



MARKET ANALYSIS

Eagle County, Colorado

June 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%		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	\$1,561,643,400	125%	\$1,044,089,400	67%	\$380,605,700	36%	\$716,012,124	188%
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%		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	1,431	97%	776	54%	356	46%	618	174%
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

June, 2010

Eagle County, Colorado

Area	Total Dollar Volume	% of Volume	Number of Transactions	% of Transactions	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	\$4,180,000	2.95%	8	6.61%	\$522,500	\$542,500
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	\$51,417,600	36.26%	8	6.61%	\$6,427,200	\$6,837,500
Lionshead	\$15,438,500	10.89%	7	5.79%	\$2,205,500	\$2,160,000
Spraddle Creek	\$0	0.00%	0	0.00%	\$0	\$0
Potato Patch	\$465,000	0.33%	1	0.83%	\$465,000	n/a
Lionsridge, Sandstone, The Ridge, The Valley	\$1,870,000	1.32%	4	3.31%	\$467,500	\$412,500
Cascade Village, Glen Lyon	\$0	0.00%	0	0.00%	\$0	\$0
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$1,172,650	0.83%	3	2.48%	\$390,883	\$402,325
Highland Meadows	\$1,874,500	1.32%	1	0.83%	\$1,874,500	n/a
Intermountain, Matterhorn, Vail Village West	\$1,425,000	1.00%	2	1.65%	\$712,500	n/a
Minturn, Redcliff	\$757,000	0.53%	4	3.31%	\$189,250	\$166,000
Eagle Vail	\$0	0.00%	0	0.00%	\$0	\$0
Avon	\$2,858,100	2.02%	10	8.26%	\$285,810	\$240,550
Mountain Star	\$0	0.00%	0	0.00%	\$0	\$0
Wildridge	\$230,000	0.16%	1	0.83%	\$230,000	n/a
Beaver Creek	\$18,790,000	13.25%	7	5.79%	\$2,684,286	\$1,325,000
Bachelor Gulch	\$1,465,200	1.03%	1	0.83%	\$1,465,200	n/a
Arrowhead	\$3,515,000	2.48%	3	2.48%	\$1,171,667	\$950,000
Berry Creek, Singletree	\$1,258,800	0.89%	2	1.65%	\$629,400	n/a
Edwards	\$1,803,400	1.27%	5	4.13%	\$360,680	\$315,000
Homestead, South 40	\$2,115,000	1.49%	3	2.48%	\$705,000	\$800,000
Lake Creek, Squaw Creek	\$2,967,500	2.09%	2	1.65%	\$1,483,750	n/a
Cordillera Valley Club	\$2,075,400	1.46%	1	0.83%	\$2,075,400	n/a
Cordillera	\$6,175,000	4.35%	7	5.79%	\$882,143	\$1,000,000
Wolcott	\$0	0.00%	0	0.00%	\$0	\$0
Bellyache, Red Sky	\$575,000	0.41%	2	1.65%	\$287,500	n/a
Eagle	\$7,116,700	5.02%	16	13.22%	\$444,794	\$306,000
Gypsum	\$4,199,900	2.96%	13	10.74%	\$323,069	\$330,000
Basalt, El Jebel and Misc. In-County	\$7,480,900	5.27%	7	5.79%	\$1,068,700	\$670,000
<i>Quit Claim Deeds</i>	\$595,000	0.42%	3	2.48%	\$198,333	\$100,000
TOTAL	\$141,821,150	100.00%	121	100.00%	\$1,172,076	\$462,500

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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

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 65 Market Street
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 ph: (970) 328-5065
 fax: (970) 328-5064



