



MARKET ANALYSIS

Eagle County, Colorado
January 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%		0%
March	\$266,688,300	112%	\$228,388,700	86%	\$59,372,400	26%		0%
April	\$233,926,100	127%	\$137,700,500	59%	\$57,947,000	42%		0%
May	\$301,894,600	117%	\$158,543,900	53%	\$70,751,600	45%		0%
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	\$173,416,500	125%	\$124,253,400	72%	\$40,487,500	33%	\$86,864,200	215%

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%		0%
March	210	81%	145	69%	44	30%		0%
April	221	95%	117	53%	54	46%		0%
May	266	92%	107	40%	79	74%		0%
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	175	96%	104	59%	46	44%	79	172%

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, 2010

Eagle County, Colorado

Area	Total Dollar Volume	% of Volume	Number of Transactions	% of Transactions	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	\$3,802,500	4.38%	3	3.80%	\$1,267,500	\$1,500,000
Booth Creek, The Falls	\$0	0.00%	0	0.00%	\$0	\$0
11th Filing, Vail Golf Course	\$630,000	0.73%	1	1.27%	\$630,000	n/a
Vail Village	\$11,682,500	13.45%	7	8.86%	\$1,668,929	\$1,220,000
Lionshead	\$5,750,000	6.62%	1	1.27%	\$5,750,000	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	\$1,195,500	1.38%	3	3.80%	\$398,500	\$412,500
Cascade Village, Glen Lyon	\$6,475,000	7.45%	3	3.80%	\$2,158,333	\$2,670,000
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	\$649,000	0.75%	1	1.27%	\$649,000	n/a
Minturn, Redcliff	\$0	0.00%	0	0.00%	\$0	\$0
Eagle Vail	\$194,000	0.22%	1	1.27%	\$194,000	n/a
Avon	\$18,330,600	21.10%	23	29.11%	\$796,983	\$777,000
Mountain Star	\$3,150,000	3.63%	1	1.27%	\$3,150,000	n/a
Wildridge	\$275,000	0.32%	1	1.27%	\$275,000	n/a
Beaver Creek	\$11,235,000	12.93%	5	6.33%	\$2,247,000	\$1,675,000
Bachelor Gulch	\$0	0.00%	0	0.00%	\$0	\$0
Arrowhead	\$1,750,000	2.01%	2	2.53%	\$875,000	n/a
Berry Creek, Singletree	\$0	0.00%	0	0.00%	\$0	\$0
Edwards	\$525,700	0.61%	2	2.53%	\$262,850	n/a
Homestead, South 40	\$795,000	0.92%	2	2.53%	\$397,500	n/a
Lake Creek, Squaw Creek	\$0	0.00%	0	0.00%	\$0	\$0
Cordillera Valley Club	\$0	0.00%	0	0.00%	\$0	\$0
Cordillera	\$7,205,000	8.29%	4	5.06%	\$1,801,250	\$1,137,500
Wolcott	\$0	0.00%	0	0.00%	\$0	\$0
Bellyache, Red Sky	\$0	0.00%	0	0.00%	\$0	\$0
Eagle	\$4,388,000	5.05%	6	7.59%	\$731,333	\$477,500
Gypsum	\$4,917,000	5.66%	7	8.86%	\$702,429	\$425,000
Basalt, El Jebel and Misc. In-County	\$1,305,000	1.50%	3	3.80%	\$435,000	\$430,000
Quit Claim Deeds	\$2,609,400	3.00%	3	3.80%	\$869,800	\$100,000
TOTAL	\$86,864,200	100.00%	79	100.00%	\$1,108,616	\$735,000

