



# Market Snapshot by Area: Property Type Comparison

Eagle County, Colorado  
Full Year 2008 vs. 2009

| Area  | Average Price Single Family 2008 | Average Price Single Family 2009 | % Change vs. Previous Year-to-Date | Average Price Multi-Family 2008 | Average Price Multi-Family 2009 | % Change vs. Previous Year-to-Date | Average Price Residential Land 2008 | Average Price Residential Land 2009 | % Change vs. Previous Year-to-Date |
|---|----------------------------------|----------------------------------|------------------------------------|---------------------------------|---------------------------------|------------------------------------|-------------------------------------|-------------------------------------|------------------------------------|
| Bighorn, East Vail                                      | \$2,295,227                      | \$1,897,000                      | -17%                               | \$547,145                       | \$472,158                       | -14%                               | \$0                                 | \$0                                 | 0%                                 |
| Booth Creek, The Falls                                  | \$1,800,000                      | \$1,162,250                      | -35%                               | \$636,000                       | \$875,000                       | 38%                                | \$0                                 | \$0                                 | 0%                                 |
| 11th Filing, Vail Golf Course                           | \$3,516,000                      | \$962,500                        | -73%                               | \$1,745,000                     | \$0                             | 0%                                 | \$0                                 | \$0                                 | 0%                                 |
| Vail Village  | \$8,700,000                      | \$7,600,000                      | -13%                               | \$6,153,742                     | \$2,504,258                     | -59%                               | \$0                                 | \$0                                 | 0%                                 |
| Lionshead   | \$12,750,000                     | \$2,850,000                      | -78%                               | \$3,240,807                     | \$1,752,405                     | -46%                               | \$0                                 | \$0                                 | 0%                                 |
| Spraddle Creek  | \$0                              | \$0                              | 0%                                 | \$0                             | \$0                             | 0%                                 | \$0                                 | \$0                                 | 0%                                 |
| Potato Patch  | \$1,675,000                      | \$2,800,000                      | 67%                                | \$1,450,000                     | \$1,075,000                     | -26%                               | \$0                                 | \$0                                 | 0%                                 |
| Lionsridge, Sandstone, The Ridge, The Valley            | \$1,880,833                      | \$1,674,000                      | -11%                               | \$478,265                       | \$462,269                       | -3%                                | \$1,000,000                         | \$0                                 | 0%                                 |
| Cascade Village, Glen Lyon                              | \$5,275,000                      | \$2,425,000                      | -54%                               | \$1,612,000                     | \$1,560,000                     | -3%                                | \$0                                 | \$1,850,000                         | 0%                                 |
| Buffer Creek, Vail Das Schone, Vail Heights, Vail Ridge | \$1,537,500                      | \$1,314,750                      | -14%                               | \$466,600                       | \$394,899                       | -15%                               | \$795,000                           | \$0                                 | 0%                                 |
| Highland Meadows  | \$1,757,050                      | \$1,532,500                      | -13%                               | \$0                             | \$1,100,000                     | 0%                                 | \$0                                 | \$0                                 | 0%                                 |
| Intermountain, Matterhorn, Vail Village West            | \$1,282,550                      | \$1,437,000                      | 12%                                | \$716,839                       | \$476,630                       | -34%                               | \$0                                 | \$325,000                           | 0%                                 |
| Minturn, Redcliff                                       | \$650,833                        | \$817,000                        | 26%                                | \$626,500                       | \$433,400                       | -31%                               | \$290,000                           | \$1,100,000                         | 279%                               |
| Eagle-Vail  | \$808,514                        | \$655,942                        | -19%                               | \$434,300                       | \$404,062                       | -7%                                | \$0                                 | \$437,000                           | 0%                                 |
| Avon  | \$0                              | \$645,000                        | 0%                                 | \$708,768                       | \$304,874                       | -57%                               | \$0                                 | \$0                                 | 0%                                 |
