

# Residential Improved Transactions

February, 2007  
Eagle County, Colorado

Area	Total Dollar Volume	% of Volume	Number of Transactions	% of Transactions	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	\$8,458,600	4.09%	11	7.19%	\$768,964	\$605,500
Booth Creek, The Falls	\$0	0.00%	0	0.00%	\$0	\$0
11th Filing, Vail Golf Course	\$4,600,000	2.22%	2	1.31%	\$2,300,000	n/a
Vail Village	\$12,362,000	5.97%	7	4.58%	\$1,766,000	\$1,650,500
Lionshead	\$27,241,100	13.16%	5	3.27%	\$5,448,220	\$1,960,000
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	\$3,414,000	1.65%	4	2.61%	\$853,500	\$787,000
Cascade Village, Glen Lyon	\$1,290,000	0.62%	1	0.65%	\$1,290,000	n/a
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$2,555,000	1.23%	2	1.31%	\$1,277,500	n/a
Highland Meadows	\$2,400,000	1.16%	1	0.65%	\$2,400,000	n/a
Intermountain, Matterhorn, Vail Village West	\$3,426,500	1.66%	3	1.96%	\$1,142,167	\$1,375,000
Minturn, Redcliff	\$1,670,500	0.81%	3	1.96%	\$556,833	\$568,900
Eagle Vail	\$6,611,100	3.19%	7	4.58%	\$944,443	\$524,750
Avon	\$3,009,900	1.45%	8	5.23%	\$376,238	\$302,000
Mountain Star	\$0	0.00%	0	0.00%	\$0	\$0
Wildridge	\$4,007,000	1.94%	3	1.96%	\$1,335,667	\$1,532,000
Beaver Creek	\$34,203,500	16.53%	14	9.15%	\$2,443,107	\$2,250,000
Bachelor Gulch	\$32,553,000	15.73%	6	3.92%	\$5,425,500	\$2,195,000
Arrowhead	\$7,780,500	3.76%	4	2.61%	\$1,945,125	\$1,500,000
Berry Creek, Singletree	\$4,486,000	2.17%	5	3.27%	\$897,200	\$809,500
Edwards, Scottsville	\$4,154,300	2.01%	6	3.92%	\$692,383	\$365,000
Homestead, South 40	\$2,289,500	1.11%	3	1.96%	\$763,167	\$555,000
Lake Creek, Squaw Creek	\$2,375,000	1.15%	1	0.65%	\$2,375,000	n/a
Cordillera Valley Club	\$0	0.00%	0	0.00%	\$0	\$0
Cordillera	\$6,560,000	3.17%	3	1.96%	\$2,186,667	\$1,725,000
Bellyache, Wolcott	\$2,745,000	1.33%	2	1.31%	\$1,372,500	n/a
Eagle	\$11,733,000	5.67%	19	12.42%	\$617,526	\$579,550
Gypsum	\$4,429,600	2.14%	12	7.84%	\$369,133	\$320,000
Basalt, El Jebel and Misc. In-County	\$12,605,100	6.09%	21	13.73%	\$600,243	\$453,450
<b>TOTAL</b>	<b>\$206,960,200</b>	<b>100.00%</b>	<b>153</b>	<b>100.00%</b>	<b>\$1,352,681</b>	<b>\$705,050</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

Eagle County, Colorado

February, 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%	\$253,057,700	169%
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>\$257,483,000</b>	<b>165%</b>	<b>\$305,378,100</b>	<b>119%</b>	<b>\$288,038,200</b>	<b>94%</b>	<b>\$426,474,200</b>	<b>148%</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%	273	147%
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>327</b>	<b>123%</b>	<b>402</b>	<b>123%</b>	<b>368</b>	<b>92%</b>	<b>448</b>	<b>122%</b>

