

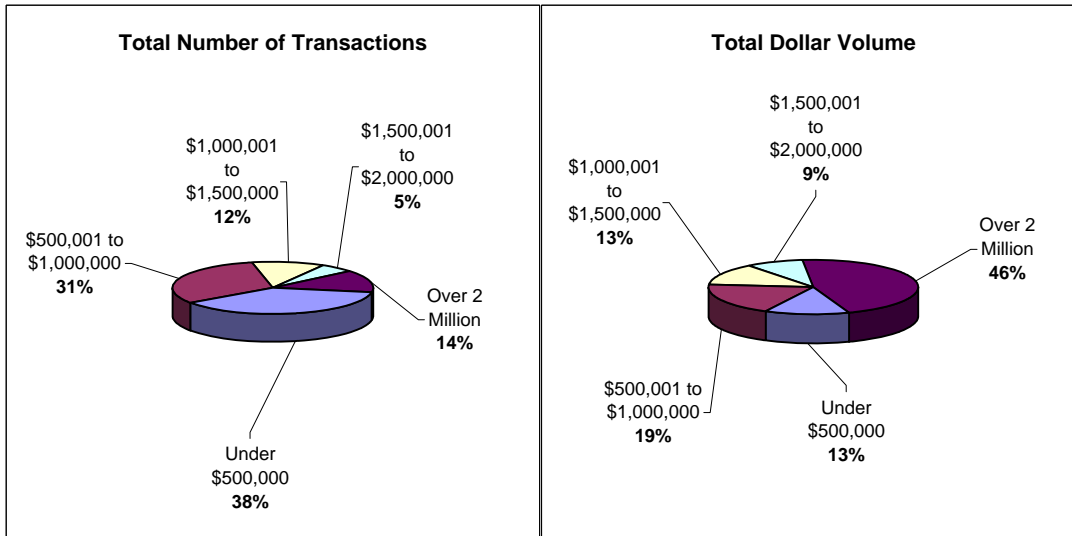


# Residential Transactions

January, 2007

Eagle County, Colorado

	<b>Improved Residential</b>							
	<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	54	\$19,990,700	\$370,198	Single Family	76	\$108,300,400	\$1,425,005
	\$500,001 to \$1,000,000	45	\$29,157,600	\$647,947	Multi Family	68	\$45,305,500	\$666,257
	\$1,000,001 to \$1,500,000	17	\$19,982,500	\$1,175,441	Vacant Land	14	\$4,346,200	\$310,443
	\$1,500,001 to \$2,000,000	8	\$13,784,200	\$1,723,025				
	\$2,000,001 to \$2,500,000	4	\$9,300,000	\$2,325,000				
	\$2,500,001 to \$3,000,000	6	\$16,145,900	\$2,690,983				
	\$3,000,001 to \$3,500,000	2	\$6,500,000	\$3,250,000				
	\$3,500,001 to \$4,000,000	3	\$11,050,000	\$3,683,333				
	\$4,000,001 to \$4,500,000	1	\$4,500,000	\$4,500,000				
	\$4,500,001 to 5,000,000	2	\$9,250,000	\$4,625,000				
	Over \$5 Million	2	\$13,945,000	\$6,972,500				
	<b>Total:</b>	<b>144</b>	<b>\$153,605,900</b>	<b>\$1,066,708</b>	<b>Total</b>	<b>158</b>	<b>\$157,952,100</b>	<b>\$999,697</b>
	Other*	31	\$19,810,600	\$639,052				



\* includes all non-improved residential transactions



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# MARKET ANALYSIS

## Eagle County, Colorado January, 2007

### Month to Month Comparison by Total Dollar Volume

Month	2004	% of Previous Year-To-Date	2005	% of Previous Year-To-Date	2006	% of Previous Year-To-Date	2007	% of Previous Year-To-Date
January	\$119,190,700	159%	\$132,772,300	111%	\$138,340,500	104%	\$173,416,500	125%
February	\$138,292,300	171%	\$172,605,800	125%	\$149,697,700	87%		0%
March	\$160,608,700	147%	\$201,990,500	126%	\$238,965,700	118%		0%
April	\$137,688,300	150%	\$226,125,302	164%	\$183,511,300	81%		0%
May	\$181,458,300	159%	\$211,985,000	117%	\$257,872,000	122%		0%
June	\$158,756,100	151%	\$275,455,100	174%	\$277,390,500	101%		0%
July	\$188,860,400	182%	\$217,831,600	115%	\$214,424,600	98%		0%
August	\$203,939,800	166%	\$233,778,200	115%	\$258,099,400	110%		0%
September	\$241,335,200	136%	\$284,867,000	118%	\$259,621,200	91%		0%
October	\$199,487,700	123%	\$258,610,100	130%	\$228,350,800	88%		0%
November	\$216,176,300	150%	\$361,816,100	167%	\$298,677,400	83%		0%
December	\$280,046,400	151%	\$222,412,500	79%	\$249,220,500	112%		0%
<b>TOTAL</b>	<b>\$2,225,840,200</b>	<b>151%</b>	<b>\$2,800,249,502</b>	<b>126%</b>	<b>\$2,754,171,600</b>	<b>98%</b>	<b>\$173,416,500</b>	<b>125%</b>

