



# MARKET ANALYSIS

Eagle County, Colorado

January 2009

## Month to Month Comparison by Total Dollar Volume

Month	2006	% of Previous Year	2007	% of Previous Year	2008	% of Previous Year	2009	% of Previous Year
January	\$138,340,500	104%	\$173,416,500	125%	\$124,253,400	72%	\$40,487,500	33%
February	\$149,697,700	87%	\$253,057,700	169%	\$207,081,600	82%		
March	\$238,965,700	118%	\$266,688,300	112%	\$228,388,700	86%		
April	\$183,511,300	81%	\$233,926,100	127%	\$137,700,500	59%		
May	\$257,872,000	122%	\$301,894,600	117%	\$158,543,900	53%		
June	\$277,390,500	101%	\$332,660,200	120%	\$188,121,300	57%		
July	\$214,424,600	98%	\$190,341,400	89%	\$243,432,100	128%		
August	\$258,099,400	110%	\$313,687,200	122%	\$211,288,800	67%		
September	\$259,621,200	91%	\$260,515,200	100%	\$169,448,700	65%		
October	\$228,350,800	88%	\$215,096,100	94%	\$167,365,200	78%		
November	\$298,677,400	83%	\$216,475,200	72%	\$174,144,400	80%		
December	\$249,220,500	112%	\$202,738,700	81%	\$225,150,500	111%		
<b>YTD - TOTAL</b>	<b>\$138,340,500</b>	<b>98%</b>	<b>\$173,416,500</b>	<b>125%</b>	<b>\$124,253,400</b>	<b>72%</b>	<b>\$40,487,500</b>	<b>33%</b>

## Month to Month Comparison by Number of Transactions

Month	2006	% of Previous Year	2007	% of Previous Year	2008	% of Previous Year	2009	% of Previous Year
January	182	94%	175	96%	104	59%	46	44%
February	186	89%	273	147%	131	48%		
March	259	83%	210	81%	145	69%		
April	233	62%	221	95%	117	53%		
May	290	76%	266	92%	107	40%		
June	326	88%	286	88%	172	60%		
July	261	80%	204	78%	157	77%		
August	292	86%	285	98%	110	39%		
September	278	67%	248	89%	166	67%		
October	269	73%	181	67%	175	97%		
November	264	64%	190	72%	120	63%		
December	275	83%	149	54%	102	68%		
<b>YTD - TOTAL</b>	<b>182</b>	<b>122%</b>	<b>175</b>	<b>96%</b>	<b>104</b>	<b>59%</b>	<b>46</b>	<b>44%</b>

Please note: 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  
**January 2009**  
**Eagle County, Colorado**

Area	Total Dollar Volume	% of Volume	Number of Transactions	% of Transactions	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	\$5,485,000	13.55%	4	8.70%	\$1,371,250	\$1,387,500
Booth Creek, The Falls	\$0	0.00%	0	0.00%	\$0	\$0
11th Filing, Vail Golf Course	\$962,500	2.38%	1	2.17%	\$962,500	n/a
Vail Village	\$9,537,500	23.56%	11	23.91%	\$867,045	\$225,000
Lionshead	\$0	0.00%	0	0.00%	\$0	\$0
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	\$1,180,000	2.91%	2	4.35%	\$590,000	n/a
Cascade Village, Glen Lyon	\$0	0.00%	0	0.00%	\$0	\$0
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	\$0	0.00%	0	0.00%	\$0	\$0
Minturn, Redcliff	\$0	0.00%	0	0.00%	\$0	\$0
Eagle Vail	\$385,000	0.95%	1	2.17%	\$385,000	n/a
Avon	\$2,138,000	5.28%	4	8.70%	\$534,500	\$503,750
Mountain Star	\$0	0.00%	0	0.00%	\$0	\$0
Wildridge	\$0	0.00%	0	0.00%	\$0	\$0
Beaver Creek	\$3,620,000	8.94%	3	6.52%	\$1,206,667	\$1,500,000
Bachelor Gulch	\$0	0.00%	0	0.00%	\$0	\$0
Arrowhead	\$1,080,000	2.67%	1	2.17%	\$1,080,000	n/a
Berry Creek, Singletree	\$1,517,000	3.75%	2	4.35%	\$758,500	n/a
Edwards	\$559,000	1.38%	1	2.17%	\$559,000	n/a
Homestead, South 40	\$0	0.00%	0	0.00%	\$0	\$0
Lake Creek, Squaw Creek	\$0	0.00%	0	0.00%	\$0	\$0
Cordillera Valley Club	\$295,000	0.73%	1	2.17%	\$295,000	n/a
Cordillera	\$1,750,000	4.32%	2	4.35%	\$875,000	n/a
Wolcott	\$0	0.00%	0	0.00%	\$0	\$0
Bellyache, Red Sky	\$0	0.00%	0	0.00%	\$0	\$0
Eagle	\$2,881,000	7.12%	6	13.04%	\$480,167	\$537,500
Gypsum	\$750,000	1.85%	3	6.52%	\$250,000	\$310,000
Basalt, El Jebel and Misc. In-County	\$8,347,500	20.62%	4	8.70%	\$2,086,875	\$1,330,000
<b>TOTAL</b>	<b>\$40,487,500</b>	<b>100.00%</b>	<b>46</b>	<b>100.00%</b>	<b>\$880,163</b>	<b>\$562,500</b>

