



MARKET ANALYSIS

Eagle County, Colorado

November 2011

Month to Month Comparison by Total Dollar Volume

Month	2008	% of Previous Year	2009	% of Previous Year	2010	% of Previous Year	2011	% of Previous Year
January	\$124,253,400	72%	\$40,487,500	33%	\$86,864,200	215%	\$86,162,658	99%
February	\$207,081,600	82%	\$56,760,800	27%	\$100,161,634	176%	\$82,622,700	82%
March	\$228,388,700	86%	\$59,372,400	26%	\$131,701,100	222%	\$131,955,600	100%
April	\$137,700,500	59%	\$57,947,000	42%	\$130,653,350	225%	\$100,701,000	77%
May	\$158,543,900	53%	\$70,751,600	45%	\$124,810,690	176%	\$119,819,895	96%
June	\$188,121,300	57%	\$95,286,400	51%	\$141,821,150	149%	\$67,869,777	48%
July	\$243,432,100	128%	\$59,677,500	25%	\$88,131,800	148%	\$48,698,653	55%
August	\$211,288,800	67%	\$91,791,200	43%	\$101,212,200	110%	\$82,557,973	82%
September	\$169,448,700	65%	\$100,847,572	60%	\$235,695,303	234%	\$82,858,500	35%
October	\$167,365,200	78%	\$96,167,100	57%	\$133,924,900	139%	\$112,774,000	84%
November	\$174,144,400	80%	\$82,428,395	47%	\$113,577,217	138%	\$124,878,900	110%
December	\$225,150,500	111%	\$86,926,716	39%	\$108,618,689	125%		
YTD - TOTAL	\$2,009,768,600	75%	\$811,517,467	40%	\$1,388,553,544	171%	\$1,040,899,656	75%
Annual Totals	\$2,234,919,100	75%	\$898,444,183	40%	\$1,497,172,233	167%		

Month to Month Comparison by Number of Transactions

Month	2008	% of Previous Year	2009	% of Previous Year	2010	% of Previous Year	2011	% of Previous Year
January	104	59%	46	44%	79	172%	90	114%
February	131	48%	55	42%	95	173%	82	86%
March	145	69%	44	30%	102	232%	129	126%
April	117	53%	54	46%	116	215%	106	91%
May	107	40%	79	74%	105	133%	121	115%
June	172	60%	78	45%	121	155%	92	76%
July	157	77%	75	48%	92	123%	92	100%
August	110	39%	99	90%	101	102%	126	125%
September	166	67%	123	74%	115	93%	132	115%
October	175	97%	106	61%	115	108%	130	113%
November	120	63%	84	70%	112	133%	121	108%
December	102	68%	95	93%	97	102%		
YTD - TOTAL	1,504	60%	843	56%	1,153	137%	1,221	106%
Annual Totals	1,606	60%	938	58%	1,250	133%		

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.

VAIL
 The Landmark
 610 W. Lionshead Circle
 Suite 200
 Vail, CO 81657
 ph: (970) 476-2251
 fax: (970) 476-4534

AVON
 0090 Benchmark Rd
 Suite 205
 P O Box 3480
 Avon, CO 81620
 ph: (970) 949-5099
 fax: (970) 949-4892

EAGLE
 65 Market Street
 Suite 4
 P O Box 4420
 Eagle, CO 81631
 ph: (970) 328-5065
 fax: (970) 328-5064



Compliments of:
Trevor Theelke
 970-328-1465
ttheelke@ltgc.com



Market Analysis by Area

Includes: Commercial, Residential and Vacant Land
 November, 2011
 Eagle County, Colorado

