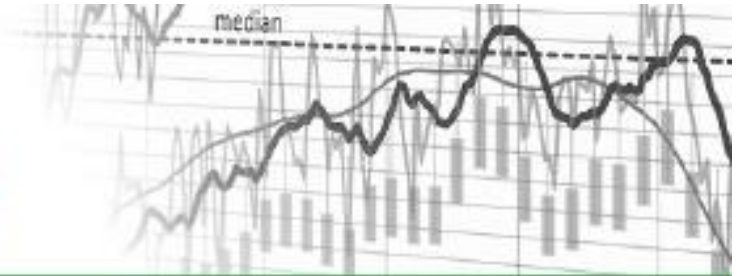
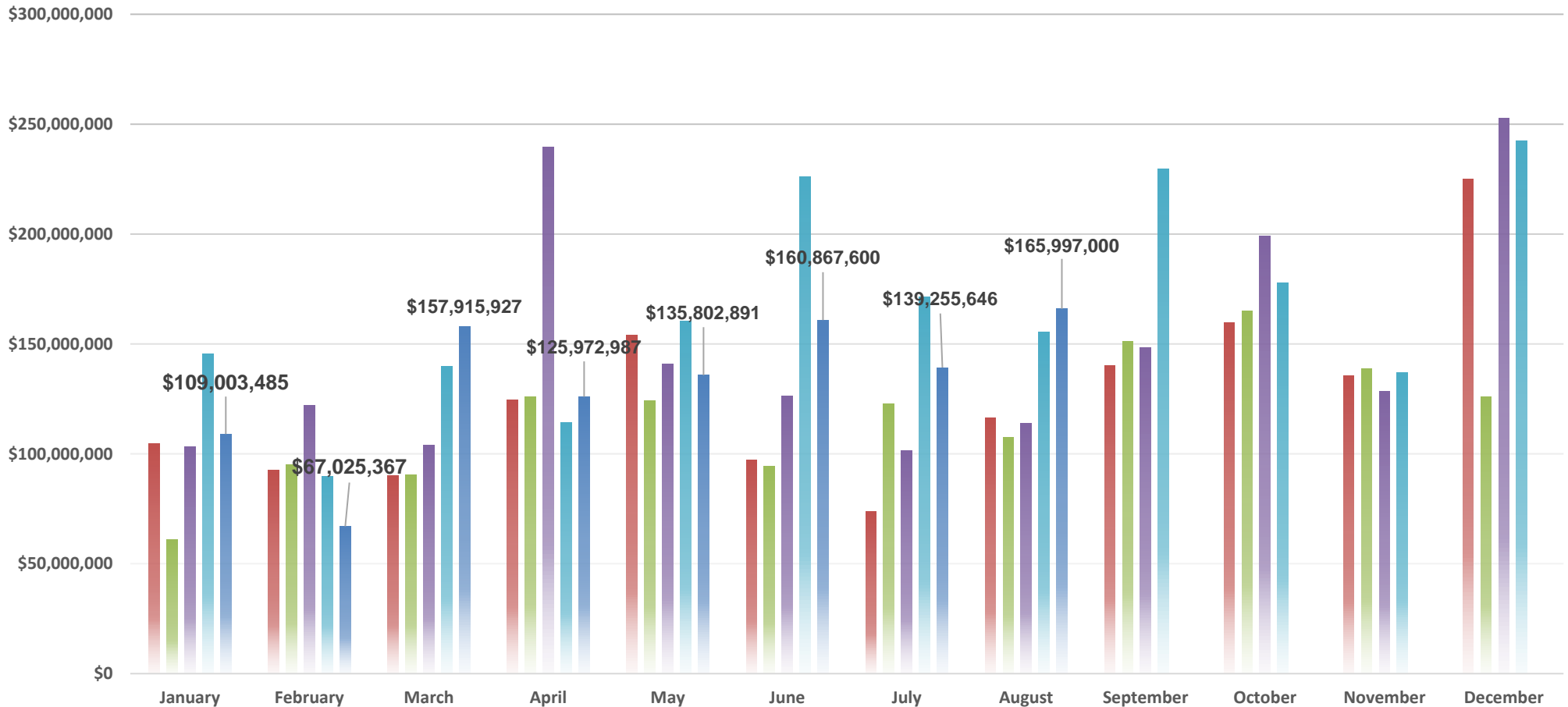




# Eagle County Market ANALYSIS



## Historical Sales Volume: 2012 - YTD: 2016

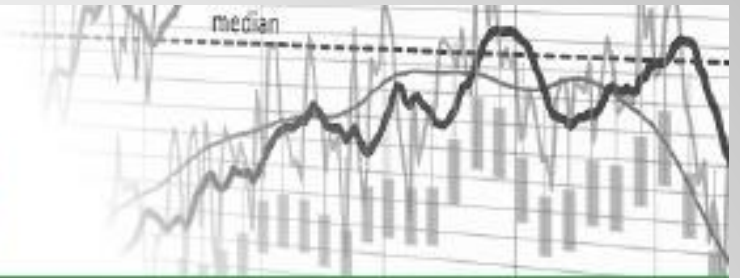


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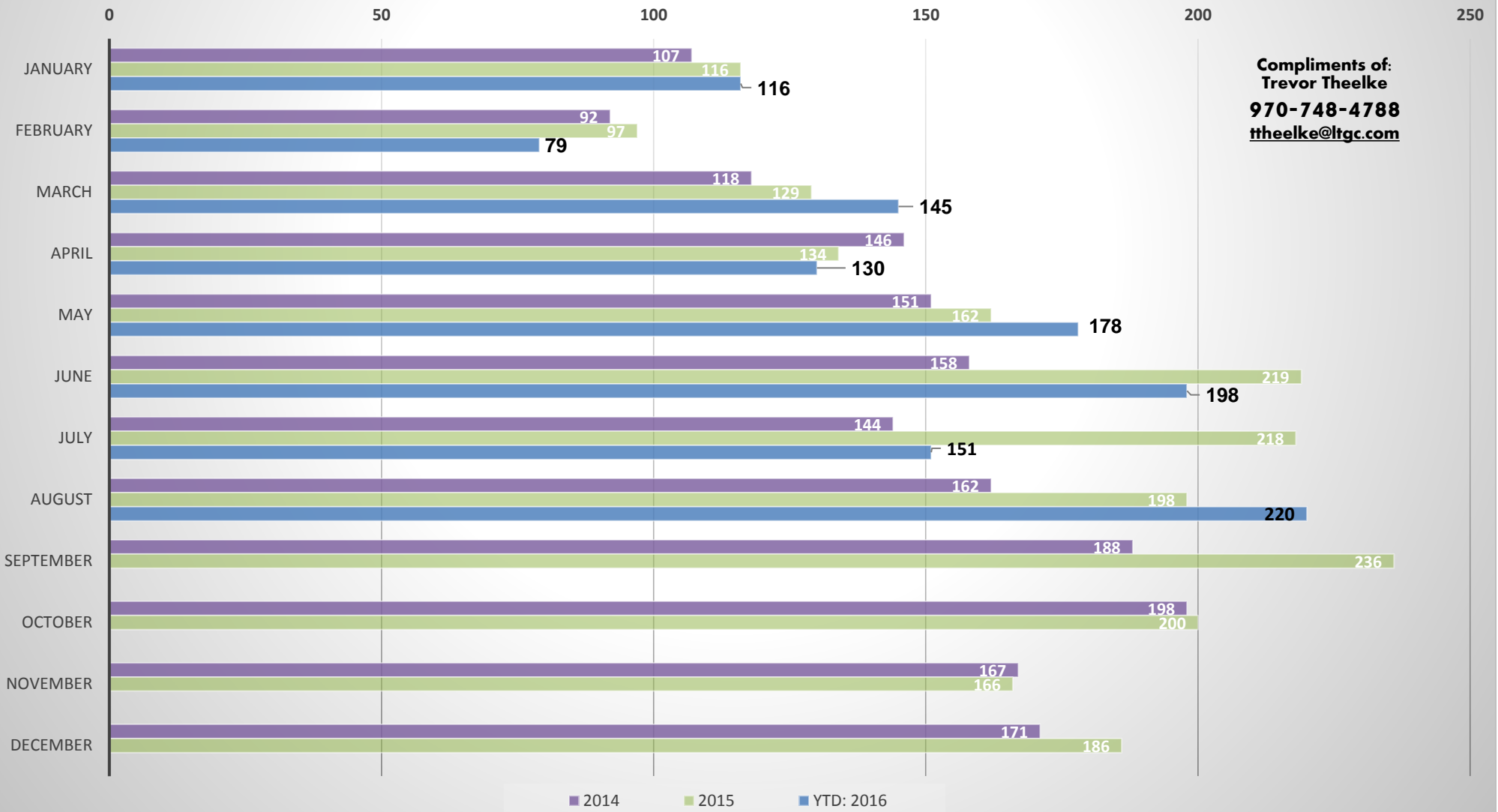
■ 2012     
 ■ 2013     
 ■ 2014     
 ■ 2015     
 ■ YTD: 2016