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

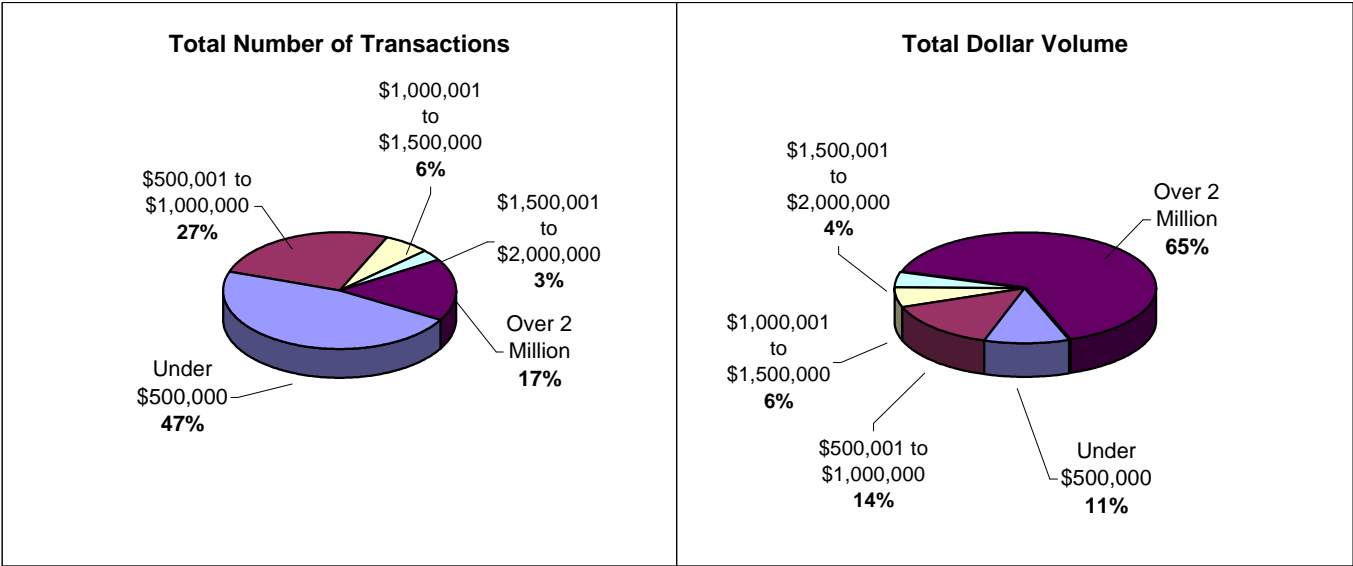
Bob Rulon
 970-328-1462
brulon@ltgc.com



All Residential Transactions

June, 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	46	\$13,810,950	\$300,238	Single Family	43	\$45,464,450	\$1,057,313
	\$500,001 to \$1,000,000	26	\$18,774,400	\$722,092	Multi Family	55	\$84,972,100	\$1,544,947
	\$1,000,001 to \$1,500,000	6	\$7,575,200	\$1,262,533	Vacant Residential Land	10	\$3,074,500	\$307,450
	\$1,500,001 to \$2,000,000	3	\$5,861,500	\$1,953,833				
	\$2,000,001 to \$2,500,000	6	\$12,972,900	\$2,162,150				
	\$2,500,001 to \$3,000,000	2	\$5,770,000	\$2,885,000				
	\$3,000,001 to \$3,500,000	1	\$3,154,000	\$3,154,000				
	\$3,500,001 to \$4,000,000	0	\$0	\$0				
	\$4,000,001 to \$4,500,000	1	\$4,400,000	\$4,400,000				
	\$4,500,001 to 5,000,000	1	\$4,600,000	\$4,600,000				
	Over \$5 Million	6	\$53,517,600	\$8,919,600				
	Improved Residential Total:	98	\$130,436,550	\$1,330,985	Total	108	\$133,511,050	\$1,236,213
	Residential Vacant Land and Commercial Total*:	23	\$11,384,600	\$494,983				



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

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

* includes all non-improved residential transactions
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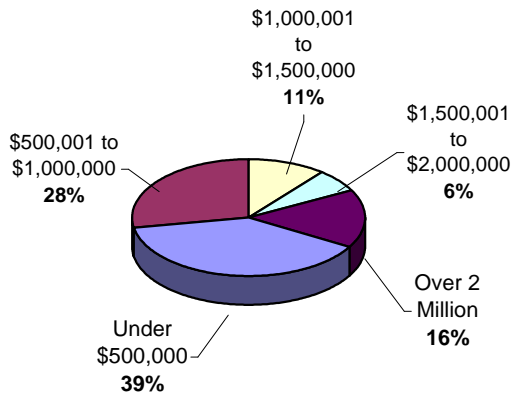
All Residential Transactions