### Month to Month Comparison by Number of Transactions

Month	2004	% of Previous Year-To-Date	2005	% of Previous Year-To-Date	2006	% of Previous Year-To-Date	2007	% of Previous Year-To-Date
January	157	105%	193	123%	182	94%	175	96%
February	170	148%	209	123%	186	89%		0%
March	217	123%	311	143%	259	83%		0%
April	220	127%	375	170%	233	62%		0%
May	286	150%	381	133%	290	76%		0%
June	313	161%	370	118%	326	88%		0%
July	328	144%	325	99%	261	80%		0%
August	324	147%	338	104%	292	86%		0%
September	347	114%	412	119%	278	67%		0%
October	332	111%	368	111%	269	73%		0%
November	305	117%	410	134%	264	64%		0%
December	294	102%	331	113%	275	83%		0%
<b>TOTAL</b>	<b>3,293</b>	<b>127%</b>	<b>4,023</b>	<b>122%</b>	<b>3,115</b>	<b>77%</b>	<b>175</b>	<b>96%</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

Eagle County, Colorado

January 2007

Area	Total Dollar Volume	% of Volume	Number of Transactions	% of Transactions	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	\$7,233,500	4.17%	4	2.29%	\$1,808,375	\$780,000
Booth Creek, The Falls	\$1,250,000	0.72%	1	0.57%	\$0	n/a
11th Filing, Vail Golf Course	\$590,000	0.34%	1	0.57%	\$0	n/a
Vail Village	\$10,762,000	6.21%	3	1.71%	\$3,587,333	\$1,900,000
Lionshead	\$29,505,000	17.01%	9	5.14%	\$3,278,333	\$3,600,000
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	\$3,739,500	2.16%	4	2.29%	\$934,875	\$314,500
Cascade Village, Glen Lyon	\$0	0.00%	0	0.00%	\$0	\$0
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$2,150,000	1.24%	4	2.29%	\$537,500	\$475,000
Highland Meadows	\$3,725,000	2.15%	2	1.14%	\$1,862,500	n/a
Intermountain, Matterhorn, Vail Village West	\$5,160,000	2.98%	4	2.29%	\$1,290,000	\$725,000
Minturn, Redcliff	\$2,782,000	1.60%	5	2.86%	\$556,400	\$554,200
Eagle Vail	\$3,080,000	1.78%	7	4.00%	\$440,000	\$435,000
Avon	\$3,001,000	1.73%	6	3.43%	\$500,167	\$407,000
Mountain Star	\$0	0.00%	0	0.00%	\$0	\$0
Wildridge	\$1,366,600	0.79%	4	2.29%	\$341,650	\$310,000
Beaver Creek	\$8,854,500	5.11%	3	1.71%	\$2,951,500	\$2,350,000
Bachelor Gulch	\$11,335,800	6.54%	8	4.57%	\$1,416,975	\$1,190,000
Arrowhead	\$8,668,400	5.00%	4	2.29%	\$2,167,100	\$2,150,000
Berry Creek, Singletree	\$6,155,900	3.55%	8	4.57%	\$769,488	\$669,000
Edwards, Scottsville	\$6,546,900	3.78%	6	3.43%	\$1,091,150	\$584,000
Homestead, South 40	\$5,043,900	2.91%	7	4.00%	\$720,557	\$516,900
Lake Creek, Squaw Creek	\$690,000	0.40%	1	0.57%	\$690,000	n/a
Cordillera Valley Club	\$0	0.00%	0	0.00%	\$0	\$0
Cordillera	\$5,525,000	3.19%	2	1.14%	\$2,762,500	n/a
Bellyache, Wolcott	\$275,000	0.16%	1	0.57%	\$275,000	n/a
Eagle	\$15,545,200	8.96%	36	20.57%	\$431,811	\$408,000
Gypsum	\$7,979,000	4.60%	18	10.29%	\$443,278	\$340,000
Basalt, El Jebel and Misc. In-County	\$22,452,300	12.95%	27	15.43%	\$831,567	\$606,000
<b>TOTAL</b>	<b>\$173,416,500</b>	<b>100.00%</b>	<b>175</b>	<b>100.00%</b>	<b>\$990,951</b>	<b>\$555,750</b>

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# Residential Transactions

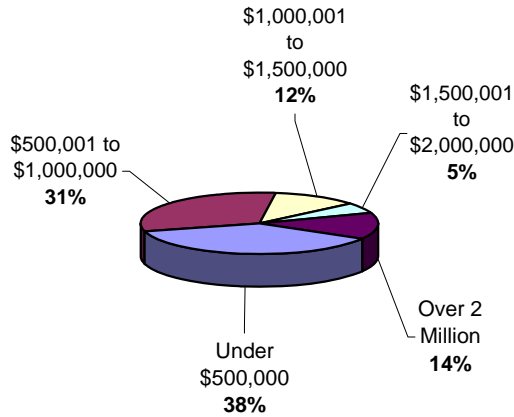
January, 2007

Eagle County, Colorado

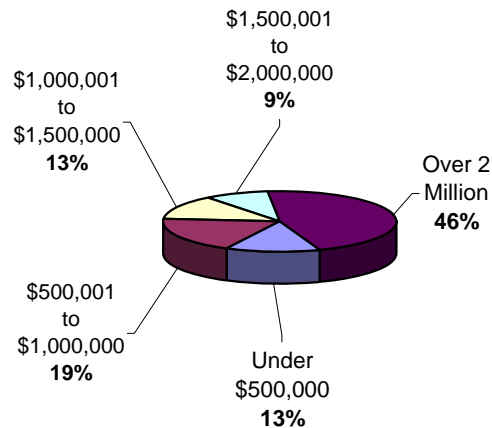
Improved Residential

<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>
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Other:*	31	\$19,810,600	\$639,052				

**Total Number of Transactions**



**Total Dollar Volume**



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\* includes all non-improved residential transactions



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