Area	Total Dollar Volume	% of Volume	Number of Transactions	% of Transactions	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	\$1,911,500	1.53%	5	4.13%	\$382,300	\$400,000
Booth Creek, The Falls	\$0	0.00%	0	0.00%	\$0	\$0
11th Filing, Vail Golf Course	\$12,450,000	9.97%	2	1.65%	\$6,225,000	n/a
Vail Village	\$28,305,000	22.67%	7	5.79%	\$4,043,571	\$4,400,000
Lionshead	\$2,995,000	2.40%	1	0.83%	\$2,995,000	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	\$6,139,500	4.92%	9	7.44%	\$682,167	\$750,000
Cascade Village, Glen Lyon	\$1,025,000	0.82%	1	0.83%	\$1,025,000	n/a
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$275,000	0.22%	1	0.83%	\$275,000	n/a
Highland Meadows	\$260,000	0.21%	1	0.83%	\$260,000	n/a
Intermountain, Matterhorn, Vail Village West	\$350,000	0.28%	1	0.83%	\$350,000	n/a
Minturn, Redcliff	\$0	0.00%	0	0.00%	\$0	\$0
Eagle Vail	\$8,675,000	6.95%	9	7.44%	\$963,889	\$500,000
Avon	\$2,492,900	2.00%	6	4.96%	\$415,483	\$447,500
Mountain Star	\$0	0.00%	0	0.00%	\$0	\$0
Wildridge	\$660,000	0.53%	1	0.83%	\$660,000	n/a
Beaver Creek	\$4,808,000	3.85%	4	3.31%	\$1,202,000	\$1,289,000
Bachelor Gulch	\$6,474,800	5.18%	3	2.48%	\$2,158,267	\$1,950,000
Arrowhead	\$12,491,000	10.00%	8	6.61%	\$1,561,375	\$1,425,000
Berry Creek, Singletree	\$4,522,000	3.62%	5	4.13%	\$904,400	\$1,000,000
Edwards	\$6,280,000	5.03%	7	5.79%	\$897,143	\$300,000
Homestead, South 40	\$410,500	0.33%	2	1.65%	\$205,250	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	\$6,325,000	5.06%	4	3.31%	\$1,581,250	\$1,700,000
Wolcott	\$0	0.00%	0	0.00%	\$0	\$0
Bellyache, Red Sky	\$390,000	0.31%	1	0.83%	\$390,000	n/a
Eagle	\$6,710,000	5.37%	18	14.88%	\$372,778	\$310,000
Gypsum	\$4,288,600	3.43%	13	10.74%	\$329,892	\$132,200
Basalt, El Jebel and Misc. In-County	\$6,640,100	5.32%	12	9.92%	\$553,342	\$481,100
Quit Claim Deeds	\$0	0.00%	0	0.00%	\$0	\$0
TOTAL	\$124,878,900	100.00%	121	100.00%	\$1,032,057	\$500,000

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VAIL
 The Landmark
 610 W. Lionshead Circle
 Suite 200
 Vail, CO 81657
 ph: (970) 476-2251
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 0090 Benchmark Rd
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Includes: Commercial, Residential and Vacant Land
Through November, 2011
Eagle County, Colorado