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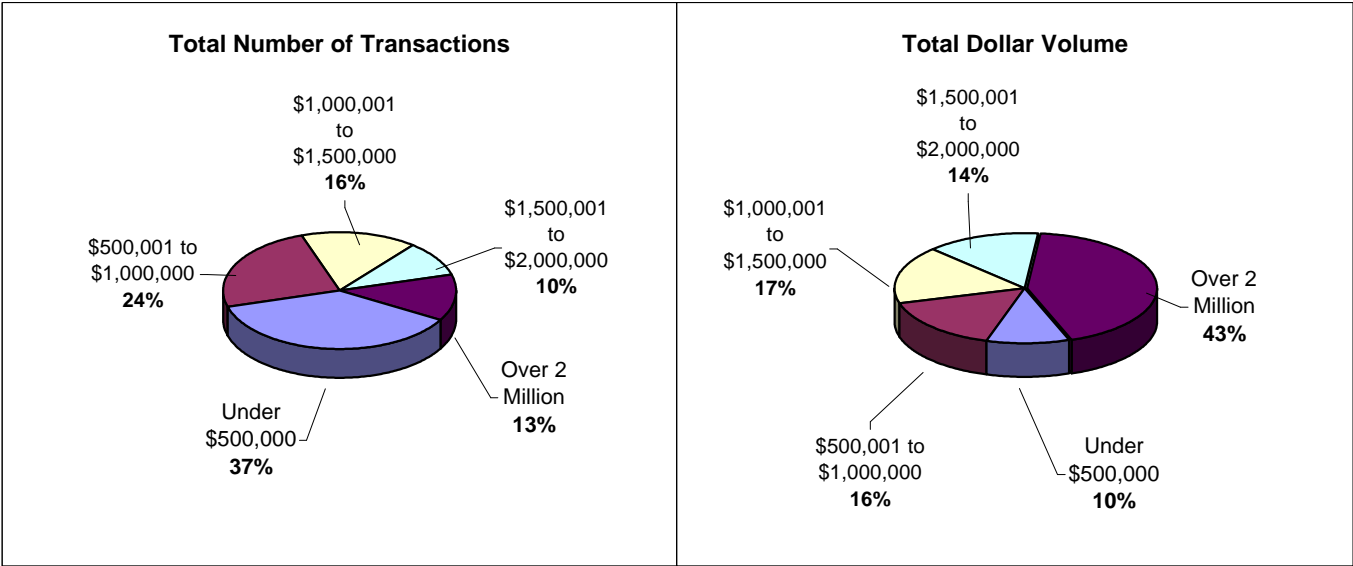
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All Residential Transactions

January, 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	23	\$7,464,900	\$324,561	Single Family	19	\$32,197,700	\$1,694,616
	\$500,001 to \$1,000,000	15	\$11,471,400	\$764,760	Multi Family	43	\$40,082,600	\$932,153
	\$1,000,001 to \$1,500,000	10	\$12,084,000	\$1,208,400	Vacant Residential Land	4	\$575,000	\$143,750
	\$1,500,001 to \$2,000,000	6	\$10,275,000	\$1,712,500				
	\$2,000,001 to \$2,500,000	2	\$4,330,000	\$2,165,000				
	\$2,500,001 to \$3,000,000	1	\$2,675,000	\$2,675,000				
	\$3,000,001 to \$3,500,000	1	\$3,150,000	\$3,150,000				
	\$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	2	\$9,580,000	\$4,790,000				
	Over \$5 Million	2	\$11,250,000	\$5,625,000				
	Improved Residential Total:	62	\$72,280,300	\$1,165,811	Total	66	\$72,855,300	\$1,103,868
	Residential Vacant Land and Commercial Total*:	17	\$14,583,900	\$857,876				