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# Market Analysis by Area

February 2007

Eagle County, Colorado

Area	Total Dollar Volume	% of Volume	Number of Transactions	% of Transactions	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	\$8,458,600	3.34%	11	4.03%	\$768,964	\$605,000
Booth Creek, The Falls	\$0	0.00%	0	0.00%	\$0	n/a
11th Filing, Vail Golf Course	\$4,600,000	1.82%	2	0.73%	\$2,300,000	n/a
Vail Village	\$17,058,000	6.74%	8	2.93%	\$2,132,250	\$1,960,000
Lionshead	\$27,241,100	10.76%	5	1.83%	\$5,448,220	\$3,500,000
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	\$3,414,000	1.35%	4	1.47%	\$853,500	\$787,000
Cascade Village, Glen Lyon	\$1,290,000	0.51%	1	0.37%	\$1,290,000	\$0
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$2,555,000	1.01%	2	0.73%	\$1,277,500	n/a
Highland Meadows	\$2,400,000	0.95%	1	0.37%	\$2,400,000	n/a
Intermountain, Matterhorn, Vail Village West	\$3,426,500	1.35%	3	1.10%	\$1,142,167	\$1,375,000
Minturn, Redcliff	\$1,670,500	0.66%	3	1.10%	\$556,833	\$568,900
Eagle Vail	\$6,611,100	2.61%	7	2.56%	\$944,443	\$524,750
Avon	\$3,348,900	1.32%	9	3.30%	\$372,100	\$302,500
Mountain Star	\$0	0.00%	0	0.00%	\$0	\$0
Wildridge	\$4,937,000	1.95%	5	1.83%	\$987,400	\$964,333
Beaver Creek	\$34,421,500	13.60%	16	5.86%	\$2,151,344	\$1,775,000
Bachelor Gulch	\$38,453,000	15.20%	7	2.56%	\$5,493,286	\$3,005,000
Arrowhead	\$8,980,500	3.55%	6	2.20%	\$1,496,750	\$1,500,000
Berry Creek, Singletree	\$5,130,500	2.03%	6	2.20%	\$855,083	\$720,000
Edwards, Scottsville	\$4,254,300	1.68%	7	2.56%	\$607,757	\$362,500
Homestead, South 40	\$2,289,500	0.90%	3	1.10%	\$763,167	\$555,000
Lake Creek, Squaw Creek	\$2,375,000	0.94%	1	0.37%	\$2,375,000	n/a
Cordillera Valley Club	\$595,000	0.24%	1	0.37%	\$595,000	n/a
Cordillera	\$8,910,000	3.52%	9	3.30%	\$990,000	\$442,500
Bellyache, Wolcott	\$3,899,200	1.54%	4	1.47%	\$974,800	\$625,000
Eagle	\$21,448,200	8.48%	104	38.10%	\$206,233	\$750,000
Gypsum	\$8,127,900	3.21%	18	6.59%	\$451,550	\$315,000
Basalt, El Jebel and Misc. In-County	\$27,162,400	10.73%	30	10.99%	\$905,413	\$449,400
<b>TOTAL</b>	<b>\$253,057,700</b>	<b>100.00%</b>	<b>273</b>	<b>100.00%</b>	<b>\$926,951</b>	<b>\$414,250</b>