Area	Total Dollar Volume	% of Volume	Number of Transactions	% of Transactions	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	\$33,232,400	3.19%	54	4.42%	\$615,415	\$405,000
Booth Creek, The Falls	\$487,500	0.05%	1	0.08%	\$487,500	n/a
11th Filing, Vail Golf Course	\$14,324,700	1.38%	5	0.41%	\$2,864,940	\$1,225,000
Vail Village	\$173,330,300	16.65%	56	4.59%	\$3,095,184	\$1,841,500
Lionshead	\$85,837,500	8.25%	36	2.95%	\$2,384,375	\$2,261,000
Spraddle Creek	\$0	0.00%	0	0.00%	\$0	\$0
Potato Patch	\$8,120,000	0.78%	6	0.49%	\$1,353,333	\$990,000
Lionsridge, Sandstone, The Ridge, The Valley	\$25,687,031	2.47%	41	3.36%	\$626,513	\$380,000
Cascade Village, Glen Lyon	\$26,505,000	2.55%	8	0.66%	\$3,313,125	\$1,837,500
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$9,165,000	0.88%	13	1.06%	\$705,000	\$485,000
Highland Meadows	\$7,875,000	0.76%	6	0.49%	\$1,312,500	\$1,447,500
Intermountain, Matterhorn, Vail Village West	\$10,889,500	1.05%	15	1.23%	\$725,967	\$542,500
Minturn, Redcliff	\$5,605,700	0.54%	18	1.47%	\$311,428	\$325,000
Eagle Vail	\$27,121,000	2.61%	50	4.10%	\$542,420	\$396,500
Avon	\$48,820,500	4.69%	109	8.93%	\$447,894	\$342,000
Mountain Star	\$14,240,000	1.37%	4	0.33%	\$3,560,000	\$3,750,000
Wildridge	\$8,177,000	0.79%	16	1.31%	\$511,063	\$430,000
Beaver Creek	\$91,546,500	8.79%	59	4.83%	\$1,551,636	\$1,112,500
Bachelor Gulch	\$86,607,800	8.32%	25	2.05%	\$3,464,312	\$2,200,000
Arrowhead	\$70,339,600	6.76%	42	3.44%	\$1,674,752	\$1,370,000
Berry Creek, Singletree	\$28,058,500	2.70%	38	3.11%	\$738,382	\$700,000
Edwards	\$18,843,253	1.81%	42	3.44%	\$448,649	\$281,750
Homestead, South 40	\$9,643,000	0.93%	26	2.13%	\$370,885	\$345,500
Lake Creek, Squaw Creek	\$11,069,500	1.06%	7	0.57%	\$1,581,357	\$1,300,000
Cordillera Valley Club	\$1,437,500	0.14%	2	0.16%	\$718,750	n/a
Cordillera	\$27,547,900	2.65%	26	2.13%	\$1,059,535	\$1,100,000
Wolcott	\$165,000	0.02%	1	0.08%	\$165,000	n/a
Bellyache, Red Sky	\$12,260,700	1.18%	15	1.23%	\$817,380	\$500,000
Eagle	\$66,610,777	6.40%	192	15.72%	\$346,931	\$228,500
Gypsum	\$38,016,195	3.65%	167	13.68%	\$227,642	\$180,000
Basalt, El Jebel and Misc. In-County	\$70,833,300	6.81%	126	10.32%	\$562,169	\$396,000
Quit Claim Deeds	\$8,502,000	0.82%	15	1.23%	\$566,800	\$300,000
TOTAL	\$1,040,899,656	100.00%	1221	100.00%	\$856,051	\$395,000

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VAIL
The Landmark
610 W. Lionshead Circle
Suite 200
Vail, CO 81657
ph: (970) 476-2251
fax: (970) 476-4534

AVON
0090 Benchmark Rd
Suite 205
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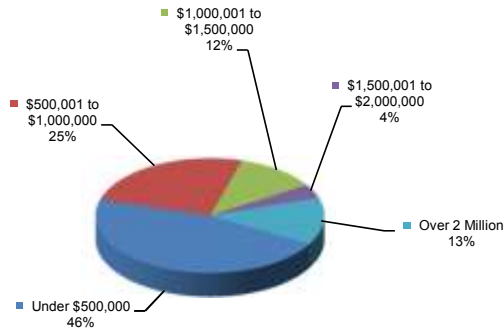
All Residential Transactions

