\$177
Basalt, El Jebel and Misc. In-County	\$3,429,000	4.03%	6	8.00%	\$571,500	\$479,750	\$248
TOTAL	\$85,160,200	100.00%	75	100.00%	\$1,135,469	\$545,000	\$406

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