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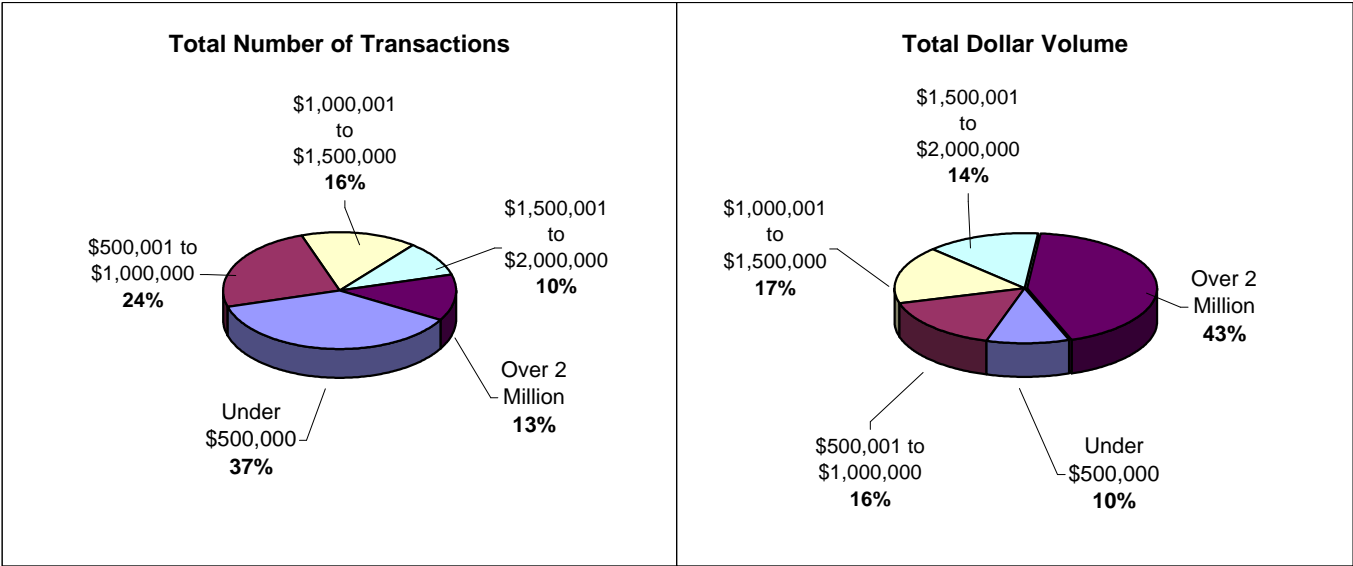
* includes all non-improved residential transactions
The above figures do not include time share interests and are an unofficial tabulation of Eagle County records that are believed to be reasonably accurate.
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All Residential Transactions

Year to Date; January - 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	23	\$7,464,900	\$324,561	Single Family	19	\$32,197,700	\$1,694,616
	\$500,001 to \$1,000,000	15	\$11,471,400	\$764,760	Multi Family	43	\$40,082,600	\$932,153
	\$1,000,001 to \$1,500,000	10	\$12,084,000	\$1,208,400	Vacant Residential Land	4	\$575,000	\$143,750
	\$1,500,001 to \$2,000,000	6	\$10,275,000	\$1,712,500				
	\$2,000,001 to \$2,500,000	2	\$4,330,000	\$2,165,000				
	\$2,500,001 to \$3,000,000	1	\$2,675,000	\$2,675,000				
	\$3,000,001 to \$3,500,000	1	\$3,150,000	\$3,150,000				
	\$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	2	\$9,580,000	\$4,790,000				
	Over \$5 Million	2	\$11,250,000	\$5,625,000				
	Improved Residential Total:	62	\$72,280,300	\$1,165,811	Total	66	\$72,855,300	\$1,103,868
	Residential Vacant Land and Commercial Total*:	17	\$14,583,900	\$857,876				



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Commercial Transactions

January, 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	\$3,340,000	\$1,670,000	2	\$3,340,000	\$1,670,000
Commercial Vacant	2	\$241,500	\$120,750	2	\$241,500	\$120,750
Development Vacant	1	\$3,400,000	\$3,400,000	1	\$3,400,000	\$3,400,000
Total	5	\$6,981,500	\$1,396,300	5	\$6,981,500	\$1,396,300