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# All Residential Transactions

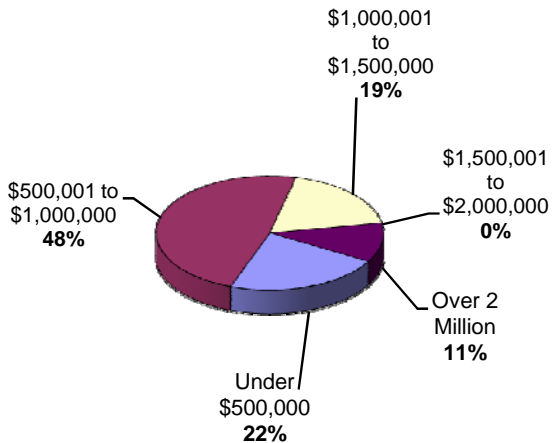
January 2009  
Eagle County, Colorado

Improved Residential

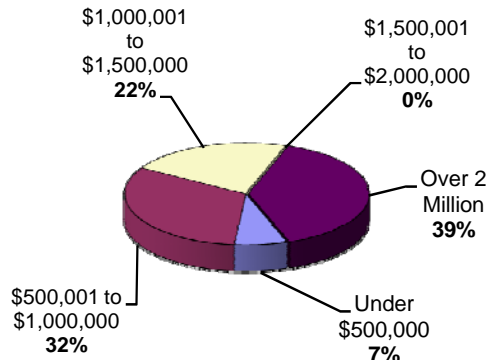
<u>Sale</u>	<u>Number of Transactions</u>	<u>Total Dollar Volume</u>	<u>Average Sales Price</u>
Under \$500,000	6	\$2,090,500	\$348,417
\$500,001 to \$1,000,000	13	\$9,531,000	\$733,154
\$1,000,001 to \$1,500,000	5	\$6,505,000	\$1,301,000
\$1,500,001 to \$2,000,000	0	\$0	\$0
\$2,000,001 to \$2,500,000	0	\$0	\$0
\$2,500,001 to \$3,000,000	0	\$0	\$0
\$3,000,001 to \$3,500,000	2	\$6,500,000	\$3,250,000
\$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	1	\$5,125,000	\$5,125,000
<b>Improved Residential Total:</b>	<b>27</b>	<b>\$29,751,500</b>	<b>\$1,101,907</b>
Residential Vacant Land and Commercial Total*:	19	\$10,736,000	\$565,053

<u>Sale</u>	<u>Number of Transactions</u>	<u>Total Dollar Volume</u>	<u>Average Sales Price</u>
Single Family	15	\$16,691,500	\$1,112,767
Multi Family	12	\$13,060,000	\$1,088,333
Vacant Residential Land	4	\$4,795,000	\$1,198,750
<b>Total</b>	<b>31</b>	<b>\$34,546,500</b>	<b>\$1,114,403</b>