November, 2011
Eagle County, Colorado

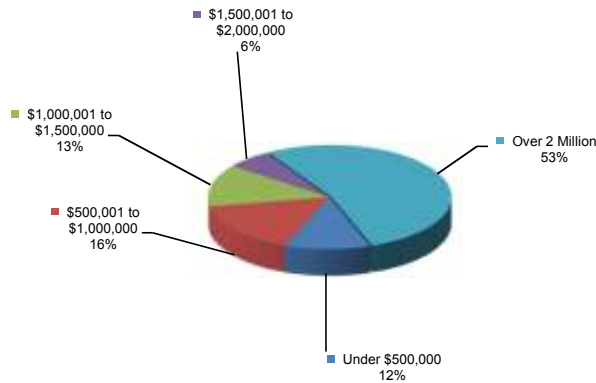
Improved Residential

<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	\$13,327,200	\$277,650	Single Family	59	\$68,913,600	\$1,168,027
\$500,001 to \$1,000,000	26	\$18,796,400	\$722,938	Multi Family	45	\$47,117,300	\$1,047,051
\$1,000,001 to \$1,500,000	12	\$15,258,500	\$1,271,542	Vacant Residential Land	6	\$693,000	\$115,500
\$1,500,001 to \$2,000,000	4	\$6,925,000	\$1,731,250				
\$2,000,001 to \$2,500,000	2	\$4,625,000	\$2,312,500				
\$2,500,001 to \$3,000,000	2	\$5,675,000	\$2,837,500				
\$3,000,001 to \$3,500,000	1	\$3,200,000	\$3,200,000				
\$3,500,001 to \$4,000,000	1	\$3,850,000	\$3,850,000				
\$4,000,001 to \$4,500,000	4	\$17,648,800	\$4,412,200				
\$4,500,001 to 5,000,000	1	\$4,600,000	\$4,600,000				
Over \$5 Million	3	\$22,125,000	\$7,375,000				
Improved Residential Total:	104	\$116,030,900	\$1,115,682	Total	110	\$116,723,900	\$1,061,126
Residential Vacant Land and Commercial Total*:	17	\$8,848,000	\$520,471				

Total Number of Transactions



Total Dollar Volume



Compliments of:
Trevor Theelke
970-328-1465
ttheelke@ltgc.com

* includes all non-improved residential transactions

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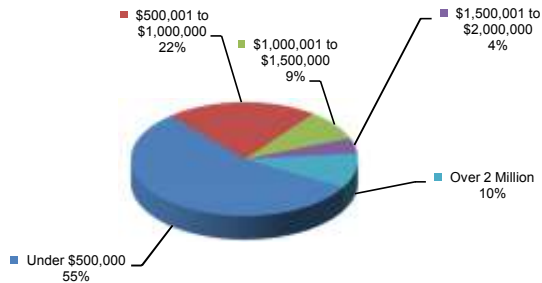
All Residential Transactions

Through November, 2011
Eagle County, Colorado

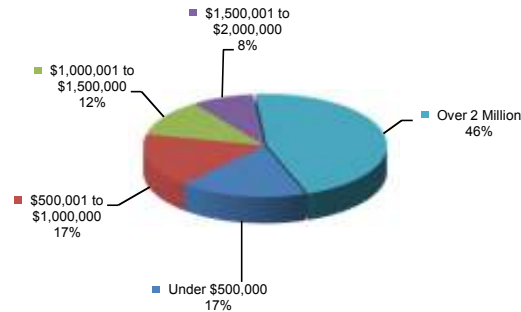
Improved Residential

<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	557	\$157,437,979	\$282,653	Single Family	456	\$445,039,995	\$975,965
\$500,001 to \$1,000,000	218	\$156,247,100	\$716,730	Multi Family	550	\$477,300,284	\$867,819
\$1,000,001 to \$1,500,000	87	\$107,780,500	\$1,238,856	Vacant Residential Land	89	\$29,749,600	\$334,265
\$1,500,001 to \$2,000,000	44	\$77,187,100	\$1,754,252				
\$2,000,001 to \$2,500,000	27	\$61,634,700	\$2,282,767				
\$2,500,001 to \$3,000,000	16	\$44,113,000	\$2,757,063				
\$3,000,001 to \$3,500,000	14	\$46,184,000	\$3,298,857				
\$3,500,001 to \$4,000,000	5	\$19,275,000	\$3,855,000				
\$4,000,001 to \$4,500,000	10	\$43,245,000	\$4,324,500				
\$4,500,001 to 5,000,000	1	\$4,600,000	\$4,600,000				
Over \$5 Million	27	\$204,635,900	\$7,579,107				
Improved Residential Total:	1006	\$922,340,279	\$916,839	Total	1095	\$952,089,879	\$869,488
Residential Vacant Land and Commercial Total*:	215	\$118,559,377	\$551,439				

