



MARKET ANALYSIS

Eagle County, Colorado

May 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%		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	\$1,228,983,200	127%	\$855,968,100	70%	\$285,319,300	33%	\$574,190,974	201%
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%		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	1,145	100%	604	53%	278	46%	497	179%
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

May, 2010

Eagle County, Colorado

Area	Total Dollar Volume	% of Volume	Number of Transactions	% of Transactions	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	\$4,642,000	3.72%	3	2.86%	\$1,547,333	\$1,292,000
Booth Creek, The Falls	\$0	0.00%	0	0.00%	\$0	\$0
11th Filing, Vail Golf Course	\$5,300,000	4.25%	1	0.95%	\$5,300,000	n/a
Vail Village	\$41,881,000	33.56%	12	11.43%	\$3,490,083	\$2,625,000
Lionshead	\$12,716,200	10.19%	5	4.76%	\$2,543,240	\$3,090,000
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	\$1,250,890	1.00%	3	2.86%	\$416,963	\$340,000
Cascade Village, Glen Lyon	\$0	0.00%	0	0.00%	\$0	\$0
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$2,560,000	2.05%	3	2.86%	\$853,333	\$530,000
Highland Meadows	\$3,500,000	2.80%	2	1.90%	\$1,750,000	n/a
Intermountain, Matterhorn, Vail Village West	\$0	0.00%	0	0.00%	\$0	\$0
Minturn, Redcliff	\$1,017,500	0.82%	2	1.90%	\$508,750	n/a
Eagle Vail	\$2,080,600	1.67%	4	3.81%	\$520,150	\$547,500
Avon	\$2,794,400	2.24%	6	5.71%	\$465,733	\$443,500
Mountain Star	\$925,000	0.74%	1	0.95%	\$925,000	n/a
Wildridge	\$1,106,200	0.89%	2	1.90%	\$553,100	n/a
Beaver Creek	\$10,191,000	8.17%	8	7.62%	\$1,273,875	\$1,064,500
Bachelor Gulch	\$1,450,000	1.16%	1	0.95%	\$1,450,000	n/a
Arrowhead	\$4,663,500	3.74%	5	4.76%	\$932,700	\$1,075,000
Berry Creek, Singletree	\$3,802,500	3.05%	4	3.81%	\$950,625	\$797,500
Edwards	\$2,403,200	1.93%	9	8.57%	\$267,022	\$272,000
Homestead, South 40	\$3,166,000	2.54%	4	3.81%	\$791,500	\$738,000
Lake Creek, Squaw Creek	\$0	0.00%	0	0.00%	\$0	\$0
Cordillera Valley Club	\$1,575,000	1.26%	1	0.95%	\$1,575,000	n/a
Cordillera	\$1,790,000	1.43%	2	1.90%	\$895,000	n/a
Wolcott	\$0	0.00%	0	0.00%	\$0	\$0
Bellyache, Red Sky	\$905,000	0.73%	2	1.90%	\$452,500	n/a
Eagle	\$10,920,400	8.75%	13	12.38%	\$840,031	\$340,000
Gypsum	\$1,909,400	1.53%	7	6.67%	\$272,771	\$250,000
Basalt, El Jebel and Misc. In-County	\$2,260,900	1.81%	5	4.76%	\$452,180	\$480,000
Quit Claim Deeds	\$0	0.00%	0	0.00%	\$0	\$0
TOTAL	\$124,810,690	100.00%	105	100.00%	\$1,188,673	\$588,500