# Eagle County Market ANALYSIS



## Historical Transaction Volume: 2014 - YTD: 2016





# Historical Gross Sales Volume

## Dollar Volume

Month	2012	% of Previous Year	2013	% of Previous Year	2014	% of Previous Year	2015	% of Previous Year	2016	% of Previous Year
January	\$104,492,288	121%	\$61,119,460	58%	\$103,109,993	169%	\$145,323,518	141%	\$109,003,485	75%
February	\$92,427,000	112%	\$95,173,867	103%	\$121,963,299	128%	\$89,729,327	74%	\$67,025,367	75%
March	\$89,967,800	68%	\$90,504,772	101%	\$104,055,895	115%	\$139,865,116	134%	\$157,915,927	113%
April	\$124,475,200	124%	\$125,968,600	101%	\$239,411,420	190%	\$114,079,607	48%	\$125,972,987	110%
May	\$154,113,314	129%	\$124,319,071	81%	\$140,853,228	113%	\$160,565,432	114%	\$135,802,891	85%
June	\$97,258,600	143%	\$94,345,910	97%	\$126,187,516	134%	\$225,916,373	179%	\$160,867,600	71%
July	\$73,826,150	152%	\$122,933,025	167%	\$101,361,682	82%	\$171,312,586	169%	\$139,255,646	81%
August	\$116,279,200	141%	\$107,615,823	93%	\$114,023,444	106%	\$155,378,858	136%	\$165,997,000	107%
September	\$140,283,568	169%	\$151,325,898	108%	\$148,315,026	98%	\$229,528,778	155%		0%
October	\$159,787,215	142%	\$164,928,610	103%	\$199,038,260	121%	\$177,785,117	89%		0%
November	\$135,702,340	109%	\$138,598,549	102%	\$128,287,523	93%	\$137,128,799	107%		0%
December	\$224,877,609	192%	\$125,803,695	56%	\$252,756,183	201%	\$242,524,378	96%		0%
<b>YTD - TOTAL</b>	<b>\$852,839,552</b>	<b>n/a</b>	<b>\$821,980,528</b>	<b>96%</b>	<b>\$1,050,966,477</b>	<b>128%</b>	<b>\$1,202,170,817</b>	<b>114%</b>	<b>\$1,061,840,903</b>	<b>88%</b>
<b>Annual Totals</b>	<b>\$1,513,490,284</b>	<b>167%</b>	<b>\$1,402,637,280</b>	<b>131%</b>	<b>\$1,779,363,469</b>	<b>127%</b>	<b>\$1,989,137,889</b>	<b>112%</b>	<b>\$1,061,840,903</b>	<b>53%</b>

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## Number of Transactions

Month	2012	% of Previous Year	2013	% of Previous Year	2014	% of Previous Year	2015	% of Previous Year	2016	% of Previous Year
January	90	100%	97	108%	107	110%	116	110%	116	100%
February	91	111%	83	91%	92	111%	97	111%	79	81%
March	102	79%	120	118%	118	98%	129	98%	145	112%
April	135	127%	160	119%	146	91%	134	91%	130	97%
May	150	124%	161	107%	151	94%	162	94%	178	110%
June	124	135%	143	115%	158	110%	219	110%	198	90%
July	115	125%	190	165%	144	76%	218	76%	151	69%
August	164	130%	187	114%	162	87%	198	87%	220	111%
September	175	133%	157	90%	188	120%	236	120%		0%
October	218	168%	177	81%	198	112%	200	112%		0%
November	154	127%	156	101%	167	107%	166	107%		0%
December	208	153%	135	65%	171	127%	186	127%		0%
<b>YTD - TOTAL</b>	<b>971</b>	<b>n/a</b>	<b>1,141</b>	<b>118%</b>	<b>1,078</b>	<b>94%</b>	<b>1,273</b>	<b>118%</b>	<b>1,217</b>	<b>96%</b>
<b>Annual Totals</b>	<b>1,726</b>	<b>133%</b>	<b>1,766</b>	<b>127%</b>	<b>1,802</b>	<b>102%</b>	<b>2,061</b>	<b>114%</b>	<b>1,217</b>	<b>59%</b>

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## Transaction Analysis by Area