Total Number of Transactions



Total Dollar Volume



Compliments of:
Trevor Theelke
970-328-1465
ttheelke@ltgc.com

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Commercial Transactions

November, 2011
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	4	\$6,165,000	\$1,541,250	36	\$48,652,000	\$1,351,444
Commercial Vacant	3	\$1,750,500	\$583,500	32	\$14,550,877	\$454,715
Development Vacant	0	\$0	\$0	1	\$1,775,000	\$1,775,000
Total	7	\$7,915,500	\$1,130,786	69	\$64,977,877	\$941,708



Compliments of:
Trevor Theelke
970-328-1465
ttheelke@ltgc.com

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Residential Improved Transactions

Excludes: Vacant Land and Commercial
November, 2011
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	\$1,911,500	1.65%	5	4.81%	\$382,300	\$400,000	\$350
Booth Creek, The Falls	\$0	0.00%	0	0.00%	\$0	\$0	\$0
11th Filing, Vail Golf Course	\$12,450,000	10.73%	2	1.92%	\$6,225,000	n/a	\$1,222
Vail Village	\$27,975,000	24.11%	6	5.77%	\$4,662,500	\$4,500,000	\$1,753
Lionshead	\$2,995,000	2.58%	1	0.96%	\$2,995,000	n/a	\$1,600
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	\$5,889,500	5.08%	8	7.69%	\$736,188	\$750,000	\$452
Cascade Village, Glen Lyon	\$1,025,000	0.88%	1	0.96%	\$1,025,000	n/a	\$725
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$275,000	0.24%	1	0.96%	\$275,000	n/a	\$248
Highland Meadows	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Intermountain, Matterhorn, Vail Village West	\$350,000	0.30%	1	0.96%	\$350,000	n/a	\$255
Minturn, Redcliff	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Eagle Vail	\$3,750,000	3.23%	8	7.69%	\$468,750	\$479,000	\$234
Avon	\$2,212,900	1.91%	5	4.81%	\$442,580	\$615,000	\$297
Mountain Star	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Wildridge	\$660,000	0.57%	1	0.96%	\$660,000	n/a	\$223
Beaver Creek	\$4,808,000	4.14%	4	3.85%	\$1,202,000	\$1,289,000	\$775
Bachelor Gulch	\$6,398,800	5.51%	2	1.92%	\$3,199,400	n/a	\$837
Arrowhead	\$12,491,000	10.77%	8	7.69%	\$1,561,375	\$1,425,000	\$417
Berry Creek, Singletree	\$4,522,000	3.90%	5	4.81%	\$904,400	\$1,000,000	\$262
Edwards	\$5,320,000	4.58%	5	4.81%	\$1,064,000	\$225,000	\$220
Homestead, South 40	\$323,500	0.28%	1	0.96%	\$323,500	n/a	\$192
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	\$6,325,000	5.45%	4	3.85%	\$1,581,250	\$1,700,000	\$296
Wolcott	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Bellyache, Red Sky	\$390,000	0.34%	1	0.96%	\$390,000	n/a	\$223
Eagle	\$6,710,000	5.78%	18	17.31%	\$372,778	\$310,000	\$150
Gypsum	\$4,129,100	3.56%	8	7.69%	\$516,138	\$190,750	\$181
Basalt, El Jebel and Misc. In-County	\$5,119,600	4.41%	9	8.65%	\$568,844	\$522,200	\$227
Quit Claim Deeds	\$0	0.00%	0	0.00%	\$0	\$0	\$0
TOTAL	\$116,030,900	100.00%	104	100.00%	\$1,115,682	\$555,000	\$414

VAIL
The Landmark
610 W. Lionshead Circle
Suite 200
Vail, CO 81657
ph: (970) 476-2251
fax: (970) 476-4534

AVON
0090 Benchmark Rd
Suite 205
P O Box 3480
Avon, CO 81620
ph: (970) 949-5099
fax: (970) 949-4892

EAGLE
65 Market Street
Suite 4
P O Box 4420
Eagle, CO 81631
ph: (970) 328-5065
fax: (970) 328-5064



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Residential Improved Transactions