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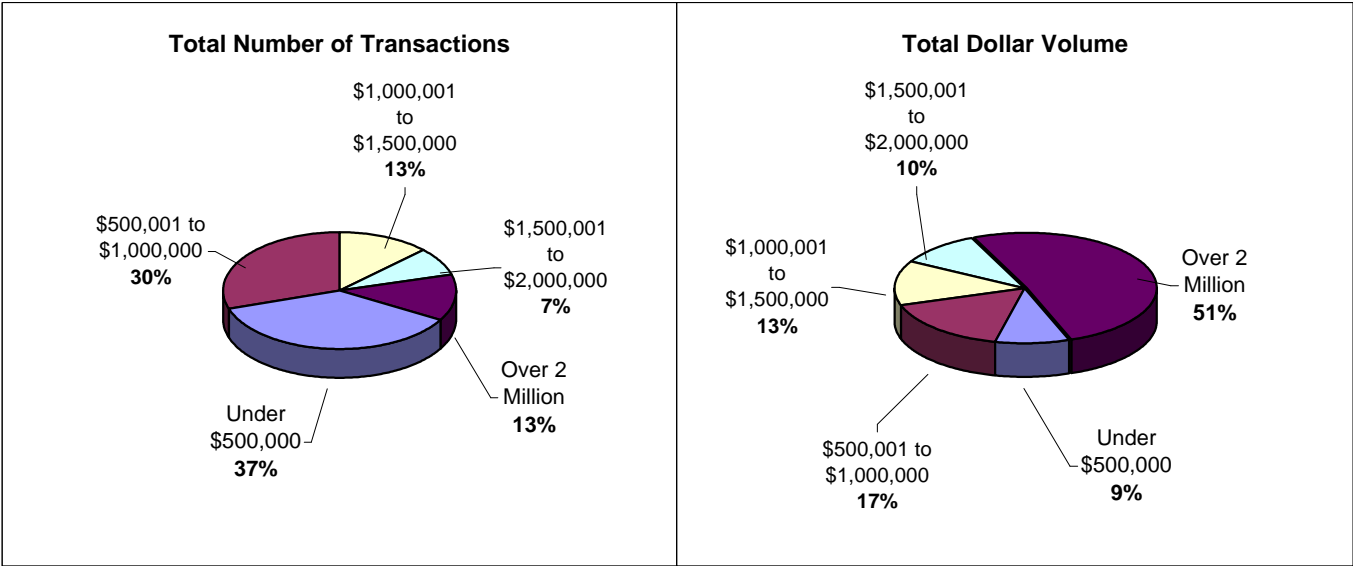
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All Residential Transactions

May, 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	34	\$10,669,890	\$313,820	Single Family	38	\$35,331,700	\$929,782
	\$500,001 to \$1,000,000	28	\$18,902,600	\$675,093	Multi Family	55	\$80,541,490	\$1,464,391
	\$1,000,001 to \$1,500,000	12	\$15,273,500	\$1,272,792	Vacant Residential Land	6	\$2,374,400	\$395,733
	\$1,500,001 to \$2,000,000	7	\$11,695,000	\$1,670,714				
	\$2,000,001 to \$2,500,000	0	\$0	\$0				
	\$2,500,001 to \$3,000,000	1	\$2,750,000	\$2,750,000				
	\$3,000,001 to \$3,500,000	3	\$9,512,200	\$3,170,733				
	\$3,500,001 to \$4,000,000	3	\$11,954,000	\$3,984,667				
	\$4,000,001 to \$4,500,000	0	\$0	\$0				
	\$4,500,001 to 5,000,000	0	\$0	\$0				
	Over \$5 Million	5	\$35,116,000	\$7,023,200				
	Improved Residential Total:	93	\$115,873,190	\$1,245,948	Total	99	\$118,247,590	\$1,194,420
	Residential Vacant Land and Commercial Total*:	12	\$8,937,500	\$744,792				



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* includes all non-improved residential transactions
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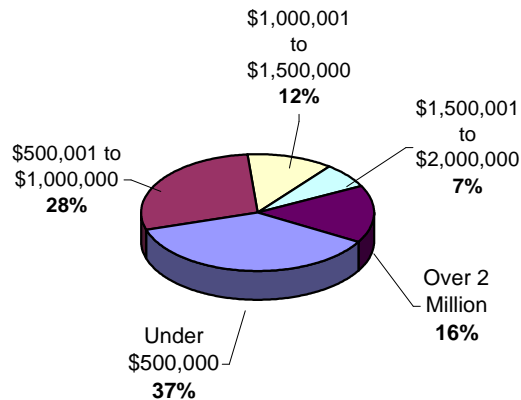
All Residential Transactions