| Mountain Star   | \$3,750,000                      | \$7,326,667                      | 95%                                | \$0                             | \$0                             | 0%                                 | \$0                                 | \$0                                 | 0%                                 |
| Wildridge   | \$1,429,529                      | \$925,454                        | -35%                               | \$542,810                       | \$606,563                       | 12%                                | \$402,600                           | \$0                                 | 0%                                 |
| Beaver Creek  | \$4,733,788                      | \$5,620,833                      | 19%                                | \$1,803,287                     | \$1,820,466                     | 1%                                 | \$0                                 | \$2,000,000                         | 0%                                 |
| Bachelor Gulch  | \$8,225,000                      | \$7,100,000                      | -14%                               | \$2,695,436                     | \$2,322,222                     | -14%                               | \$0                                 | \$0                                 | 0%                                 |
| Arrowhead   | \$3,024,144                      | \$2,747,783                      | -9%                                | \$1,201,235                     | \$823,618                       | -31%                               | \$2,650,000                         | \$0                                 | 0%                                 |
| Berry Creek, Singletree                                 | \$1,193,345                      | \$979,503                        | -18%                               | \$751,000                       | \$634,250                       | -16%                               | \$785,000                           | \$0                                 | 0%                                 |
| Edwards   | \$1,197,029                      | \$486,363                        | -59%                               | \$472,709                       | \$361,633                       | -23%                               | \$691,667                           | \$0                                 | 0%                                 |
| Homestead, South Forty                                  | \$892,724                        | \$762,500                        | -15%                               | \$464,205                       | \$413,545                       | -11%                               | \$962,500                           | \$250,000                           | -74%                               |
| Lake Creek, Squaw Creek                                 | \$3,459,000                      | \$2,415,500                      | -30%                               | \$965,957                       | \$0                             | 0%                                 | \$1,471,250                         | \$695,000                           | -53%                               |
| Cordillera Valley Club                                  | \$1,848,650                      | \$2,512,500                      | 36%                                | \$0                             | \$0                             | 0%                                 | \$727,500                           | \$278,500                           | -62%                               |
| Cordillera  | \$2,134,776                      | \$1,742,048                      | -18%                               | \$0                             | \$800,000                       | 0%                                 | \$470,869                           | \$330,056                           | -30%                               |
| Wolcott   | \$0                              | \$1,000,000                      | 0%                                 | \$0                             | \$0                             | 0%                                 | \$280,000                           | \$375,000                           | 34%                                |
| Bellyache, Red Sky                                      | \$2,468,325                      | \$1,356,250                      | -45%                               | \$0                             | \$0                             | 0%                                 | \$556,000                           | \$400,000                           | -28%                               |
| Eagle   | \$690,509                        | \$654,964                        | -5%                                | \$364,105                       | \$308,615                       | -15%                               | \$346,917                           | \$174,292                           | -50%                               |
| Gypsum  | \$555,164                        | \$371,653                        | -33%                               | \$262,500                       | \$230,517                       | -12%                               | \$254,067                           | \$327,692                           | 29%                                |
| Basalt, El Jebel & Misc. In-County                      | \$1,368,611                      | \$917,762                        | -33%                               | \$678,529                       | \$467,195                       | -31%                               | \$408,160                           | \$679,167                           | 66%                                |
| <b>Gross Live Average:</b>                              | <b>\$1,455,774</b>               | <b>\$1,314,261</b>               | <b>-10%</b>                        | <b>\$1,509,830</b>              | <b>\$901,061</b>                | <b>-40%</b>                        | <b>\$562,779</b>                    | <b>\$419,446</b>                    | <b>-25%</b>                        |