Excludes: Vacant Land and Commercial
Through November, 2011
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	\$32,598,100	3.53%	51	5.07%	\$639,178	\$412,000	\$410
Booth Creek, The Falls	\$487,500	0.05%	1	0.10%	\$487,500	n/a	\$243
11th Filing, Vail Golf Course	\$14,324,700	1.55%	5	0.50%	\$2,864,940	\$1,225,000	\$704
Vail Village	\$163,179,100	17.69%	44	4.37%	\$3,708,616	\$2,530,000	\$1,542
Lionshead	\$84,910,800	9.21%	35	3.48%	\$2,426,023	\$2,300,000	\$1,256
Spraddle Creek	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Potato Patch	\$8,120,000	0.88%	6	0.60%	\$1,353,333	\$990,000	\$399
Lionsridge, Sandstone, The Ridge, The Valley	\$23,802,031	2.58%	36	3.58%	\$661,168	\$377,500	\$361
Cascade Village, Glen Lyon	\$9,055,000	0.98%	6	0.60%	\$1,509,167	\$1,452,500	\$769
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$8,819,400	0.96%	12	1.19%	\$734,950	\$509,200	\$336
Highland Meadows	\$7,615,000	0.83%	5	0.50%	\$1,523,000	\$1,500,000	\$411
Intermountain, Matterhorn, Vail Village West	\$8,489,500	0.92%	13	1.29%	\$653,038	\$445,000	\$315
Minturn, Redcliff	\$4,454,500	0.48%	13	1.29%	\$342,654	\$380,000	\$216
Eagle Vail	\$20,981,000	2.27%	47	4.67%	\$446,404	\$378,000	\$221
Avon	\$42,025,500	4.56%	103	10.24%	\$408,015	\$342,000	\$327
Mountain Star	\$12,810,000	1.39%	3	0.30%	\$4,270,000	\$4,000,000	\$606
Wildridge	\$7,961,000	0.86%	15	1.49%	\$530,733	\$460,000	\$203
Beaver Creek	\$88,131,500	9.56%	57	5.67%	\$1,546,167	\$1,112,500	\$680
Bachelor Gulch	\$86,531,800	9.38%	24	2.39%	\$3,605,492	\$2,320,000	\$826
Arrowhead	\$69,724,200	7.56%	40	3.98%	\$1,743,105	\$1,395,000	\$427
Berry Creek, Singletree	\$26,404,500	2.86%	32	3.18%	\$825,141	\$730,000	\$263
Edwards	\$16,490,953	1.79%	35	3.48%	\$471,170	\$281,000	\$223
Homestead, South 40	\$9,276,000	1.01%	24	2.39%	\$386,500	\$349,500	\$194
Lake Creek, Squaw Creek	\$6,119,500	0.66%	4	0.40%	\$1,529,875	\$1,097,500	\$352
Cordillera Valley Club	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Cordillera	\$26,123,100	2.83%	18	1.79%	\$1,451,283	\$1,200,000	\$272
Wolcott	\$0	0.00%	0	0.00%	\$0	\$0	\$0
Bellyache, Red Sky	\$9,950,700	1.08%	9	0.89%	\$1,105,633	\$800,000	\$233
Eagle	\$50,724,100	5.50%	138	13.72%	\$367,566	\$294,450	\$153
Gypsum	\$30,729,495	3.33%	123	12.23%	\$249,833	\$208,000	\$113
Basalt, El Jebel and Misc. In-County	\$52,501,300	5.69%	107	10.64%	\$490,666	\$405,000	\$222
Quit Claim Deeds	\$0	0.00%	0	0.00%	\$0	\$0	\$0
TOTAL	\$922,340,279	100.00%	1006	100.00%	\$916,839	\$447,000	\$380

VAIL
The Landmark
610 W. Lionshead Circle
Suite 200
Vail, CO 81657
ph: (970) 476-2251
fax: (970) 476-4534

AVON
0090 Benchmark Rd
Suite 205
P O Box 3480
Avon, CO 81620
ph: (970) 949-5099
fax: (970) 949-4892

EAGLE
65 Market Street
Suite 4
P O Box 4420
Eagle, CO 81631
ph: (970) 328-5065
fax: (970) 328-5064



Compliments of:
Trevor Theelke
970-328-1465
ttheelke@ltgc.com