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# Residential Transactions

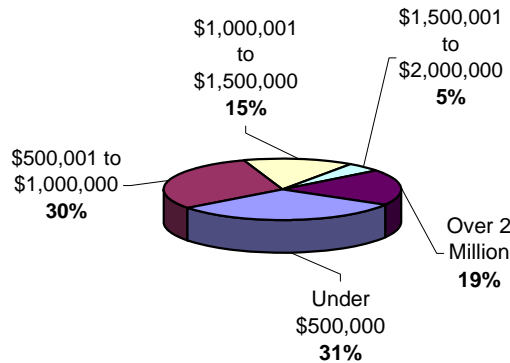
February, 2007

Eagle County, Colorado

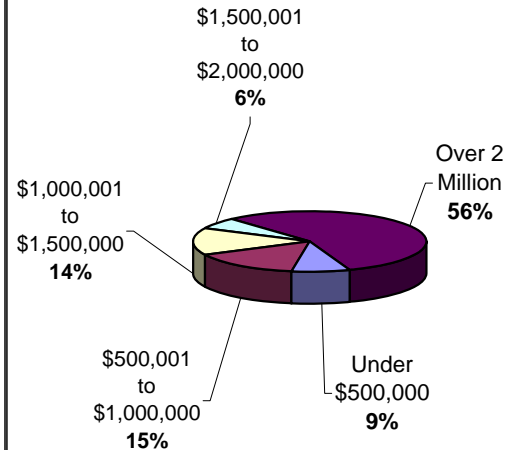
Improved Residential

<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>
Under \$500,000	48	\$16,870,900	\$351,477	Single Family	75	\$121,824,100	\$1,624,321
\$500,001 to \$1,000,000	46	\$31,560,000	\$686,087	Multi Family	78	\$85,136,100	\$1,091,488
\$1,000,001 to \$1,500,000	23	\$29,946,700	\$1,302,030	Vacant Land	24	\$14,123,500	\$588,479
\$1,500,001 to \$2,000,000	7	\$12,238,500	\$1,748,357				
\$2,000,001 to \$2,500,000	8	\$18,105,500	\$2,263,188				
\$2,500,001 to \$3,000,000	6	\$16,130,000	\$2,688,333				
\$3,000,001 to \$3,500,000	6	\$19,497,500	\$3,249,583				
\$3,500,001 to \$4,000,000	2	\$7,765,000	\$3,882,500				
\$4,000,001 to \$4,500,000	4	\$16,896,100	\$4,224,025				
\$4,500,001 to 5,000,000	0	\$0	\$0				
Over \$5 Million	3	\$37,950,000	\$12,650,000				
<b>Total:</b>	<b>153</b>	<b>\$206,960,200</b>	<b>\$1,352,681</b>	<b>Total</b>	<b>177</b>	<b>\$221,083,700</b>	<b>\$1,249,060</b>
Other:*	120	\$46,097,500	\$384,146				

Total Number of Transactions



Total Dollar Volume



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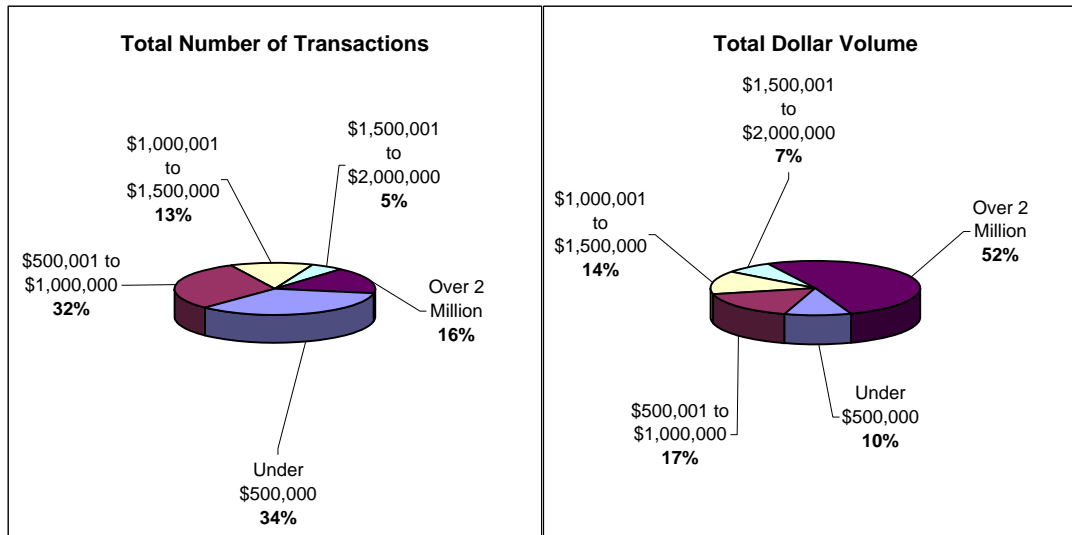
\* includes all non-improved residential transactions