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.

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

Copyright © 2009 Land Title Guarantee Company. All rights reserved.



Owned and operated by Colorado Families since 1967



# Market Snapshot by Area: Average Price Per Square Foot/Acre by Area

Eagle County, Colorado  
Full Year 2008 vs. 2009

| Area  | Average PPSF Single Family 2008 | Average PPSF Single Family 2009 | % Change vs. Previous Year-to-Date | Average PPSF Multi-Family 2008 | Average PPSF Multi-Family 2009 | % Change vs. Previous Year-to-Date | Average Price per Acre Residential Land 2008 | Average Price Per Acre Residential Land 2009 | % Change vs. Previous Year-to-Date |
|---|---------------------------------|---------------------------------|------------------------------------|--------------------------------|--------------------------------|------------------------------------|--|--|------------------------------------|
| Bighorn, East Vail                                      | \$666                           | \$504                           | -24%                               | \$508                          | \$475                          | -7%                                | \$0  | \$0  | 0%                                 |
| Booth Creek, The Falls                                  | \$586                           | \$569                           | -3%                                | \$406                          | \$305                          | -25%                               | \$0  | \$0  | 0%                                 |
| 11th Filing, Vail Golf Course                           | \$1,336                         | \$149                           | -89%                               | \$820                          | \$0                            | 0%                                 | \$0  | \$0  | 0%                                 |
| Vail Village  | \$1,589                         | \$2,088                         | 31%                                | \$2,068                        | \$1,360                        | -34%                               | \$0  | \$0  | 0%                                 |
| Lionshead   | \$1,589                         | \$1,319                         | -17%                               | \$1,343                        | \$975                          | -27%                               | \$0  | \$0  | 0%                                 |
| Spraddle Creek  | \$0                             | \$0                             | 0%                                 | \$0                            | \$0                            | 0%                                 | \$0  | \$0  | 0%                                 |
| Potato Patch  | \$639                           | \$821                           | 28%                                | \$541                          | \$375                          | -31%                               | \$0  | \$0  | 0%                                 |
| Lionsridge, Sandstone, The Ridge, The Valley            | \$513                           | \$471                           | -8%                                | \$494                          | \$369                          | -25%                               | \$469,484                                    | \$0  | 0%                                 |
| Cascade Village, Glen Lyon                              | \$1,292                         | \$730                           | -44%                               | \$1,205                        | \$856                          | -29%                               | \$0  | \$3,206,239                                  | 0%                                 |
| Buffer Creek, Vail Das Schone, Vail Heights, Vail Ridge | \$506                           | \$346                           | -32%                               | \$459                          | \$342                          | -25%                               | \$3,180,000                                  | \$0  | 0%                                 |
| Highland Meadows  | \$502                           | \$359                           | -28%                               | \$0                            | \$398                          | 0%                                 | \$0  | \$0  | 0%                                 |
| Intermountain, Matterhorn, Vail Village West            | \$497                           | \$447                           | -10%                               | \$468                          | \$330                          | -29%                               | \$0  | \$942,029                                    | 0%                                 |
| Minturn, Redcliff                                       | \$279                           | \$420                           | 51%                                | \$366                          | \$209                          | -43%                               | \$1,909,804                                  | \$14,955                                     | -99%                               |
| Eagle-Vail  | \$331                           | \$295                           | -11%                               | \$331                          | \$282                          | -15%                               | \$0  | \$2,506,435                                  | 0%                                 |
| Avon  | \$0                             | \$279                           | 0%                                 | \$856                          | \$404                          | -53%                               | \$0  | \$0  | 0%                                 |
| Mountain Star   | \$481                           | \$798                           | 66%                                | \$0                            | \$0                            | 0%                                 | \$0  | \$0  | 0%                                 |
| Wildridge   | \$363                           | \$259                           | -29%                               | \$295                          | \$328                          | 11%                                | \$715,325                                    | \$0  | 0%                                 |
| Beaver Creek  | \$860                           | \$733                           | -15%                               | \$917                          | \$788                          | -14%                               | \$0  | \$6,060,606                                  | 0%                                 |
| Bachelor Gulch  | \$1,098                         | \$988                           | -10%                               | \$1,296                        | \$849                          | -35%                               | \$0  | \$0  | 0%                                 |
| Arrowhead   | \$591                           | \$551                           | -7%                                | \$692                          | \$511                          | -26%                               | \$2,286,830                                  | \$0  | 0%                                 |
| Berry Creek, Singletree                                 | \$371                           | \$310                           | -16%                               | \$325                          | \$360                          | 11%                                | \$1,784,091                                  | \$0  | 0%                                 |
| Edwards   | \$452                           | \$262                           | -42%                               | \$336                          | \$284                          | -15%                               | \$390,673                                    | \$0  | 0%                                 |
| Homestead, South Forty                                  | \$335                           | \$251                           | -25%                               | \$290                          | \$280                          | -4%                                | \$237,705                                    | \$108,696                                    | -54%                               |
| Lake Creek, Squaw Creek                                 | \$875                           | \$379                           | -57%                               | \$324                          | \$0                            | 0%                                 | \$102,632                                    | \$27,981                                     | 27%                                |
| Cordillera Valley Club                                  | \$418                           | \$390                           | -7%                                | \$0                            | \$0                            | 0%                                 | \$1,200,755                                  | \$552,359                                    | -54%                               |
| Cordillera  | \$416                           | \$354                           | -15%                               | \$0                            | \$179                          | 0%                                 | \$188,231                                    | \$152,755                                    | -19%                               |
| Wolcott   | \$0                             | \$229                           | 0%                                 | \$0                            | \$0                            | 0%                                 | \$7,000                                      | \$56,054                                     | 801%                               |
| Bellyache, Red Sky                                      | \$480                           | \$325                           | -32%                               | \$0                            | \$0                            | 0%                                 | \$177,472                                    | \$242,530                                    | 137%                               |
| Eagle   | \$236                           | \$225                           | -5%                                | \$201                          | \$200                          | 0%                                 | \$399,802                                    | \$249,231                                    | 62%                                |
| Gypsum  | \$244                           | \$193                           | -21%                               | \$245                          | \$194                          | -21%                               | \$389,107                                    | \$322,354                                    | 83%                                |
| Basalt, El Jebel & Misc. In-County                      | \$518                           | \$328                           | -37%                               | \$484                          | \$330                          | -32%                               | \$274,499                                    | \$663,010                                    | 142%                               |
| <b>Gross Live Median:</b>                               | <b>\$406</b>                    | <b>\$346</b>                    | <b>-15%</b>                        | <b>\$798</b>                   | <b>\$529</b>                   | <b>-34%</b>                        | <b>\$518,521</b>                             | <b>\$531,083</b>                             | <b>2%</b>                          |

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.

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

Copyright © 2009 Land Title Guarantee Company. All rights reserved.



Owned and operated by Colorado Families since 1867