



# Market Analysis by Area

## Eagle County, Colorado

### May, 2006

Area	Total Dollar Volume	% of Volume	Number of Transactions	% of Transactions	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	\$2,829,000	1.10%	5	1.72%	\$565,800	\$479,500
Booth Creek, The Falls	\$519,500	0.20%	1	0.34%	\$519,500	n/a
11th Filing, Vail Golf Course	\$15,038,000	5.83%	3	1.03%	\$5,012,667	\$528,000
Vail Village	\$7,222,900	2.80%	6	2.07%	\$1,203,817	\$1,185,000
Lionshead	\$2,350,000	0.91%	2	0.69%	\$1,175,000	n/a
Spraddle Creek	\$0	0.00%	0	0.00%	\$0	\$0
Potato Patch	\$2,818,000	1.09%	2	0.69%	\$1,409,000	n/a
Lionsridge, Sandstone, The Ridge, The Valley	\$4,271,300	1.66%	6	2.07%	\$711,883	\$468,000
Cascade Village, Glen Lyon	\$12,140,000	4.71%	6	2.07%	\$2,023,333	\$2,150,000
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$4,801,000	1.86%	6	2.07%	\$800,167	\$632,000
Highland Meadows	\$915,000	0.35%	1	0.34%	\$915,000	n/a
Intermountain, Matterhorn, Vail Village West	\$1,467,500	2.00%	3	1.03%	\$489,167	\$557,500
Minturn, Redcliff	\$2,424,800	0.94%	6	2.07%	\$404,133	\$300,000
Eagle Vail	\$6,384,800	2.48%	14	4.83%	\$456,057	\$400,000
Avon	\$25,142,100	9.75%	17	5.86%	\$1,478,947	\$310,000
Mountain Star	\$900,000	0.35%	1	0.34%	\$900,000	n/a
Wildridge	\$5,927,500	2.30%	10	3.45%	\$592,750	\$575,200
Beaver Creek	\$9,425,000	3.65%	3	1.03%	\$3,141,667	\$3,575,000
Bachelor Gulch	\$23,346,500	9.05%	8	2.76%	\$2,918,313	\$2,800,000
Arrowhead	\$27,520,000	10.67%	12	4.14%	\$2,293,333	\$2,150,000
Berry Creek, Singletree	\$16,588,900	6.43%	16	5.52%	\$1,036,806	\$759,500
Edwards, Scottsville	\$5,937,600	2.30%	14	4.83%	\$424,114	\$342,500
Homestead, South 40	\$3,072,700	1.19%	6	2.07%	\$512,117	\$485,000
Lake Creek, Squaw Creek	\$2,185,000	0.85%	1	0.34%	\$2,185,000	n/a
Cordillera Valley Club	\$585,000	0.23%	1	0.34%	\$585,000	n/a
Cordillera	\$14,285,000	5.54%	9	3.10%	\$1,587,222	\$990,000
Bellyache, Wolcott	\$1,500,000	0.58%	1	0.34%	\$1,500,000	n/a
Eagle	\$24,315,700	9.43%	50	17.24%	\$486,314	\$410,100
Gypsum	\$16,108,000	6.25%	47	16.21%	\$342,723	\$287,050
Basalt, El Jebel and Misc. In-County	\$17,851,200	6.92%	33	11.38%	\$540,945	\$440,000
<b>TOTAL</b>	<b>\$257,872,000</b>	<b>100.00%</b>	<b>290</b>	<b>100.00%</b>	<b>\$889,214</b>	<b>\$484,000</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.

**VAIL**  
 108 S. Frontage Rd. W  
 Suite 203  
 P O Box 357  
 Vail, CO 81658  
 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](mailto:ttheelke@ltgc.com)

**Bob Rulon**  
 970-328-1462  
[brulon@ltgc.com](mailto:brulon@ltgc.com)