Year to Date; May - 2010

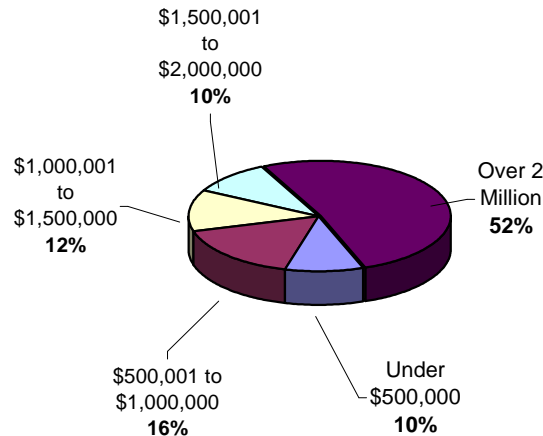
Eagle County, Colorado

	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	152	\$48,526,624	\$319,254	Single Family	151	\$223,612,600	\$1,480,878
	\$500,001 to \$1,000,000	116	\$82,137,400	\$708,081	Multi Family	260	\$275,841,424	\$1,060,929
	\$1,000,001 to \$1,500,000	49	\$61,142,700	\$1,247,810	Vacant Residential Land	29	\$11,666,800	\$402,303
	\$1,500,001 to \$2,000,000	29	\$49,790,700	\$1,716,921				
	\$2,000,001 to \$2,500,000	16	\$35,418,400	\$2,213,650				
	\$2,500,001 to \$3,000,000	13	\$35,996,000	\$2,768,923				
	\$3,000,001 to \$3,500,000	7	\$22,447,200	\$3,206,743				
	\$3,500,001 to \$4,000,000	5	\$19,154,000	\$3,830,800				
	\$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	19	\$122,486,000	\$6,446,632				
	Improved Residential Total:	411	\$499,454,024	\$1,215,217	Total	440	\$511,120,824	\$1,161,638
	Residential Vacant Land and Commercial Total*:	86	\$74,736,950	\$869,034				

Total Number of Transactions



Total Dollar Volume



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Commercial Transactions

May, 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	1	\$247,500	\$247,500	12	\$9,106,500	\$758,875
Commercial Vacant	3	\$384,400	\$128,133	19	\$2,060,050	\$108,424
Development Vacant	1	\$5,500,000	\$5,500,000	5	\$38,205,300	\$7,641,060
Total	5	\$6,131,900	\$1,226,380	36	\$49,371,850	\$1,371,440



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Market Analysis by Area

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

Area	Total Dollar Volume	% of Volume	Number of Transactions	% of Transactions	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	\$20,123,600	3.50%	19	3.82%	\$1,059,137	\$650,000
Booth Creek, The Falls	\$495,000	0.09%	1	0.20%	\$495,000	n/a
11th Filing, Vail Golf Course	\$18,915,000	3.29%	6	1.21%	\$3,152,500	\$3,342,500
Vail Village	\$77,822,000	13.55%	31	6.24%	\$2,510,387	\$1,590,000
Lionshead	\$47,305,500	8.24%	18	3.62%	\$2,628,083	\$2,498,400
Spraddle Creek	\$9,000,000	1.57%	1	0.20%	\$9,000,000	n/a
Potato Patch	\$4,824,600	0.84%	3	0.60%	\$1,608,200	\$1,300,000
Lionsridge, Sandstone, The Ridge, The Valley	\$11,471,390	2.00%	15	3.02%	\$764,759	\$412,500
Cascade Village, Glen Lyon	\$25,900,000	4.51%	9	1.81%	\$2,877,778	\$2,675,000
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$4,658,800	0.81%	5	1.01%	\$931,760	\$530,000
Highland Meadows	\$3,500,000	0.61%	2	0.40%	\$1,750,000	n/a
Intermountain, Matterhorn, Vail Village West	\$3,774,000	0.66%	4	0.80%	\$943,500	\$774,500
Minturn, Redcliff	\$2,467,500	0.43%	4	0.80%	\$616,875	\$508,750
Eagle Vail	\$10,719,100	1.87%	21	4.23%	\$510,433	\$520,000
Avon	\$53,895,734	9.39%	94	18.91%	\$573,359	\$490,000
Mountain Star	\$4,075,000	0.71%	2	0.40%	\$2,037,500	n/a
Wildridge	\$4,076,200	0.71%	9	1.81%	\$452,911	\$431,200
Beaver Creek	\$73,799,000	12.85%	32	6.44%	\$2,306,219	\$1,637,500
Bachelor Gulch	\$10,233,000	1.78%	6	1.21%	\$1,705,500	\$1,600,550
Arrowhead	\$28,297,000	4.93%	19	3.82%	\$1,489,316	\$1,150,000
Berry Creek, Singletree	\$11,243,500	1.96%	13	2.62%	\$864,885	\$720,000
Edwards	\$10,408,950	1.81%	26	5.23%	\$400,344	\$279,000
Homestead, South 40	\$4,761,000	0.83%	8	1.61%	\$595,125	\$417,500
Lake Creek, Squaw Creek	\$6,058,700	1.06%	2	0.40%	\$3,029,350	n/a
Cordillera Valley Club	\$5,800,000	1.01%	3	0.60%	\$1,933,333	\$1,575,000
Cordillera	\$24,531,000	4.27%	17	3.42%	\$1,443,000	\$1,275,000
Wolcott	\$0	0.00%	0	0.00%	\$0	\$0
Bellyache, Red Sky	\$5,921,900	1.03%	5	1.01%	\$1,184,380	\$715,000
Eagle	\$29,305,200	5.10%	56	11.27%	\$523,307	\$320,750
Gypsum	\$23,195,400	4.04%	28	5.63%	\$828,407	\$337,500
Basalt, El Jebel and Misc. In-County	\$34,782,900	6.06%	33	6.64%	\$1,054,027	\$525,000
Quit Claim Deeds	\$2,830,000	0.49%	5	1.01%	\$566,000	n/a
TOTAL	\$574,190,974	100.00%	497	100.00%	\$1,155,314	\$618,500

