



Market Snapshot by Area: Property Type Comparison

Eagle County, Colorado

Full Year 2011 vs. Full Year 2010

Area	Average Price Single Family 2010	Average Price Single Family 2011	% Change vs. Previous Year-to-Date	Average Price Multi-Family 2010	Average Price Multi-Family 2011	% Change vs. Previous Year-to-Date	Average Price Residential Land 2010	Average Price Residential Land 2011	% Change vs. Previous Year-to-Date
Bighorn, East Vail	\$1,401,500.00	\$1,403,214.00	0%	\$583,097.00	\$434,380.00	-26%	\$0	\$0	0%
Booth Creek, The Falls	\$1,510,000.00	\$962,500.00	-36%	\$597,500.00	\$0.00	N/A	\$0	\$0	0%
11th Filing, Vail Golf Course	\$5,241,667.00	\$6,225,000.00	19%	\$1,023,333.00	\$843,675.00	-18%	\$0	\$0	0%
Vail Village	\$5,500,000.00	\$7,537,500.00	37%	\$3,759,936.00	\$3,138,241.00	-17%	\$0	\$6,825,000	N/A
Lionshead	\$3,191,500.00	\$0.00	N/A	\$2,486,916.00	\$2,489,076.00	0%	\$0	\$0	0%
Spraddle Creek	\$9,000,000.00	\$0.00	N/A	\$0.00	\$0.00	0%	\$0	\$0	0%
Potato Patch	\$2,329,600.00	\$3,300,000.00	42%	\$1,142,067.00	\$964,000.00	-16%	\$0	\$0	0%
Lionsridge, Sandstone, The Ridge, The Valley	\$3,531,667.00	\$1,814,583.00	-49%	\$412,063.00	\$424,633.00	3%	\$675,000	\$423,333	-37%
Cascade Village, Glen Lyon	\$3,730,000.00	\$2,550,000.00	-32%	\$1,395,000.00	\$1,374,167.00	-1%	\$1,987,500	\$1,950,000	-2%
Buffer Creek, Vail Das Schone, Vail Heights, Vail Ridge	\$1,048,765.00	\$1,170,733.00	12%	\$361,725.00	\$300,714.00	-17%	\$650,000	\$0	N/A
Highland Meadows	\$1,460,929.00	\$1,523,000.00	4%	\$0.00	\$0.00	0%	\$0	\$260,000	N/A
Intermountain, Matterhorn, Vail Village West	\$1,029,000.00	\$1,126,400.00	9%	\$522,300.00	\$418,056.00	-20%	\$0	\$800,000	N/A
Minturn, Redcliff	\$541,889.00	\$336,900.00	-38%	\$278,750.00	\$371,375.00	33%	\$0	\$0	0%
Eagle-Vail	\$667,500.00	\$611,947.00	-8%	\$360,219.00	\$327,320.00	-9%	\$0	\$207,000	N/A
Avon	\$0.00	\$0.00	0%	\$468,978.00	\$410,828.00	-12%	\$0	\$205,000	N/A
Mountain Star	\$4,033,333.00	\$3,795,000.00	-6%	\$0.00	\$0.00	0%	\$1,212,500	\$1,430,000	18%
Wildridge	\$762,589.00	\$684,170.00	-10%	\$379,500.00	\$347,500.00	-8%	\$372,000	\$0	N/A
Beaver Creek	\$5,738,636.00	\$4,322,625.00	-25%	\$1,823,219.00	\$1,295,895.00	-29%	\$1,587,500	\$0	N/A
Bachelor Gulch	\$5,641,667.00	\$7,756,100.00	37%	\$1,941,554.00	\$2,046,278.00	5%	\$2,025,000	\$0	N/A
Arrowhead	\$2,003,875.00	\$1,987,975.00	-1%	\$734,088.00	\$803,773.00	9%	\$0	\$0	0%
Berry Creek, Singletree	\$898,596.00	\$852,741.00	-5%	\$555,417.00	\$588,333.00	6%	\$325,000	\$246,300	-24%
Edwards	\$550,295.00	\$727,906.00	32%	\$336,188.00	\$260,056.00	-23%	\$0	\$0	0%
Homestead, South Forty	\$818,056.00	\$518,875.00	-37%	\$354,433.00	\$322,406.00	-9%	\$225,000	\$0	N/A
Lake Creek, Squaw Creek	\$1,884,838.00	\$1,865,000.00	-1%	\$0.00	\$669,250.00	N/A	\$1,100,000	\$300,000	-73%
Cordillera Valley Club	\$2,272,200.00	\$0.00	N/A	\$0.00	\$0.00	0%	\$315,000	\$718,750	128%
Cordillera	\$1,786,705.00	\$1,499,055.00	-16%	\$0.00	\$1,087,000.00	N/A	\$214,892	\$133,725	-38%
Wolcott	\$2,006,667.00	\$0.00	N/A	\$0.00	\$0.00	0%	\$0	\$165,000	N/A
Bellyache, Red Sky	\$1,984,278.00	\$1,034,320.00	-48%	\$0.00	\$0.00	0%	\$322,757	\$384,286	19%
Eagle	\$575,289.00	\$470,881.00	-18%	\$266,790.00	\$197,743.00	-26%	\$335,729	\$275,646	-18%
Gypsum	\$299,449.00	\$249,346.00	-17%	\$161,543.00	\$243,939.00	51%	\$108,200	\$47,976	-56%
Basalt, El Jebel & Misc. In-County	\$693,481.00	\$616,225.00	-11%	\$454,204.00	\$342,972.00	-24%	\$235,417	\$227,667	-3%
Gross Live Average:	\$1,264,591.00	\$1,003,971.00	-21%	\$1,150,597.00	\$859,243.00	-25%	\$409,575	\$350,346	-14%

Please note: The above figures are an unofficial tabulation of Eagle County records that are believed to be reasonably accurate. Sales believed to be inaccurate indicators of the market have been eliminated.