August 2016

### All Transaction Summary by Area

Area	Total Dollar Volume	% of Volume	Number of Transactions	% of Transactions	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	\$14,503,500	8.74%	16	7.27%	\$906,469	\$508,500
Booth Creek, The Falls	\$514,000	0.31%	1	0.45%	\$514,000	n/a
11th Filing, Vail Golf Course	\$1,110,000	0.67%	2	0.91%	\$555,000	n/a
Vail Village	\$1,334,000	0.80%	3	1.36%	\$444,667	\$449,000
Lionshead	\$3,130,500	1.89%	3	1.36%	\$1,043,500	\$880,000
Spraddle Creek	\$0	0.00%	0	0.00%	\$0	\$0
Potato Patch	\$0	0.00%	0	0.00%	\$0	\$0
Lionsridge, Sandstone, The Ridge, The Valley	\$3,957,891	2.38%	7	3.18%	\$565,413	\$535,000
Cascade Village, Glen Lyon	\$0	0.00%	0	0.00%	\$0	\$0
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$3,460,000	2.08%	3	1.36%	\$1,153,333	\$575,000
Highland Meadows	\$0	0.00%	0	0.00%	\$0	\$0
Intermountain, Matterhorn, Vail Village West	\$6,700,000	4.04%	4	1.82%	\$1,675,000	\$1,637,500
Minturn, Redcliff	\$1,115,000	0.67%	2	0.91%	\$557,500	n/a
Eagle Vail	\$8,284,039	4.99%	15	6.82%	\$552,269	\$610,000
Avon	\$5,488,900	3.31%	14	6.36%	\$392,064	\$347,250
Mountain Star	\$0	0.00%	0	0.00%	\$0	\$0
Wildridge	\$660,000	0.40%	1	0.45%	\$660,000	n/a
Beaver Creek	\$20,059,310	12.08%	12	5.45%	\$1,671,609	\$1,320,000
Bachelor Gulch	\$12,416,500	7.48%	4	1.82%	\$3,104,125	\$1,649,500
Arrowhead	\$10,145,585	6.11%	10	4.55%	\$1,014,559	\$1,023,293
Berry Creek, Singletree	\$10,616,000	6.40%	13	5.91%	\$816,615	\$695,000
Edwards	\$4,135,077	2.49%	10	4.55%	\$413,508	\$385,000
Homestead, South 40	\$3,357,000	2.02%	4	1.82%	\$839,250	\$706,000
Lake Creek, Squaw Creek	\$0	0.00%	0	0.00%	\$0	\$0
Cordillera Valley Club	\$6,909,000	4.16%	4	1.82%	\$1,727,250	\$1,867,000
Cordillera	\$5,590,000	3.37%	3	1.36%	\$1,863,333	\$1,695,000
Wolcott	\$180,000	0.11%	1	0.45%	\$180,000	n/a
Bellyache, Red Sky	\$1,198,387	0.72%	1	0.45%	\$1,198,387	n/a
Eagle	\$22,114,025	13.32%	42	19.09%	\$526,524	\$509,000
Gypsum	\$6,984,436	4.21%	22	10.00%	\$317,474	\$351,500
Basalt, El Jebel and Misc. In-County	\$12,033,850	7.25%	23	10.45%	\$523,211	\$505,000
Quit Claim Deeds	\$0	0.00%	0	0.00%	\$0	\$0
<b>TOTAL</b>	<b>\$165,997,000</b>	<b>100.00%</b>	<b>220</b>	<b>100.00%</b>	<b>\$754,532</b>	<b>\$528,500</b>
<b>(NEW UNIT SALES)</b>	<b>\$17,765,061</b>	<b>10.70%</b>	<b>20</b>	<b>9.09%</b>	<b>\$888,253</b>	<b>\$437,316</b>

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## YTD. Transaction Analysis by Area

YTD: Aug. 2016

### All Transaction Summary by Area

Area	Total Dollar Volume	% of Volume	Number of Transactions	% of Transactions	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	\$45,716,076	4.31%	58	4.77%	\$788,208	\$517,500
Booth Creek, The Falls	\$11,501,500	1.08%	8	0.66%	\$1,437,688	\$1,112,500
11th Filing, Vail Golf Course	\$21,833,000	2.06%	13	1.07%	\$1,679,462	\$1,350,000
Vail Village	\$66,421,912	6.26%	29	2.38%	\$2,290,411	\$1,475,000
Lionshead	\$56,964,467	5.36%	23	1.89%	\$2,476,716	\$2,200,000
Spraddle Creek	\$0	0.00%	0	0.00%	\$0	\$0
Potato Patch	\$8,856,000	0.83%	5	0.41%	\$1,771,200	\$1,476,000
Lionsridge, Sandstone, The Ridge, The Valley	\$23,272,169	2.19%	29	2.38%	\$802,489	\$650,000
Cascade Village, Glen Lyon	\$15,532,711	1.46%	7	0.58%	\$2,218,959	\$2,000,000
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$32,007,212	3.01%	21	1.73%	\$1,524,153	\$400,000
Highland Meadows	\$2,975,375	0.28%	3	0.25%	\$991,792	\$1,200,000
Intermountain, Matterhorn, Vail Village West	\$24,477,500	2.31%	22	1.81%	\$1,112,614	\$975,000
Minturn, Redcliff	\$10,707,850	1.01%	19	1.56%	\$563,571	\$549,000
Eagle Vail	\$41,398,566	3.90%	75	6.16%	\$551,981	\$499,900
Avon	\$59,222,591	5.58%	102	8.38%	\$580,614	\$380,000
Mountain Star	\$3,450,000	0.32%	1	0.08%	\$3,450,000	n/a
Wildridge	\$10,622,796	1.00%	13	1.07%	\$817,138	\$660,000
Beaver Creek	\$97,281,410	9.16%	56	4.60%	\$1,737,168	\$1,212,500
Bachelor Gulch	\$59,752,607	5.63%	21	1.73%	\$2,845,362	\$2,100,000
Arrowhead	\$54,542,805	5.14%	36	2.96%	\$1,515,078	\$1,362,510
Berry Creek, Singletree	\$43,490,250	4.10%	46	3.78%	\$945,440	\$771,750
Edwards	\$31,257,270	2.94%	67	5.51%	\$466,526	\$375,822
Homestead, South 40	\$13,642,125	1.28%	23	1.89%	\$593,136	\$525,000
Lake Creek, Squaw Creek	\$7,110,000	0.67%	3	0.25%	\$2,370,000	\$850,000
Cordillera Valley Club	\$16,286,500	1.53%	10	0.82%	\$1,628,650	\$1,867,000
Cordillera	\$28,053,730	2.64%	27	2.22%	\$1,039,027	\$945,000
Wolcott	\$590,504	0.06%	6	0.49%	\$98,417	\$82,500
Bellyache, Red Sky	\$7,184,387	0.68%	6	0.49%	\$1,197,398	\$939,194
Eagle	\$89,497,092	8.43%	186	15.28%	\$481,167	\$432,801
Gypsum	\$49,468,293	4.66%	154	12.65%	\$321,223	\$308,406
Basalt, El Jebel and Misc. In-County	\$127,501,316	12.01%	135	11.09%	\$944,454	\$571,000
Quit Claim Deeds	\$1,222,889	0.12%	13	1.07%	\$94,068	\$112,500
<b>TOTAL</b>	<b>\$1,061,840,903</b>	<b>100.00%</b>	<b>1,217</b>	<b>100.00%</b>	<b>\$880,912</b>	<b>\$515,000</b>
<b>(NEW UNIT SALES)</b>	<b>\$127,106,149</b>	<b>11.97%</b>	<b>114</b>	<b>9.37%</b>	<b>\$1,114,966</b>	<b>\$466,000</b>