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Market Analysis by Area

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

Area	Total Dollar Volume	% of Volume	Number of Transactions	% of Transactions	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	\$3,802,500	4.38%	3	3.80%	\$1,267,500	\$1,500,000
Booth Creek, The Falls	\$0	0.00%	0	0.00%	\$0	\$0
11th Filing, Vail Golf Course	\$630,000	0.73%	1	1.27%	\$630,000	n/a
Vail Village	\$11,682,500	13.45%	7	8.86%	\$1,668,929	\$1,220,000
Lionshead	\$5,750,000	6.62%	1	1.27%	\$5,750,000	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	\$1,195,500	1.38%	3	3.80%	\$398,500	\$412,500
Cascade Village, Glen Lyon	\$6,475,000	7.45%	3	3.80%	\$2,158,333	\$2,670,000
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	\$649,000	0.75%	1	1.27%	\$649,000	n/a
Minturn, Redcliff	\$0	0.00%	0	0.00%	\$0	\$0
Eagle Vail	\$194,000	0.22%	1	1.27%	\$194,000	n/a
Avon	\$18,330,600	21.10%	23	29.11%	\$796,983	\$777,000
Mountain Star	\$3,150,000	3.63%	1	1.27%	\$3,150,000	n/a
Wildridge	\$275,000	0.32%	1	1.27%	\$275,000	n/a
Beaver Creek	\$11,235,000	12.93%	5	6.33%	\$2,247,000	\$1,675,000
Bachelor Gulch	\$0	0.00%	0	0.00%	\$0	\$0
Arrowhead	\$1,750,000	2.01%	2	2.53%	\$875,000	n/a
Berry Creek, Singletree	\$0	0.00%	0	0.00%	\$0	\$0
Edwards	\$525,700	0.61%	2	2.53%	\$262,850	n/a
Homestead, South 40	\$795,000	0.92%	2	2.53%	\$397,500	n/a
Lake Creek, Squaw Creek	\$0	0.00%	0	0.00%	\$0	\$0
Cordillera Valley Club	\$0	0.00%	0	0.00%	\$0	\$0
Cordillera	\$7,205,000	8.29%	4	5.06%	\$1,801,250	\$1,137,500
Wolcott	\$0	0.00%	0	0.00%	\$0	\$0
Bellyache, Red Sky	\$0	0.00%	0	0.00%	\$0	\$0
Eagle	\$4,388,000	5.05%	6	7.59%	\$731,333	\$477,500
Gypsum	\$4,917,000	5.66%	7	8.86%	\$702,429	\$425,000
Basalt, El Jebel and Misc. In-County	\$1,305,000	1.50%	3	3.80%	\$435,000	\$430,000
<i>Quit Claim Deeds</i>	\$2,609,400	3.00%	3	3.80%	\$869,800	\$100,000
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Residential Improved Transactions

Excludes: Vacant Land and Commercial

January, 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	\$3,802,500	5.26%	3	4.84%	\$1,267,500	\$1,500,000	\$666
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	\$11,310,000	15.65%	5	8.06%	\$2,262,000	\$1,590,000	\$1,172
Lionshead	\$5,750,000	7.96%	1	1.61%	\$5,750,000	n/a	\$1,820
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	\$1,195,500	1.65%	3	4.84%	\$398,500	\$412,500	\$346
Cascade Village, Glen Lyon	\$3,805,000	5.26%	2	3.23%	\$1,902,500	n/a	\$615
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	\$649,000	0.90%	1	1.61%	\$649,000	n/a	\$362
Minturn, Redcliff	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Eagle Vail	\$194,000	0.27%	1	1.61%	\$194,000	n/a	\$196
Avon	\$14,930,600	20.66%	22	35.48%	\$678,664	\$748,500	\$630
Mountain Star	\$3,150,000	4.36%	1	1.61%	\$3,150,000	n/a	\$529
Wildridge	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Beaver Creek	\$11,235,000	15.54%	5	8.06%	\$2,247,000	\$1,675,000	\$760
Bachelor Gulch	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Arrowhead	\$1,750,000	2.42%	2	3.23%	\$875,000	n/a	\$455
Berry Creek, Singletree	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Edwards, Scottsville	\$525,700	0.73%	2	3.23%	\$262,850	n/a	\$235
Homestead, South 40	\$795,000	1.10%	2	3.23%	\$397,500	n/a	\$280
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	\$7,055,000	9.76%	3	4.84%	\$2,351,667	\$1,525,000	\$368
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	\$3,526,000	4.88%	4	6.45%	\$881,500	\$477,500	\$215
Gypsum	\$1,427,000	1.97%	3	4.84%	\$475,667	\$425,000	\$207
Basalt, El Jebel and Misc. In-County	\$1,180,000	1.63%	2	3.23%	\$590,000	n/a	\$306
TOTAL	\$72,280,300	100.00%	62	100.00%	\$1,165,811	\$763,500	\$578

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