Year to Date; June - 2010

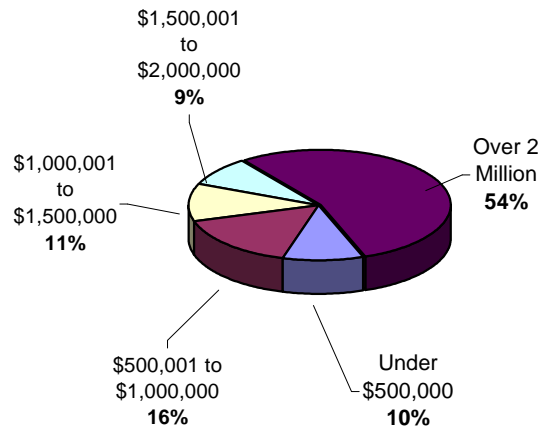
Eagle County, Colorado

	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	198	\$62,337,574	\$314,836	Single Family	194	\$269,077,050	\$1,386,995	
\$500,001 to \$1,000,000	142	\$100,911,800	\$710,646	Multi Family	315	\$360,813,524	\$1,145,440	
\$1,000,001 to \$1,500,000	55	\$68,717,900	\$1,249,416	Vacant Residential Land	39	\$14,741,300	\$377,982	
\$1,500,001 to \$2,000,000	32	\$55,652,200	\$1,739,131					
\$2,000,001 to \$2,500,000	22	\$48,391,300	\$2,199,605					
\$2,500,001 to \$3,000,000	15	\$41,766,000	\$2,784,400					
\$3,000,001 to \$3,500,000	8	\$25,601,200	\$3,200,150					
\$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	25	\$176,003,600	\$7,040,144					
Improved Residential Total:	509	\$629,890,574	\$1,237,506	Total	548	\$644,631,874	\$1,176,336	
Residential Vacant Land and Commercial Total*:	109	\$86,121,550	\$790,106					

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

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Commercial Transactions

June, 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	\$4,889,400	\$2,444,700	14	\$13,995,900	\$999,707
Commercial Vacant	2	\$370,000	\$185,000	21	\$2,430,050	\$115,717
Development Vacant	0	\$0	\$0	5	\$38,205,300	\$7,641,060
Total	4	\$5,259,400	\$1,314,850	40	\$54,631,250	\$1,365,781



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

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970-328-1462
brulon@ltgc.com

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Market Analysis by Area

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

Area	Total Dollar Volume	% of Volume	Number of Transactions	% of Transactions	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	\$24,303,600	3.39%	27	4.37%	\$900,133	\$625,000
Booth Creek, The Falls	\$495,000	0.07%	1	0.16%	\$495,000	n/a
11th Filing, Vail Golf Course	\$18,915,000	2.64%	6	0.97%	\$3,152,500	\$3,342,500
Vail Village	\$129,239,600	18.05%	39	6.31%	\$3,313,836	\$2,162,000
Lionshead	\$62,744,000	8.76%	25	4.05%	\$2,509,760	\$2,187,500
Spraddle Creek	\$9,000,000	1.26%	1	0.16%	\$9,000,000	n/a
Potato Patch	\$5,289,600	0.74%	4	0.65%	\$1,322,400	\$1,247,500
Lionsridge, Sandstone, The Ridge, The Valley	\$13,341,390	1.86%	19	3.07%	\$702,178	\$412,500
Cascade Village, Glen Lyon	\$25,900,000	3.62%	9	1.46%	\$2,877,778	\$2,675,000
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$5,831,450	0.81%	8	1.29%	\$728,931	\$470,163
Highland Meadows	\$5,374,500	0.75%	3	0.49%	\$1,791,500	\$1,800,000
Intermountain, Matterhorn, Vail Village West	\$5,199,000	0.73%	6	0.97%	\$866,500	\$774,500
Minturn, Redcliff	\$3,224,500	0.45%	8	1.29%	\$403,063	\$337,500
Eagle Vail	\$10,719,100	1.50%	21	3.40%	\$510,433	\$520,000
Avon	\$56,753,834	7.93%	104	16.83%	\$545,710	\$397,250
Mountain Star	\$4,075,000	0.57%	2	0.32%	\$2,037,500	n/a
Wildridge	\$4,306,200	0.60%	10	1.62%	\$430,620	\$423,100
Beaver Creek	\$92,589,000	12.93%	39	6.31%	\$2,374,077	\$1,610,000
Bachelor Gulch	\$11,698,200	1.63%	7	1.13%	\$1,671,171	\$1,470,100
Arrowhead	\$31,812,000	4.44%	22	3.56%	\$1,446,000	\$1,112,500
Berry Creek, Singletree	\$12,502,300	1.75%	15	2.43%	\$833,487	\$720,000
Edwards	\$12,212,350	1.71%	31	5.02%	\$393,947	\$286,000
Homestead, South 40	\$6,876,000	0.96%	11	1.78%	\$625,091	\$425,000
Lake Creek, Squaw Creek	\$9,026,200	1.26%	4	0.65%	\$2,256,550	\$1,929,350
Cordillera Valley Club	\$7,875,400	1.10%	4	0.65%	\$1,968,850	\$1,825,200
Cordillera	\$30,706,000	4.29%	24	3.88%	\$1,279,417	\$1,035,000
Wolcott	\$0	0.00%	0	0.00%	\$0	\$0
Bellyache, Red Sky	\$6,496,900	0.91%	7	1.13%	\$928,129	\$325,000
Eagle	\$36,421,900	5.09%	72	11.65%	\$505,860	\$315,750
Gypsum	\$27,395,300	3.83%	41	6.63%	\$668,178	\$330,000
Basalt, El Jebel and Misc. In-County	\$42,263,800	5.90%	40	6.47%	\$1,056,595	\$545,000
<i>Quit Claim Deeds</i>	\$3,425,000	0.48%	8	1.29%	\$428,125	n/a
TOTAL	\$716,012,124	100.00%	618	100.00%	\$1,158,596	\$592,750