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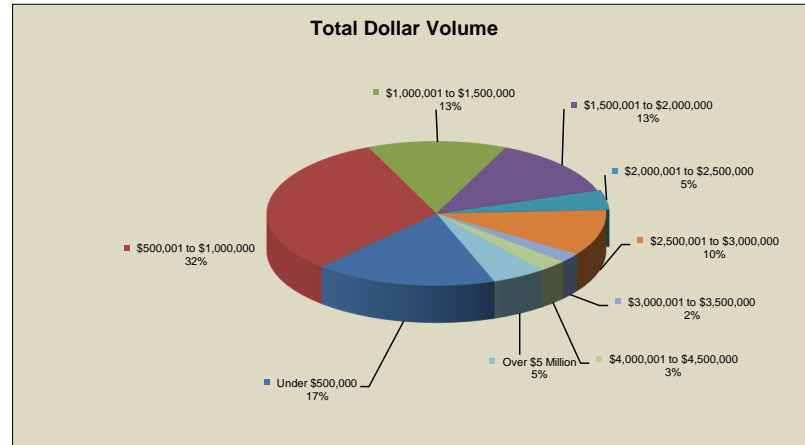
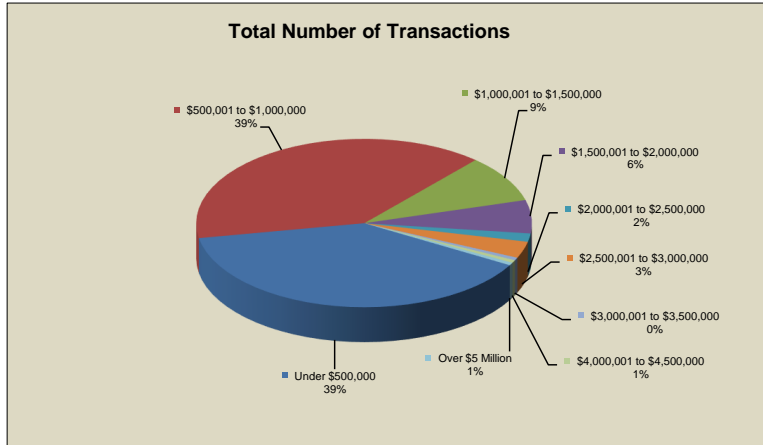


# Cost Breakdown

August 2016

## Residential Cost Breakdown

	Improved Residential				Residential Vacant Land and Commercial Total*			
	Sale	Number of Transactions	Total Dollar Volume	Average Sales Price	Sale	Number of Transactions	Total Dollar Volume	Average Sales Price
Improved Residential	Under \$500,000	73	\$27,239,311	\$373,141	Single Family	95	\$98,920,097	\$1,041,264
	\$500,001 to \$1,000,000	74	\$49,684,524	\$671,412	Multi Family	93	\$58,148,435	\$625,252
	\$1,000,001 to \$1,500,000	17	\$20,881,387	\$1,228,317	Vacant Residential Land	16	\$3,739,000	\$233,688
	\$1,500,001 to \$2,000,000	12	\$20,525,810	\$1,710,484				
	\$2,000,001 to \$2,500,000	3	\$6,950,000	\$2,316,667				
	\$2,500,001 to \$3,000,000	6	\$16,190,000	\$2,698,333				
	\$3,000,001 to \$3,500,000	1	\$3,300,000	\$3,300,000				
	\$3,500,001 to \$4,000,000	0	\$0	\$0				
	\$4,000,001 to \$4,500,000	1	\$4,225,000	\$4,225,000				
	\$4,500,001 to 5,000,000	0	\$0	\$0				
Over \$5 Million	1	\$8,072,500	\$8,072,500					
<b>Improved Residential Total:</b>	<b>188</b>	<b>\$157,068,532</b>	<b>\$835,471</b>	<b>Total</b>	<b>204</b>	<b>\$160,807,532</b>	<b>\$788,272</b>	
Residential Vacant Land and Commercial Total*:	32	\$8,928,468	\$279,015	* includes all non-improved residential transactions				



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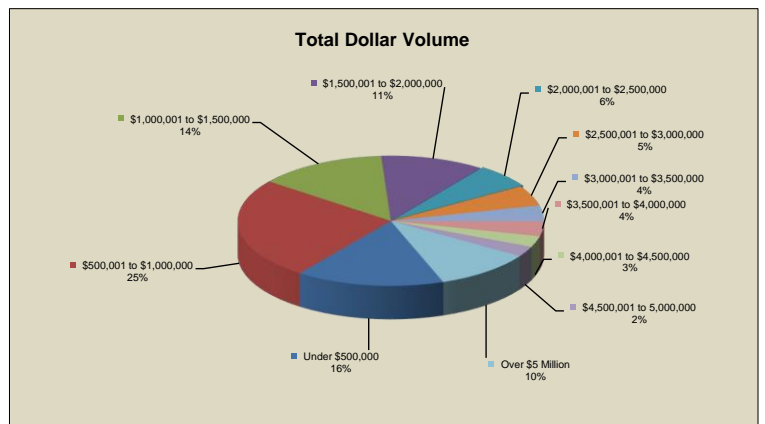
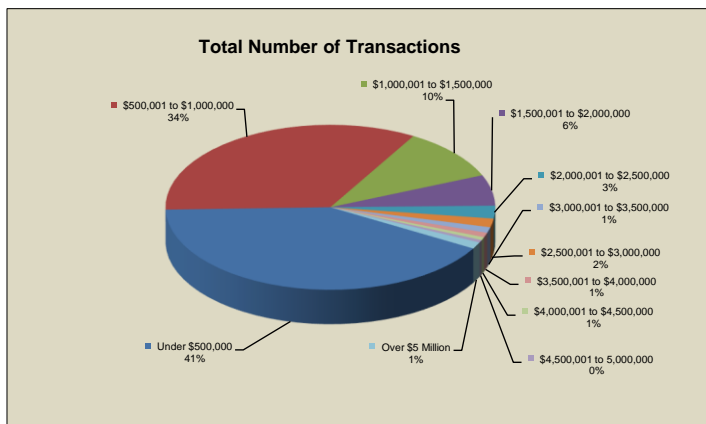
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## YTD. Cost Breakdown

YTD: Aug. 2016

	Improved Residential				Residential Vacant Land and Commercial Total*			
	Sale	Number of Transactions	Total Dollar Volume	Average Sales Price	Sale	Number of Transactions	Total Dollar Volume	Average Sales Price
Improved Residential	Under \$500,000	410	\$146,079,633	\$356,292	Single Family	469	\$510,740,314	\$1,088,999
	\$500,001 to \$1,000,000	337	\$235,523,285	\$698,882	Multi Family	526	\$422,166,277	\$802,597
	\$1,000,001 to \$1,500,000	102	\$127,267,197	\$1,247,718	Vacant Residential Land	95	\$25,373,404	\$267,088
	\$1,500,001 to \$2,000,000	60	\$102,589,063	\$1,709,818				
	\$2,000,001 to \$2,500,000	25	\$57,125,500	\$2,285,020				
	\$2,500,001 to \$3,000,000	17	\$47,172,211	\$2,774,836				
	\$3,000,001 to \$3,500,000	11	\$36,529,860	\$3,320,896				
	\$3,500,001 to \$4,000,000	9	\$34,655,000	\$3,850,556				
	\$4,000,001 to \$4,500,000	6	\$25,361,467	\$4,226,911				
	\$4,500,001 to 5,000,000	5	\$24,175,000	\$4,835,000				
Over \$5 Million	13	\$96,428,375	\$7,417,567					
<b>Improved Residential Total:</b>	<b>995</b>	<b>\$932,906,591</b>	<b>\$937,595</b>	<b>Total</b>	<b>1090</b>	<b>\$958,279,995</b>	<b>\$879,156</b>	
Residential Vacant Land and Commercial Total*:	222	\$128,934,312	\$580,785	* includes all non-improved residential transactions				