Full Interest, Fee Simple, Arms-Length transactions only, are shown in the Snapshot Report.

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Market Snapshot by Area: Property Type Comparison

Eagle County, Colorado

Full Year 2011 vs. Full Year 2010

Area	Average PPSF Single Family 2010	Average PPSF Single Family 2011	% Change vs. Previous Year-to-Date	Average PPSF Multi-Family 2010	Average PPSF Multi-Family 2011	% Change vs. Previous Year-to-Date	Average Price Per Acre Residential Land 2010	Average Price Per Acre Residential Land 2011	% Change vs. Previous Year-to-Date
Bighorn, East Vail	\$530.69	\$461.53	-13%	\$465.88	\$384.72	-17%	\$0	\$0	0%
Booth Creek, The Falls	\$496.41	\$354.30	-29%	\$350.78	\$0.00	N/A	\$0	\$0	0%
11th Filing, Vail Golf Course	\$1,200.40	\$1,221.58	2%	\$442.33	\$429.37	-3%	\$0	\$0	0%
Vail Village	\$1,348.04	\$1,742.02	29%	\$1,643.05	\$1,485.99	-10%	\$0	\$11,869,565	N/A
Lionshead	\$738.61	\$0.00	N/A	\$1,277.15	\$1,248.36	-2%	\$0	\$0	0%
Spraddle Creek	\$1,236.94	\$0.00	N/A	\$0.00	\$0.00	0%	\$0	\$0	0%
Potato Patch	\$584.30	\$722.10	24%	\$434.03	\$334.15	-23%	\$0	\$0	0%
Lionsridge, Sandstone, The Ridge, The Valley	\$578.19	\$482.62	-17%	\$343.41	\$330.34	-4%	\$306,958	\$1,267,327	313%
Cascade Village, Glen Lyon	\$728.15	\$1,093.48	50%	\$779.19	\$743.82	-5%	\$2,451,624	\$3,714,286	52%
Buffer Creek, Vail Das Schone, Vail Heights, Vail Ridge	\$361.99	\$370.94	2%	\$303.21	\$290.89	-4%	\$1,203,704	\$0	N/A
Highland Meadows	\$400.80	\$411.16	3%	\$0.00	\$0.00	0%	\$0	\$147,727	N/A
Intermountain, Matterhorn, Vail Village West	\$342.64	\$324.99	-5%	\$345.69	\$306.80	-11%	\$0	\$3,463,203	N/A
Minturn, Redcliff	\$368.91	\$193.94	-47%	\$287.04	\$261.90	-9%	\$0	\$0	0%
Eagle-Vail	\$258.81	\$223.56	-14%	\$255.42	\$214.08	-16%	\$0	\$557,040	N/A
Avon	\$0.00	\$0.00	N/A	\$495.75	\$328.97	-34%	\$0	\$207,280	N/A
Mountain Star	\$566.54	\$567.45	0%	\$0.00	\$0.00	0%	\$289,589	\$333,333	15%
Wildridge	\$226.94	\$218.17	-4%	\$223.11	\$197.82	-11%	\$491,928	\$0	N/A
Beaver Creek	\$753.42	\$671.94	-11%	\$800.33	\$671.51	-16%	\$2,574,901	\$0	N/A
Bachelor Gulch	\$865.45	\$909.94	5%	\$814.05	\$803.28	-1%	\$1,033,163	\$0	N/A
Arrowhead	\$449.14	\$413.10	-8%	\$506.68	\$467.98	-8%	\$0	\$0	0%
Berry Creek, Singletree	\$287.85	\$252.26	-12%	\$324.54	\$284.50	-12%	\$325,000	\$637,439	96%
Edwards	\$257.25	\$218.29	-15%	\$273.22	\$224.84	-18%	\$0	\$0	0%
Homestead, South Forty	\$272.37	\$178.88	-34%	\$246.27	\$198.63	-19%	\$73,770	\$0	N/A
Lake Creek, Squaw Creek	\$384.29	\$402.17	5%	\$0.00	\$264.29	N/A	\$29,380	\$289,575	886%
Cordillera Valley Club	\$410.25	\$0.00	N/A	\$0.00	\$0.00	0%	\$627,490	\$457,789	-27%
Cordillera	\$330.99	\$280.84	-15%	\$0.00	\$194.18	N/A	\$341,005	\$106,497	-69%
Wolcott	\$394.39	\$0.00	N/A	\$0.00	\$0.00	0%	\$0	\$4,125	N/A
Bellyache, Red Sky	\$340.52	\$230.88	-32%	\$0.00	\$0.00	0%	\$315,972	\$188,969	-40%
Eagle	\$192.22	\$157.53	-18%	\$178.87	\$143.79	-20%	\$189,903	\$115,271	-39%
Gypsum	\$148.18	\$110.50	-25%	\$115.19	\$128.56	12%	\$110,518	\$137,320	24%
Basalt, El Jebel & Misc. In-County	\$275.25	\$218.71	-21%	\$272.73	\$231.64	-15%	\$218,784	\$113,633	-48%
Gross Live Median:	\$320.54	\$255.99	-20%	\$529.02	\$481.47	-9%	\$382,175	\$397,619	4%

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