**Total Number of Transactions**



**Total Dollar Volume**



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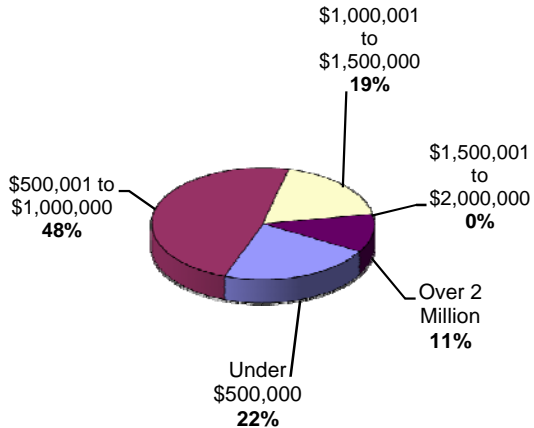
# All Residential Transactions

Year to Date - 2009  
Eagle County, Colorado

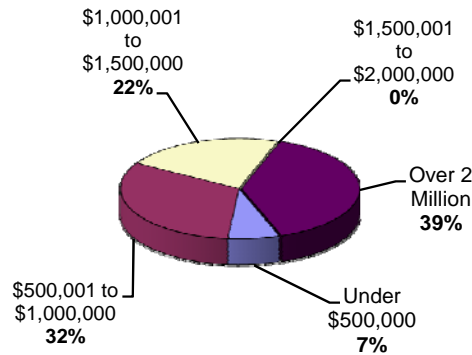
Improved Residential

<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	6	\$2,090,500	\$348,417	Single Family	15	\$16,691,500	\$1,112,767
\$500,001 to \$1,000,000	13	\$9,531,000	\$733,154	Multi Family	12	\$13,060,000	\$1,088,333
\$1,000,001 to \$1,500,000	5	\$6,505,000	\$1,301,000	Vacant Residential Land	4	\$4,795,000	\$1,198,750
\$1,500,001 to \$2,000,000	0	\$0	\$0				
\$2,000,001 to \$2,500,000	0	\$0	\$0				
\$2,500,001 to \$3,000,000	0	\$0	\$0				
\$3,000,001 to \$3,500,000	2	\$6,500,000	\$3,250,000				
\$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	1	\$5,125,000	\$5,125,000				
<b>Improved Residential Total:</b>	<b>27</b>	<b>\$29,751,500</b>	<b>\$1,101,907</b>	<b>Total</b>	<b>31</b>	<b>\$34,546,500</b>	<b>\$1,114,403</b>
Residential Vacant Land and Commercial Total*:	19	\$10,736,000	\$565,053				

Total Number of Transactions



Total Dollar Volume



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# Commercial Transactions

January 2009  
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	1	\$559,000	\$559,000	1	\$559,000	\$559,000
Commercial Vacant	9	\$1,459,500	\$162,167	9	\$1,459,500	\$162,167
Development Vacant	0	\$0	\$0	0	\$0	\$0
<b>Total</b>	<b>10</b>	<b>\$2,018,500</b>	<b>\$201,850</b>	<b>10</b>	<b>\$2,018,500</b>	<b>\$201,850</b>



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# Market Analysis by Area

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Year to Date - 2009  
Eagle County, Colorado