Full Year: 2015

	Improved Residential				Residential Vacant Land and Commercial Total*			
	Sale	Number of Transactions	Total Dollar Volume	Average Sales Price	Sale	Number of Transactions	Total Dollar Volume	Average Sales Price
Improved Residential	Under \$500,000	712	\$246,103,250	\$345,651	Single Family	774	\$924,583,540	\$1,194,552
	\$500,001 to \$1,000,000	526	\$370,062,600	\$703,541	Multi Family	860	\$749,375,060	\$871,366
	\$1,000,001 to \$1,500,000	144	\$178,958,851	\$1,242,770	Vacant Residential Land	166	\$56,747,599	\$341,853
	\$1,500,001 to \$2,000,000	82	\$143,165,786	\$1,745,924				
	\$2,000,001 to \$2,500,000	53	\$117,204,562	\$2,211,407				
	\$2,500,001 to \$3,000,000	24	\$66,721,500	\$2,780,063				
	\$3,000,001 to \$3,500,000	19	\$62,350,000	\$3,281,579				
	\$3,500,001 to \$4,000,000	9	\$33,395,000	\$3,710,556				
	\$4,000,001 to \$4,500,000	12	\$51,400,068	\$4,283,339				
	\$4,500,001 to 5,000,000	10	\$47,557,316	\$4,755,732				
Over \$5 Million	43	\$357,039,667	\$8,303,248					
<b>Improved Residential Total:</b>	<b>1,634</b>	<b>\$1,673,958,600</b>	<b>\$1,024,454</b>	<b>Total</b>	<b>1800</b>	<b>\$1,730,706,199</b>	<b>\$961,503</b>	
Residential Vacant Land and Commercial Total*:	427	\$315,179,289	\$738,125	* includes all non-improved residential transactions				

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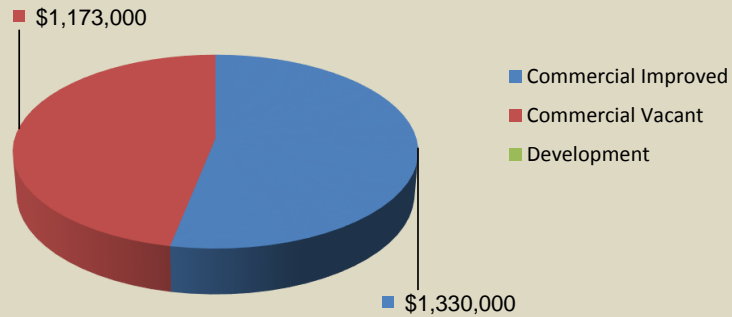
## Commercial Market Analysis

### August & YTD: 2016

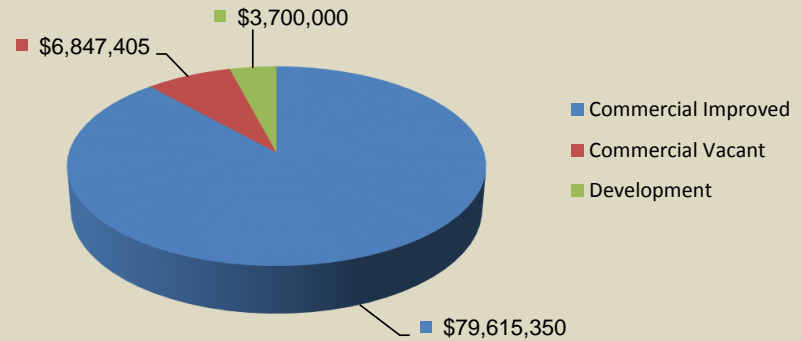
### Commercial Cost Breakdown

Sale	Number of Transactions	Total Dollar Volume	Average Sales Price	YTD Number of Transactions	YTD Total Dollar Volume	YTD Average Sales Price
Commercial Improved	6	\$1,330,000	\$221,667	53	\$79,615,350	\$1,502,176
Commercial Vacant	3	\$1,173,000	\$391,000	17	\$6,847,405	\$402,789
Development	0	\$0	\$0	2	\$3,700,000	\$1,850,000
<b>Total</b>	<b>9</b>	<b>\$2,503,000</b>	<b>\$278,111</b>	<b>72</b>	<b>\$90,162,755</b>	<b>\$1,252,260</b>

**Commercial & Development Sales: August 2016**



**Commercial & Development Sales: YTD: 2016**



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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.

**Compliments of:**  
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## Residential Analysis by Area

August 2016

### Residential Summary by Area

Area	Number of Transactions	% of Transactions	Total Dollar Volume	% of Volume	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	16	8.51%	\$14,503,500	9.23%	\$906,469	\$508,500
Booth Creek, The Falls	1	0.53%	\$514,000	0.33%	\$514,000	n/a
11th Filing, Vail Golf Course	2	1.06%	\$1,110,000	0.71%	\$555,000	n/a
Vail Village	2	1.06%	\$1,099,000	0.70%	\$549,500	n/a
Lionshead	3	1.60%	\$3,130,500	1.99%	\$1,043,500	\$880,000
Spraddle Creek	0	0.00%	\$0	0.00%	\$0	\$0
Potato Patch	0	0.00%	\$0	0.00%	\$0	\$0
Lionsridge, Sandstone, The Ridge, The Valley	6	3.19%	\$3,664,500	2.33%	\$610,750	\$540,000
Cascade Village, Glen Lyon	0	0.00%	\$0	0.00%	\$0	\$0
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	3	1.60%	\$3,460,000	2.20%	\$1,153,333	\$575,000
Highland Meadows	0	0.00%	\$0	0.00%	\$0	\$0
Intermountain, Matterhorn, Vail Village West	4	2.13%	\$6,700,000	4.27%	\$1,675,000	\$1,637,500
Minturn, Redcliff	1	0.53%	\$790,000	0.50%	\$790,000	n/a
Eagle Vail	13	6.91%	\$7,577,039	4.82%	\$582,849	\$637,200
Avon	13	6.91%	\$5,233,600	3.33%	\$402,585	\$356,500
Mountain Star	0	0.00%	\$0	0.00%	\$0	\$0
Wildridge	1	0.53%	\$660,000	0.42%	\$660,000	n/a
Beaver Creek	12	6.38%	\$20,059,310	12.77%	\$1,671,609	\$1,320,000
Bachelor Gulch	4	2.13%	\$12,416,500	7.91%	\$3,104,125	\$1,649,500
Arrowhead	9	4.79%	\$10,000,585	6.37%	\$1,111,176	\$1,100,000
Berry Creek, Singletree	11	5.85%	\$9,696,000	6.17%	\$881,455	\$701,500
Edwards	7	3.72%	\$2,914,000	1.86%	\$416,286	\$337,000
Homestead, South 40	4	2.13%	\$3,357,000	2.14%	\$839,250	\$706,000
Lake Creek, Squaw Creek	0	0.00%	\$0	0.00%	\$0	\$0
Cordillera Valley Club	3	1.60%	\$6,534,000	4.16%	\$2,178,000	\$1,984,000
Cordillera	3	1.60%	\$5,590,000	3.56%	\$1,863,333	\$1,695,000
Wolcott	0	0.00%	\$0	0.00%	\$0	\$0
Bellyache, Red Sky	1	0.53%	\$1,198,387	0.76%	\$1,198,387	n/a
Eagle	32	17.02%	\$19,738,325	12.57%	\$616,823	\$530,125
Gypsum	18	9.57%	\$6,144,936	3.91%	\$341,385	\$354,000
Basalt, El Jebel and Misc. In-County	19	10.11%	\$10,977,350	6.99%	\$577,755	\$510,000
Quit Claim Deeds	0	0.00%	\$0	0.00%	\$0	\$0
<b>TOTAL</b>	<b>188</b>	<b>100.00%</b>	<b>\$157,068,532</b>	<b>100.00%</b>	<b>\$835,471</b>	<b>\$595,000</b>
<b>(NEW UNIT SALES)</b>	<b>15</b>	<b>7.98%</b>	<b>\$16,890,361</b>	<b>10.75%</b>	<b>\$1,126,024</b>	<b>\$660,000</b>