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Residential Improved Transactions

Excludes: Vacant Land and Commercial

May, 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	\$4,642,000	4.01%	3	3.23%	\$1,547,333	\$1,292,000	\$543
Booth Creek, The Falls	\$0	0.00%	0	0.00%	\$0	\$0	\$0
11th Filing, Vail Golf Course	\$5,300,000	4.57%	1	1.08%	\$5,300,000	n/a	\$1,301
Vail Village	\$41,596,000	35.90%	11	11.83%	\$3,781,455	\$3,300,000	\$863
Lionshead	\$12,716,200	10.97%	5	5.38%	\$2,543,240	\$3,090,000	\$1,763
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	\$1,250,890	1.08%	3	3.23%	\$416,963	\$340,000	\$485
Cascade Village, Glen Lyon	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$2,560,000	2.21%	3	3.23%	\$853,333	\$530,000	\$356
Highland Meadows	\$3,500,000	3.02%	2	2.15%	\$1,750,000	n/a	\$786
Intermountain, Matterhorn, Vail Village West	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Minturn, Redcliff	\$1,017,500	0.88%	2	2.15%	\$508,750	n/a	\$432
Eagle Vail	\$2,080,600	1.80%	4	4.30%	\$520,150	\$547,500	\$289
Avon	\$2,794,400	2.41%	6	6.45%	\$465,733	\$443,500	\$346
Mountain Star	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Wildridge	\$675,000	0.58%	1	1.08%	\$675,000	n/a	\$270
Beaver Creek	\$10,121,000	8.73%	7	7.53%	\$1,445,857	\$1,129,000	\$821
Bachelor Gulch	\$1,450,000	1.25%	1	1.08%	\$1,450,000	n/a	\$789
Arrowhead	\$4,663,500	4.02%	5	5.38%	\$932,700	\$1,075,000	\$527
Berry Creek, Singletree	\$3,802,500	3.28%	4	4.30%	\$950,625	\$797,500	\$343
Edwards, Scottsville	\$2,403,200	2.07%	9	9.68%	\$267,022	\$272,000	\$219
Homestead, South 40	\$3,166,000	2.73%	4	4.30%	\$791,500	\$738,000	\$245
Lake Creek, Squaw Creek	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Cordillera Valley Club	\$1,575,000	1.36%	1	1.08%	\$1,575,000	n/a	\$383
Cordillera	\$1,790,000	1.54%	2	2.15%	\$895,000	n/a	\$250
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	\$5,021,500	4.33%	9	9.68%	\$557,944	\$375,000	\$209
Gypsum	\$1,637,000	1.41%	6	6.45%	\$272,833	\$250,000	\$144
Basalt, El Jebel and Misc. In-County	\$2,110,900	1.82%	4	4.30%	\$527,725	\$502,500	\$266
TOTAL	\$115,873,190	100.00%	93	100.00%	\$1,245,948	\$625,000	\$508

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