



Market Analysis by Area

March, 2007

Eagle County, Colorado

Area	Total Dollar Volume	% of Volume	Number of Transactions	% of Transactions	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	\$6,933,500	2.60%	5	2.38%	\$1,386,700	\$612,000
Booth Creek, The Falls	\$940,000	0.35%	1	0.48%	\$940,000	n/a
11th Filing, Vail Golf Course	\$0	0.00%	0	0.00%	\$0	\$0
Vail Village	\$15,450,000	5.79%	5	2.38%	\$3,090,000	\$2,837,500
Lionshead	\$3,065,000	1.15%	2	0.95%	\$1,532,500	n/a
Spraddle Creek	\$0	0.00%	0	0.00%	\$0	\$0
Potato Patch	\$4,765,000	1.79%	1	0.48%	\$4,765,000	n/a
Lionsridge, Sandstone, The Ridge, The Valley	\$2,381,800	0.89%	4	1.90%	\$595,450	\$655,000
Cascade Village, Glen Lyon	\$3,400,000	1.27%	2	0.95%	\$1,700,000	n/a
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$1,697,500	0.64%	4	1.90%	\$424,375	\$390,000
Highland Meadows	\$0	0.00%	0	0.00%	\$0	\$0
Intermountain, Matterhorn, Vail Village West	\$0	0.00%	0	0.00%	\$0	\$0
Minturn, Redcliff	\$1,564,000	0.59%	3	1.43%	\$521,333	\$500,000
Eagle Vail	\$3,212,600	1.20%	8	3.81%	\$401,575	\$284,800
Avon	\$3,275,300	1.23%	8	3.81%	\$409,413	\$318,000
Mountain Star	\$5,200,000	1.95%	2	0.95%	\$2,600,000	n/a
Wildridge	\$6,191,100	2.32%	6	2.86%	\$1,031,850	\$1,035,000
Beaver Creek	\$65,217,100	24.45%	24	11.43%	\$2,717,379	\$1,785,000
Bachelor Gulch	\$45,745,000	17.15%	10	4.76%	\$4,574,500	\$2,800,000
Arrowhead	\$28,505,300	10.69%	13	6.19%	\$2,192,715	\$1,657,250
Berry Creek, Singletree	\$5,767,800	2.16%	7	3.33%	\$823,971	\$815,000
Edwards, Scottsville	\$6,563,000	2.46%	10	4.76%	\$656,300	\$369,000
Homestead, South 40	\$3,448,000	1.29%	6	2.86%	\$574,667	\$537,500
Lake Creek, Squaw Creek	\$5,334,000	2.00%	3	1.43%	\$1,778,000	\$1,100,000
Cordillera Valley Club	\$0	0.00%	0	0.00%	\$0	\$0
Cordillera	\$8,734,900	3.28%	7	3.33%	\$1,247,843	\$329,950
Bellyache, Wolcott	\$1,604,000	0.60%	2	0.95%	\$802,000	n/a
Eagle	\$15,311,900	5.74%	35	16.67%	\$437,483	\$380,500
Gypsum	\$9,870,500	3.70%	21	10.00%	\$470,024	\$351,750
Basalt, El Jebel and Misc. In-County	\$12,511,000	4.69%	21	10.00%	\$595,762	\$465,000
TOTAL	\$266,688,300	100%	210	100%	\$1,269,944	\$655,000

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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