Area	Total Dollar Volume	% of Volume	Number of Transactions	% of Transactions	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	\$5,485,000	13.55%	4	100.00%	\$1,371,250	\$1,387,500
Booth Creek, The Falls	\$0	0.00%	0	0.00%	\$0	\$0
11th Filing, Vail Golf Course	\$962,500	2.38%	1	25.00%	\$962,500	n/a
Vail Village	\$9,537,500	23.56%	11	275.00%	\$867,045	\$225,000
Lionshead	\$0	0.00%	0	0.00%	\$0	\$0
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	\$1,180,000	2.91%	2	50.00%	\$590,000	n/a
Cascade Village, Glen Lyon	\$0	0.00%	0	0.00%	\$0	\$0
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	\$0	0.00%	0	0.00%	\$0	\$0
Minturn, Redcliff	\$0	0.00%	0	0.00%	\$0	\$0
Eagle Vail	\$385,000	0.95%	1	25.00%	\$385,000	n/a
Avon	\$2,138,000	5.28%	4	100.00%	\$534,500	\$503,750
Mountain Star	\$0	0.00%	0	0.00%	\$0	\$0
Wildridge	\$0	0.00%	0	0.00%	\$0	\$0
Beaver Creek	\$3,620,000	8.94%	3	75.00%	\$1,206,667	\$1,500,000
Bachelor Gulch	\$0	0.00%	0	0.00%	\$0	\$0
Arrowhead	\$1,080,000	2.67%	1	25.00%	\$1,080,000	n/a
Berry Creek, Singletree	\$1,517,000	3.75%	2	50.00%	\$758,500	n/a
Edwards	\$559,000	1.38%	1	25.00%	\$559,000	n/a
Homestead, South 40	\$0	0.00%	0	0.00%	\$0	\$0
Lake Creek, Squaw Creek	\$0	0.00%	0	0.00%	\$0	\$0
Cordillera Valley Club	\$295,000	0.73%	1	25.00%	\$295,000	n/a
Cordillera	\$1,750,000	4.32%	2	50.00%	\$875,000	n/a
Wolcott	\$0	0.00%	0	0.00%	\$0	\$0
Bellyache, Red Sky	\$0	0.00%	0	0.00%	\$0	\$0
Eagle	\$2,881,000	7.12%	6	150.00%	\$480,167	\$537,500
Gypsum	\$750,000	1.85%	3	75.00%	\$250,000	\$310,000
Basalt, El Jebel and Misc. In-County	\$8,347,500	20.62%	4	100.00%	\$2,086,875	\$1,330,000
<b>TOTAL</b>	<b>\$40,487,500</b>	<b>100.00%</b>	<b>46</b>	<b>100.00%</b>	<b>\$880,163</b>	<b>\$562,500</b>

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# Residential Improved Transactions

Excludes: Vacant Land and Commercial

January 2009

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	\$2,775,000	9.33%	2	7.41%	\$1,387,500	n/a	\$450
Booth Creek, The Falls	\$0	0.00%	0	0.00%	\$0	\$0	\$0
11th Filing, Vail Golf Course	\$962,500	3.24%	1	3.70%	\$962,500	n/a	\$149
Vail Village	\$8,235,000	27.68%	4	14.81%	\$2,058,750	\$2,012,500	\$1,261
Lionshead	\$0	0.00%	0	0.00%	\$0	\$0	\$0
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	\$1,180,000	3.97%	2	7.41%	\$590,000	n/a	\$522
Cascade Village, Glen Lyon	\$0	0.00%	0	0.00%	\$0	\$0	\$0
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	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Minturn, Redcliff	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Eagle Vail	\$385,000	1.29%	1	3.70%	\$385,000	n/a	\$316
Avon	\$1,197,500	4.03%	3	11.11%	\$399,167	\$427,500	\$834
Mountain Star	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Wildridge	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Beaver Creek	\$1,500,000	5.04%	1	3.70%	\$1,500,000	n/a	\$827
Bachelor Gulch	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Arrowhead	\$1,080,000	3.63%	1	3.70%	\$1,080,000	n/a	\$324
Berry Creek, Singletree	\$1,517,000	5.10%	2	7.41%	\$758,500	n/a	\$301
Edwards, Scottsville	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Homestead, South 40	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Lake Creek, Squaw Creek	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Cordillera Valley Club	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Cordillera	\$1,150,000	3.87%	1	3.70%	\$0	n/a	\$291
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	\$2,664,000	8.95%	4	14.81%	\$666,000	\$624,500	\$168
Gypsum	\$658,000	2.21%	2	7.41%	\$329,000	n/a	\$168
Basalt, El Jebel and Misc. In-County	\$6,447,500	21.67%	3	11.11%	\$2,149,167	\$760,080	\$593
<b>TOTAL</b>	<b>\$29,751,500</b>	<b>100.00%</b>	<b>27</b>	<b>100.00%</b>	<b>\$1,101,907</b>	<b>\$755,000</b>	<b>\$562</b>

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