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## YTD. Residential Analysis by Area

YTD: Aug. 2016

### Residential Summary by Area

Area	Number of Transactions	% of Transactions	Total Dollar Volume	% of Volume	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	54	5.43%	\$45,008,510	4.82%	\$833,491	\$530,000
Booth Creek, The Falls	8	0.80%	\$11,501,500	1.23%	\$1,437,688	\$1,112,500
11th Filing, Vail Golf Course	13	1.31%	\$21,833,000	2.34%	\$1,679,462	\$1,350,000
Vail Village	25	2.51%	\$64,227,000	6.88%	\$2,569,080	\$1,700,000
Lionshead	23	2.31%	\$56,964,467	6.11%	\$2,476,716	\$2,200,000
Spraddle Creek	0	0.00%	\$0	0.00%	\$0	\$0
Potato Patch	5	0.50%	\$8,856,000	0.95%	\$1,771,200	\$1,476,000
Lionsridge, Sandstone, The Ridge, The Valley	25	2.51%	\$20,733,480	2.22%	\$829,339	\$674,730
Cascade Village, Glen Lyon	6	0.60%	\$12,632,711	1.35%	\$2,105,452	\$1,775,000
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	18	1.81%	\$10,847,500	1.16%	\$602,639	\$400,000
Highland Meadows	2	0.20%	\$2,750,375	0.29%	\$1,375,188	n/a
Intermountain, Matterhorn, Vail Village West	22	2.21%	\$24,477,500	2.62%	\$1,112,614	\$975,000
Minturn, Redcliff	14	1.41%	\$8,994,350	0.96%	\$642,454	\$570,000
Eagle Vail	65	6.53%	\$38,042,881	4.08%	\$585,275	\$550,000
Avon	99	9.95%	\$50,570,498	5.42%	\$510,813	\$380,000
Mountain Star	1	0.10%	\$3,450,000	0.37%	\$3,450,000	n/a
Wildridge	13	1.31%	\$10,622,796	1.14%	\$817,138	\$660,000
Beaver Creek	55	5.53%	\$94,081,410	10.08%	\$1,710,571	\$1,200,000
Bachelor Gulch	21	2.11%	\$59,752,607	6.40%	\$2,845,362	\$2,100,000
Arrowhead	33	3.32%	\$54,237,805	5.81%	\$1,643,570	\$1,425,000
Berry Creek, Singletree	42	4.22%	\$41,835,250	4.48%	\$996,077	\$840,000
Edwards	46	4.62%	\$22,779,000	2.44%	\$495,196	\$378,500
Homestead, South 40	21	2.11%	\$12,822,125	1.37%	\$610,577	\$525,000
Lake Creek, Squaw Creek	3	0.30%	\$7,110,000	0.76%	\$2,370,000	\$850,000
Cordillera Valley Club	7	0.70%	\$15,281,500	1.64%	\$2,183,071	\$2,150,000
Cordillera	17	1.71%	\$26,436,730	2.83%	\$1,555,102	\$1,345,000
Wolcott	0	0.00%	\$0	0.00%	\$0	\$0
Bellyache, Red Sky	5	0.50%	\$6,999,387	0.75%	\$1,399,877	\$1,198,387
Eagle	129	12.96%	\$70,734,030	7.58%	\$548,326	\$505,500
Gypsum	123	12.36%	\$43,452,256	4.66%	\$353,270	\$350,175
Basalt, El Jebel and Misc. In-County	100	10.05%	\$85,871,923	9.20%	\$858,719	\$610,000
Quit Claim Deeds	0	0.00%	\$0	0.00%	\$0	\$0
<b>TOTAL</b>	<b>995</b>	<b>100.00%</b>	<b>\$932,906,591</b>	<b>100.00%</b>	<b>\$937,595</b>	<b>\$591,160</b>
<b>(NEW UNIT SALES)</b>	<b>94</b>	<b>9.45%</b>	<b>\$92,010,274</b>	<b>9.86%</b>	<b>\$978,833</b>	<b>\$656,250</b>

