



Market Analysis by Area

Eagle County, Colorado

Year To Date; Through May - 2006

Area	Total Dollar Volume	% of Volume	Number of Transactions	% of Transactions	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	\$20,677,200	2.14%	34	2.96%	\$608,153	\$550,000
Booth Creek, The Falls	\$5,918,200	0.61%	7	0.61%	\$845,457	\$685,000
11th Filing, Vail Golf Course	\$28,538,000	2.95%	9	0.78%	\$3,170,889	\$1,350,000
Vail Village	\$85,318,100	8.81%	40	3.48%	\$2,132,953	\$1,560,000
Lionshead	\$10,242,100	1.06%	15	1.30%	\$682,807	\$540,000
Spraddle Creek	\$0	0.00%	0	0.00%	\$0	\$0
Potato Patch	\$7,903,000	0.82%	5	0.43%	\$1,580,600	\$1,142,500
Lionsridge, Sandstone, The Ridge, The Valley	\$20,672,200	2.13%	30	2.61%	\$689,073	\$565,000
Cascade Village, Glen Lyon	\$23,974,000	2.48%	11	0.96%	\$2,179,455	\$2,175,000
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$7,030,500	0.73%	11	0.96%	\$639,136	\$323,500
Highland Meadows	\$4,554,500	0.47%	4	0.35%	\$1,138,625	\$915,000
Intermountain, Matterhorn, Vail Village West	\$11,390,400	2.00%	18	1.57%	\$632,800	\$557,500
Minturn, Redcliff	\$6,342,500	0.65%	18	1.57%	\$352,361	\$300,000
Eagle Vail	\$25,409,200	2.62%	47	4.09%	\$540,621	\$467,500
Avon	\$46,344,700	4.79%	70	6.09%	\$662,067	\$310,000
Mountain Star	\$1,800,000	0.19%	2	0.17%	\$900,000	n/a
Wildridge	\$19,042,100	1.97%	31	2.70%	\$614,261	\$593,600
Beaver Creek	\$71,868,200	7.42%	43	3.74%	\$1,671,353	\$1,437,500
Bachelor Gulch	\$117,242,900	12.11%	34	2.96%	\$3,448,321	\$2,500,000
Arrowhead	\$77,188,300	7.97%	40	3.48%	\$1,929,708	\$1,820,000
Berry Creek, Singletree	\$33,149,100	3.42%	37	3.22%	\$895,922	\$735,150
Edwards, Scottsville	\$27,286,700	2.82%	74	6.43%	\$368,739	\$320,000
Homestead, South 40	\$14,026,200	1.45%	21	1.83%	\$667,914	\$499,750
Lake Creek, Squaw Creek	\$24,792,400	2.56%	12	1.04%	\$2,066,033	\$1,500,000
Cordillera Valley Club	\$3,405,000	0.35%	4	0.35%	\$851,250	\$570,000
Cordillera	\$51,943,600	5.36%	50	4.35%	\$1,038,872	\$720,000
Bellyache, Wolcott	\$5,602,000	0.58%	9	0.78%	\$622,444	\$452,500
Eagle	\$82,498,300	8.52%	188	16.35%	\$438,821	\$369,000
Gypsum	\$58,968,800	6.09%	162	14.09%	\$364,005	\$280,000
Basalt, El Jebel and Misc. In-County	\$75,259,000	7.77%	124	10.78%	\$606,927	\$465,000
TOTAL	\$968,387,200	100.00%	1150	100.00%	\$842,076	\$465,000

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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