

What's New In The Vail Valley

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*January
Wishing You
The Very Best
In*



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Dedicated to creating exceptional real estate experiences.



Landmark Condominiums Celebrate Grand Opening

The Landmark Condominiums, in Lionshead, recently completed a \$45 million renovation and expansion. The expansion added 16 additional units to the 58-unit building.

The renovation of the building facades includes the construction of a clock tower as well as re-configuring the Landmark Condominium property entrance to the new Lionshead mall level.

The improvements were paid for, in part, by adding a new top floor to the building; thereby creating the 16 new condominiums for sale. Of the new units, 13 were added to the structure with the support of a steel exo-skeleton-type structure that was constructed over the townhouse building.

Three additional units were constructed in the new elevator tower building. One result of this type of construction is that many owners took advantage of an opportunity to upgrade and improve their units. Alter Construction Management, the project's developer and general contractor, renovated a total of 35 tower and townhome units.

Give me a call if you or any of your friends would like information on the remaining six new units.

Has the Market Stabilized?

If you would like to receive information on what is happening in the Vail Valley Real Estate Market, please send me an email and I will include you in my monthly "Eagle County Market Updates".

WHOOOPS! I made a mistake!

In my December Newsletter, it was reported that the new cell phone law in Colorado made it illegal to use a cell phone while driving without utilizing some sort of hands-free device. Unfortunately, the wording of the law (that we quoted from an article in the Vail Daily Newspaper) was not, totally, correct: The new law makes it illegal for anyone, at any time, to text message while driving a motorized vehicle. And, that anyone under the age of 18 (as well as anyone operating a vehicle that is PUC licensed) may not use a cell phone, period, while driving.

However, using a hands-free device while driving does make it much safer when using your cell phone in your car.

January Quote

"Forget about all the reasons why something may not work. You only need to find one good reason why it will."

Author, Dr. Robert Anthony

Please call me for all your Real Estate needs and visit my web site at

www.KathySellsVail.com for information on the Vail Valley. *Kathy Cole*

Real Estate Sales Top 100 for Second Month

Eagle County real estate saw triple-digit transactions for the second straight month. There were 106 transactions in October; and this, combined with a dollar volume of over \$96 million, produced the second best month in real estate this year; behind the 123 sales in September.

October's transactions brings the year-to-date total to \$729 million, over 759 transactions, with an average sales price of \$960,592.

The two biggest transactions in October were both in Vail Village: a single-family home on Beaver Dam Road sold for \$7.6 million while a condominium at Manor Vail Lodge sold for \$6.45 million.

Although the two Vail sales accounted for more than \$14 million of October's total sales volume, the most action by far - 60 sales - was in the under \$1 million portion of the market. The only area in the county survey with double-digit sales was Eagle, with 10 transactions for a total of \$5.4 million.

Other facts and figures include:

*Residential transactions under \$1 million have accounted for 69% of the market this year.

*Multi-family home sales have accounted for 47% of all residential transactions and single-family homes have accounted for 45%.

*In 2008, there were 79 transactions, with a sales price of over \$4 million each. There have been 20 transactions in the same category this year to date.

While the local real estate market has picked up from the doldrums of January-through-April (just 199 sales closed in all four months), it's still far off the pace set in the boom years of '05-'07.

This information was provided by Land Title Guarantee Company. For a copy of their October Eagle County Market Analysis, just send an email to Cole@Vail.net.



New Listing!
Ridge Townhome # E
Located high on a ridge
overlooking the
Town of Vail!
\$1,279,000 furnished



You'll love the sweeping views of Vail and Lionshead as well as the spacious feel throughout this 3 bedroom, 2 den, 4 bath, 2-car garage townhome located high on a ridge overlooking the Town of Vail. The living room has vaulted ceilings, numerous large windows, skylights, and a large wood-burning moss rock fireplace. The open kitchen, dining, and living area is perfect for entertaining. There is nothing more relaxing than enjoying the large hot tub on the back deck while looking at the beautiful views of the Valley floor.

**Give me a call for additional information
or a tour of the beautiful townhome.**



Thank you for your ongoing referrals. They are the cornerstone of my success!!
If you or anyone you know is interested in Buying or Selling, please give me a call . I would love to put my 27 years of Real Estate experience in the Vail Valley to work for you



If you have a brokerage relationship with another agency, this is not intended as a solicitation.
Some of the information in this newsletter was taken from articles in the Vail Daily and Vail Mountaineer Newspapers.
All information deemed reliable, but not guaranteed.