## Residential Transactions

### Year to Date; Through February, 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	102	\$36,861,600	\$361,388	Single Family	145	\$205,324,500	\$1,416,031	
\$500,001 to \$1,000,000	91	\$60,717,600	\$667,226	Multi Family	152	\$155,241,600	\$1,021,326	
\$1,000,001 to \$1,500,000	40	\$49,929,200	\$1,248,230	Vacant Land	38	\$18,469,700	\$486,045	
\$1,500,001 to \$2,000,000	15	\$26,022,700	\$1,734,847					
\$2,000,001 to \$2,500,000	12	\$27,405,500	\$2,283,792					
\$2,500,001 to \$3,000,000	12	\$32,275,900	\$2,689,658					
\$3,000,001 to \$3,500,000	8	\$25,997,500	\$3,249,688					
\$3,500,001 to \$4,000,000	5	\$18,815,000	\$3,763,000					
\$4,000,001 to \$4,500,000	5	\$21,396,100	\$4,279,220					
\$4,500,001 to 5,000,000	2	\$9,250,000	\$4,625,000					
Over \$5 Million	5	\$51,895,000	\$10,379,000					
<b>Total:</b>	<b>297</b>	<b>\$360,566,100</b>	<b>\$1,214,027</b>	<b>Total</b>	<b>335</b>	<b>\$379,035,800</b>	<b>\$1,131,450</b>	
Other*	151	\$65,908,100	\$436,477					



\* includes all non-improved residential transactions



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# Market Analysis by Area

## Year to Date; Through February, 2007

### Eagle County, Colorado

Area	Total Dollar Volume	% of Volume	Number of Transactions	% of Transactions	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	\$15,692,100	3.68%	15	3.35%	\$1,046,140	\$684,250
Booth Creek, The Falls	\$1,250,000	0.29%	1	0.22%	\$1,250,000	n/a
11th Filing, Vail Golf Course	\$5,190,000	1.22%	3	0.67%	\$1,730,000	\$2,000,000
Vail Village	\$27,820,000	6.52%	11	2.46%	\$2,529,091	\$1,930,000
Lionshead	\$56,746,100	13.31%	14	3.13%	\$4,053,293	\$3,650,000
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	\$7,153,500	1.68%	8	1.79%	\$894,188	\$787,000
Cascade Village, Glen Lyon	\$1,290,000	0.30%	1	0.22%	\$1,290,000	n/a
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$4,705,000	1.10%	6	1.34%	\$784,167	\$600,000
Highland Meadows	\$6,125,000	1.44%	3	0.67%	\$2,041,667	\$2,400,000
Intermountain, Matterhorn, Vail Village West	\$8,586,500	2.01%	7	1.56%	\$1,226,643	\$1,050,000
Minturn, Redcliff	\$4,452,500	1.04%	8	1.79%	\$556,563	\$568,900
Eagle Vail	\$9,691,100	2.27%	14	3.13%	\$692,221	\$497,000
Avon	\$6,349,900	1.49%	15	3.35%	\$423,327	\$341,000
Mountain Star	\$0	0.00%	0	0.00%	\$0	\$0
Wildridge	\$6,303,600	1.48%	9	2.01%	\$700,400	\$406,800
Beaver Creek	\$43,276,000	10.15%	19	4.24%	\$2,277,684	\$2,300,000
Bachelor Gulch	\$49,788,800	11.67%	15	3.35%	\$3,319,253	\$1,422,650
Arrowhead	\$17,648,900	4.14%	10	2.23%	\$1,764,890	\$1,500,000
Berry Creek, Singletree	\$11,286,400	2.65%	14	3.13%	\$806,171	\$720,000
Edwards, Scottsville	\$10,801,200	2.53%	13	2.90%	\$830,862	\$422,500
Homestead, South 40	\$7,333,400	1.72%	10	2.23%	\$733,340	\$544,500
Lake Creek, Squaw Creek	\$3,065,000	0.72%	2	0.45%	\$1,532,500	n/a
Cordillera Valley Club	\$595,000	0.14%	1	0.22%	\$595,000	n/a
Cordillera	\$14,435,000	3.38%	11	2.46%	\$1,312,273	\$512,500
Bellyache, Wolcott	\$4,174,200	0.98%	5	1.12%	\$834,840	\$577,100
Eagle	\$36,993,400	8.67%	140	31.25%	\$264,239	\$156,400
Gypsum	\$16,106,900	3.78%	36	8.04%	\$447,414	\$335,000
Basalt, El Jebel and Misc. In-County	\$49,614,700	11.63%	57	12.72%	\$870,433	\$463,350
<b>TOTAL</b>	<b>\$426,474,200</b>	<b>100.00%</b>	<b>448</b>	<b>100.00%</b>	<b>\$951,951</b>	<b>\$495,000</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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