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## Market Snapshot by Area

Full Year: 2015 versus YTD: 2016

Market Snapshot Average Price

Area	Average Price Single Family 2015	Average Price Single Family YTD: 2016	% Change vs. Previous Year-to-Date	Average Price Multi-Family 2015	Average Price Multi-Family YTD: 2016	% Change vs. Previous Year-to-Date	Average Price Vacant Land 2015	Average Price Vacant Land YTD: 2016	% Change vs. Previous Year-to-Date
Bighorn, East Vail	\$1,510,378	\$1,584,381	5%	\$463,319	\$458,046	-1%	\$1,375,000	\$0	n/a
Booth Creek, The Falls	\$1,719,321	\$1,957,000	14%	\$580,000	\$572,167	-1%	\$0	\$0	0%
11th Filing, Vail Golf Course	\$2,900,000	\$3,265,000	13%	\$1,221,250	\$1,203,800	-1%	\$0	\$0	0%
Vail Village	\$9,427,222	\$6,971,833	-26%	\$3,361,650	\$1,968,705	-41%	\$0	\$0	0%
Lionshead	\$0	\$0	0%	\$1,706,121	\$2,476,716	45%	\$0	\$0	0%
Spraddle Creek	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Potato Patch	\$6,850,000	\$3,825,000	n/a	\$1,362,625	\$1,257,750	-8%	\$1,500,000	\$0	n/a
Lionsridge, Sandstone, The Ridge, The Valley	\$2,625,625	\$1,223,000	-53%	\$508,277	\$705,025	39%	\$0	\$1,825,000	n/a
Cascade Village, Glen Lyon	\$3,770,000	\$3,750,000	-1%	\$1,448,143	\$1,776,542	23%	\$2,750,000	\$2,900,000	5%
Buffer Creek, Vail Das Schone, Vail Heights, Vail Ridge	\$2,266,000	\$2,136,000	-6%	\$469,213	\$410,969	-12%	\$0	\$700,000	0%
Highland Meadows	\$1,476,000	\$1,375,188	-7%	\$1,627,500	\$0	n/a	\$1,050,000	\$225,000	-79%
Intermountain, Matterhorn, Vail Village West	\$1,102,875	\$1,269,567	15%	\$559,821	\$776,286	39%	\$540,000	\$0	n/a
Minturn, Redcliff	\$586,698	\$642,454	10%	\$471,020	\$0	n/a	\$179,700	\$330,500	84%
Eagle-Vail	\$691,518	\$744,741	8%	\$398,077	\$439,879	11%	\$308,333	\$241,000	-22%
Avon	\$596,375	\$0	n/a	\$412,586	\$510,813	24%	\$0	\$0	0%
Mountain Star	\$6,081,667	\$3,450,000	-43%	\$0	\$0	0%	\$916,000	\$0	n/a
Wildridge	\$841,622	\$1,007,225	20%	\$561,947	\$513,000	-9%	\$329,156	\$0	n/a
Beaver Creek	\$4,485,625	\$2,717,143	-39%	\$1,417,792	\$1,563,779	10%	\$0	\$0	0%
Bachelor Gulch	\$5,739,500	\$5,773,813	1%	\$1,581,416	\$1,673,982	6%	\$2,825,000	\$0	n/a
Arrowhead	\$2,596,800	\$2,063,655	-21%	\$936,061	\$998,285	7%	\$1,100,000	\$145,000	-87%
Berry Creek, Singletree	\$859,194	\$1,065,229	24%	\$569,908	\$581,167	2%	\$406,313	\$413,750	2%
Edwards	\$967,764	\$1,427,500	48%	\$400,332	\$406,405	2%	\$315,500	\$200,000	-37%
Homestead, South Forty	\$868,580	\$882,732	2%	\$424,668	\$474,500	12%	\$365,000	\$0	n/a
Lake Creek, Squaw Creek	\$2,419,656	\$5,500,000	127%	\$750,250	\$805,000	7%	\$719,357	\$0	n/a
Cordillera Valley Club	\$1,979,444	\$2,183,071	10%	\$0	\$0	0%	\$555,200	\$335,000	-40%
Cordillera	\$1,797,876	\$1,555,102	-14%	\$0	\$0	0%	\$236,125	\$177,250	-25%
Wolcott	\$1,075,000	\$0	n/a	\$0	\$0	0%	\$66,333	\$98,417	48%
Bellyache, Red Sky	\$1,619,750	\$1,399,877	-14%	\$0	\$0	0%	\$307,500	\$185,000	-40%
Eagle	\$613,660	\$669,424	9%	\$316,793	\$337,048	6%	\$255,144	\$255,616	0%
Gypsum	\$372,431	\$377,706	1%	\$221,033	\$200,906	-9%	\$142,256	\$75,844	-47%
Basalt, El Jebel & Misc. In-County	\$915,631	\$1,030,120	13%	\$457,564	\$590,630	29%	\$320,618	\$256,632	-20%
<b>Gross Live Average:</b>	<b>\$1,194,552</b>	<b>\$1,088,999</b>	<b>-9%</b>	<b>\$871,366</b>	<b>\$802,597</b>	<b>-8%</b>	<b>\$341,853</b>	<b>\$267,088</b>	<b>-22%</b>



## Market Snapshot by Area

Full Year: 2015 versus YTD: 2016

Market Snapshot Price Per Square Foot

Area	Average PPSF Single Family 2015	Average PPSF Single Family YTD: 2016	% Change vs. Previous Year-to-Date	Average PPSF Multi-Family 2015	Average PPSF Multi-Family YTD: 2016	% Change vs. Previous Year-to-Date	Average PPAC Vacant Land 2015	Average PPAC Vacant Land YTD: 2016	% Change vs. Previous Year-to-Date
Bighorn, East Vail	\$501.75	\$574.66	15%	\$437.75	\$465.16	6%	\$2,314,815	\$0	n/a
Booth Creek, The Falls	\$513.01	\$544.56	6%	\$365.57	\$342.92	-6%	\$0	\$0	0%
11th Filing, Vail Golf Course	\$742.64	\$1,006.67	36%	\$609.98	\$655.04	7%	\$0	\$0	0%
Vail Village	\$2,007.94	\$1,915.07	-5%	\$1,601.17	\$1,397.36	-13%	\$0	\$0	0%
Lionshead	\$0.00	\$0.00	0%	\$1,160.72	\$1,434.37	24%	\$0	\$0	0%
Spraddle Creek	\$0.00	\$0.00	0%	\$0.00	\$0.00	0%	\$0	\$0	0%
Potato Patch	\$1,004.10	\$792.09	n/a	\$547.76	\$646.39	18%	\$3,836,317	\$0	n/a
Lionsridge, Sandstone, The Ridge, The Valley	\$694.35	\$550.61	-21%	\$464.28	\$487.86	5%	\$0	\$3,051,839	n/a
Cascade Village, Glen Lyon	\$796.59	\$1,215.95	53%	\$932.61	\$999.28	7%	\$4,766,031	\$3,584,672	-25%
Buffer Creek, Vail Das Schone, Vail Heights, Vail Ridge	\$499.67	\$661.12	32%	\$410.28	\$411.54	0%	\$0	\$1,933,702	n/a
Highland Meadows	\$408.52	\$500.41	22%	\$684.37	\$0.00	n/a	\$1,567,164	\$225,000	-86%
Intermountain, Matterhorn, Vail Village West	\$427.62	\$427.60	0%	\$400.11	\$561.90	40%	\$1,924,547	\$0	n/a
Minturn, Redcliff	\$338.97	\$286.39	-16%	\$541.33	\$0.00	n/a	\$1,453,913	\$560,246	-61%
Eagle-Vail	\$284.95	\$299.74	5%	\$291.64	\$320.46	10%	\$706,776	\$192,498	-73%
Avon	\$247.71	\$0.00	n/a	\$371.39	\$429.33	16%	\$0	\$0	0%
Mountain Star	\$828.30	\$523.20	-37%	\$0.00	\$0.00	n/a	\$430,825	\$0	n/a
Wildridge	\$288.23	\$327.95	14%	\$273.59	\$275.72	1%	\$278,890	\$0	n/a
Beaver Creek	\$696.63	\$550.54	-21%	\$706.22	\$739.76	5%	\$0	\$0	0%
Bachelor Gulch	\$802.91	\$832.63	4%	\$847.98	\$840.24	-1%	\$1,023,551	\$0	n/a
Arrowhead	\$535.27	\$488.43	-9%	\$552.02	\$541.94	-2%	\$1,833,333	\$966,667	-47%
Berry Creek, Singletree	\$322.34	\$325.35	1%	\$313.18	\$341.09	9%	\$1,012,502	\$1,060,811	5%
Edwards	\$378.73	\$325.56	-14%	\$346.95	\$324.87	-6%	\$252,091	\$444,444	76%
Homestead, South Forty	\$278.49	\$286.41	3%	\$263.46	\$266.74	1%	\$1,177,419	\$0	n/a
Lake Creek, Squaw Creek	\$437.05	\$470.57	8%	\$250.46	\$299.91	20%	\$195,919	\$0	n/a
Cordillera Valley Club	\$404.89	\$391.47	-3%	\$0.00	\$0.00	0%	\$642,253	\$707,144	10%
Cordillera	\$330.73	\$307.06	-7%	\$0.00	\$0.00	0%	\$131,611	\$78,041	-41%
Wolcott	\$282.66	\$0.00	n/a	\$0.00	\$0.00	0%	\$1,658	\$2,450	48%
Bellyache, Red Sky	\$347.23	\$296.74	-15%	\$0.00	\$0.00	0%	\$271,490	\$228,677	-16%
Eagle	\$223.13	\$219.83	-1%	\$213.53	\$222.31	4%	\$179,045	\$150,544	-16%
Gypsum	\$185.59	\$194.52	5%	\$158.57	\$171.59	8%	\$104,644	\$88,408	-16%
Basalt, El Jebel & Misc. In-County	\$321.73	\$391.83	22%	\$313.93	\$386.62	23%	\$188,241	\$321,725	71%
<b>Gross Live Average:</b>	<b>\$337.84</b>	<b>\$337.80</b>	<b>0%</b>	<b>\$539.77</b>	<b>\$520.59</b>	<b>-4%</b>	<b>\$362,179</b>	<b>\$332,085</b>	<b>-8%</b>