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

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 0090 Benchmark Rd
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 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



Residential Improved Transactions

Excludes: Vacant Land and Commercial

June, 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	\$4,165,000	3.19%	7	7.14%	\$595,000	\$625,000	\$450
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	\$51,417,600	39.42%	8	8.16%	\$6,427,200	\$6,837,500	\$565
Lionshead	\$15,438,500	11.84%	7	7.14%	\$2,205,500	\$2,160,000	\$713
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	\$1,870,000	1.43%	4	4.08%	\$467,500	\$412,500	\$338
Cascade Village, Glen Lyon	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$1,172,650	0.90%	3	3.06%	\$390,883	\$402,325	\$278
Highland Meadows	\$1,874,500	1.44%	1	1.02%	\$1,874,500	n/a	\$222
Intermountain, Matterhorn, Vail Village West	\$1,425,000	1.09%	2	2.04%	\$712,500	n/a	\$485
Minturn, Redcliff	\$657,000	0.50%	3	3.06%	\$219,000	\$167,000	\$287
Eagle Vail	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Avon	\$2,858,100	2.19%	10	10.20%	\$285,810	\$240,550	\$338
Mountain Star	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Wildridge	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Beaver Creek	\$17,420,000	13.36%	5	5.10%	\$3,484,000	\$2,250,000	\$856
Bachelor Gulch	\$1,465,200	1.12%	1	1.02%	\$1,465,200	n/a	\$822
Arrowhead	\$2,565,000	1.97%	2	2.04%	\$1,282,500	n/a	\$448
Berry Creek, Singletree	\$1,258,800	0.97%	2	2.04%	\$629,400	n/a	\$258
Edwards, Scottsville	\$1,803,400	1.38%	5	5.10%	\$360,680	\$315,000	\$273
Homestead, South 40	\$1,315,000	1.01%	2	2.04%	\$657,500	n/a	\$221
Lake Creek, Squaw Creek	\$2,967,500	2.28%	2	2.04%	\$1,483,750	n/a	\$435
Cordillera Valley Club	\$2,075,400	1.59%	1	1.02%	\$2,075,400	n/a	\$367
Cordillera	\$5,530,000	4.24%	4	4.08%	\$1,382,500	\$1,165,000	\$283
Wolcott: North of I-70	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Bellyache, Red Sky, Wolcott South of I-70	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Eagle	\$5,827,100	4.47%	12	12.24%	\$485,592	\$357,500	\$189
Gypsum	\$3,849,900	2.95%	11	11.22%	\$349,991	\$357,000	\$155
Basalt, El Jebel and Misc. In-County	\$3,480,900	2.67%	6	6.12%	\$580,150	\$515,000	\$301
TOTAL	\$130,436,550	100.00%	98	100.00%	\$1,330,985	\$525,650	\$373

