

# 2008 Eagle County Market Analysis

For the fifth consecutive year, Eagle County's total dollar volume has stayed above \$2 billion. Down 25% from 2007, Eagle County's 2008 yearend total dollar volume was \$2,234,919,100. The number of transactions totaled at 1,606 which is down 40% from last year.

The driving force for the real estate market was high end property sales. There were 71 transactions, 17 more than 2007, selling for more than \$5 million in 2008.

Much of this year's success can be attributed to the completion of new developments. Since 2001, new developments have contributed, on average, 25% of the total dollar volume. This year, new developments accounted for nearly 43% of the total dollar volume.

The top 3 new developments and their respective dollar volumes are: Arrabelle totaling \$233,581,900; Chalets at Lodge at Vail totaling \$143,675,000; and The Westin totaling \$104,383,100.

The graph below shows the total dollar volume for the 5 Colorado Resort Counties including Eagle, Garfield, Pitkin, Routt and Summit. Eagle County shows the least effect from the slow economy.

*Stats provided by Land Title Guarantee Company*