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



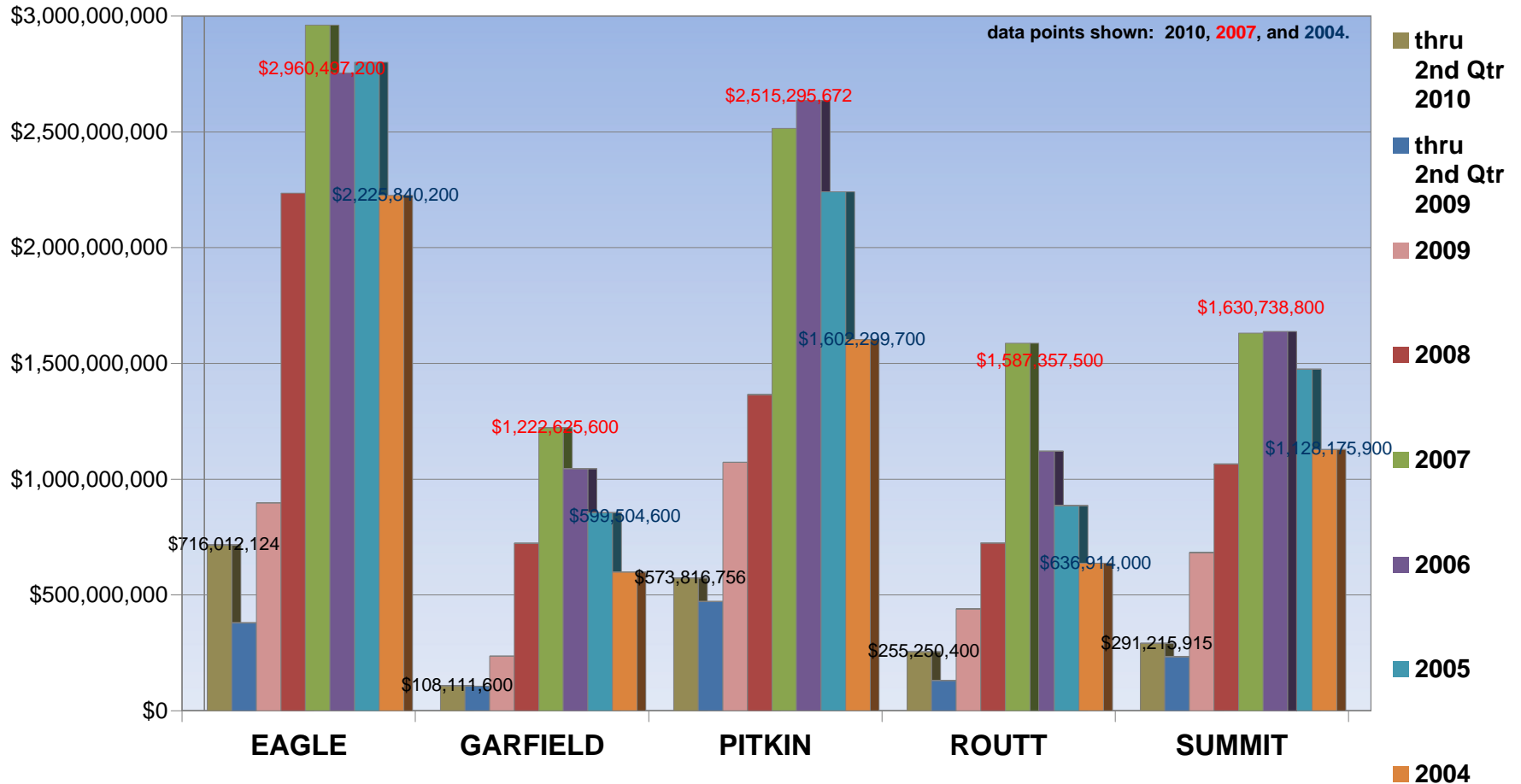
Compliments of:
Trevor Theelke
970-328-1465
ttheelke@ltgc.com

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



Mountain Area Dollar Volume Summary

(All Transactions Recorded from 2004 through the Second Quarter 2010)



Eagle, Garfield, Pitkin, Routt & Summit County Gross Recorded Real Estate Sales Volume - All Transactions*

*Pitkin County & Routt County include Interval/Timeshare transactions in Gross Volume