Please note: The above figures are an unofficial tabulation of Eagle County records that are believed to be reasonably accurate. Sales believed to be inaccurate indicators of the market have been eliminated.

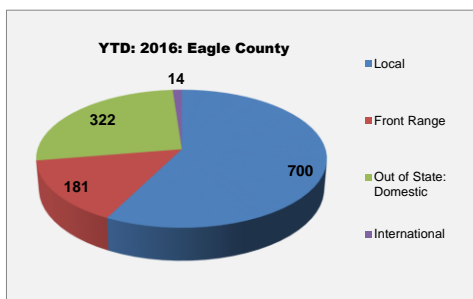
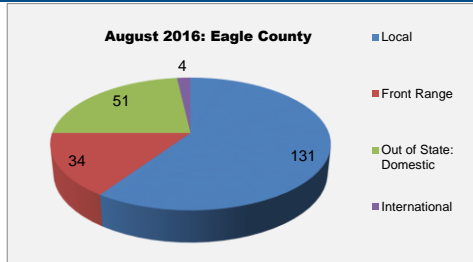
Full Interest, Fee Simple, Arms-Length transactions only, are shown in the Snapshot Report.

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**Compliments of:**  
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## Market Highlights

### Purchaser Abstract:



### All Sales: 2013

Origin of Buyer	# of Trans.	% Overall
Local	943	53%
Front Range	267	15%
Out of State: Domestic	532	30%
International	24	1%
<b>Total Sales</b>	<b>1766</b>	<b>100%</b>

### All Sales: August 2016

Origin of Buyer	# of Trans.	% Overall
Local	131	60%
Front Range	34	15%
Out of State: Domestic	51	23%
International	4	2%
<b>Total Sales</b>	<b>220</b>	<b>100%</b>

### All Sales: YTD: 2016

Origin of Buyer	# of Trans.	% Overall
Local	700	58%
Front Range	181	15%
Out of State: Domestic	322	26%
International	14	1%
<b>Total Sales</b>	<b>1217</b>	<b>100%</b>

### All Sales: Full Year: 2015

Origin of Buyer	# of Trans.	% Overall
Local	1133	55%
Front Range	352	17%
Out of State: Domestic	550	27%
International	26	1%
<b>Total Sales</b>	<b>2061</b>	<b>100%</b>

### All Sales: 2014

Origin of Buyer	# of Trans.	% Overall
Local	944	52%
Front Range	265	15%
Out of State: Domestic	553	31%
International	40	2%
<b>Total Sales</b>	<b>1802</b>	<b>100%</b>

### Market Highlights:

#### Highest Priced Residential Sale: August 2016

Price	Area	PPSF
\$8,072,500	BACHELOR GULCH	\$792



#### Highest PSF Residential Sale: August 2016

Price	Area	PPSF
\$2,510,000	VAIL	\$1,122

#### Bank Sales Detail: August 2016

Price	Area	PPSF
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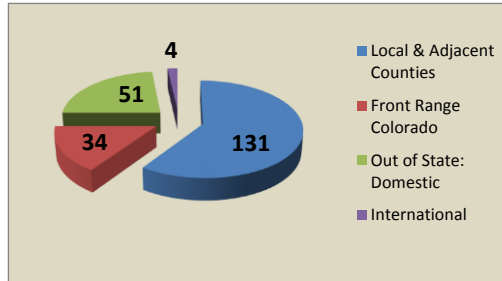
*There were no bank sales in August 2016*

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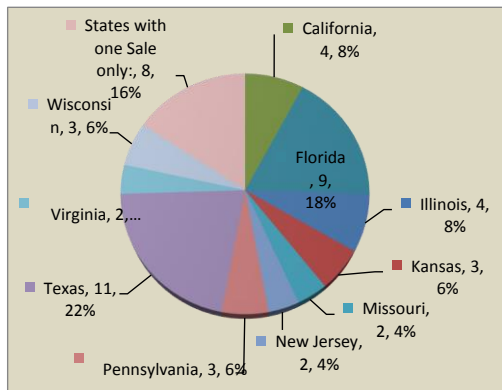
## Buyer Profile

### August 2015

#### Purchaser Origin



#### Out-of-State Breakout



**Compliments of:**  
**Trevor Theelke**  
**970-748-4788**  
**[ttheelke@ltgc.com](mailto:ttheelke@ltgc.com)**

### Purchaser Point of Origin for: August 2016

Origin	Number Sales	% All Sales
Local & Adjacent Counties	131	59.55%
Front Range Colorado	34	15.45%
Out of State: Domestic	51	23.18%
International	4	1.82%

### Out-of-State Breakout for: August 2016

State	Number Sales	% All Sales
Alabama	0	0.00%
Arizona	0	0.00%
California	4	7.84%
Connecticut	0	0.00%
Florida	9	17.65%
Hawaii	0	0.00%
Illinois	4	7.84%
Kansas	3	5.88%
Maryland	0	0.00%
Minnesota	0	0.00%
Missouri	2	3.92%
North Carolina	0	0.00%
New Jersey	2	3.92%
Pennsylvania	3	5.88%
Tennessee	0	0.00%
Texas	11	21.57%
Virginia	2	3.92%
Washington	0	0.00%
Wisconsin	3	5.88%
<b>States with one Sale only:</b>	<b>8</b>	<b>15.69%</b>
HI, MA, MN, NC, NE		0.00%
NM, OR, UT	51	

### International Breakout for: August 2016

Country	Number Sales	% INT'L Sales
<b>Countries with one sale:</b>	<b>4</b>	<b>100.00%</b>
Canada, Mexico, Hong Kong, Germany		
<b>Total International:</b>	<b>3</b>	<b>100.00%</b>

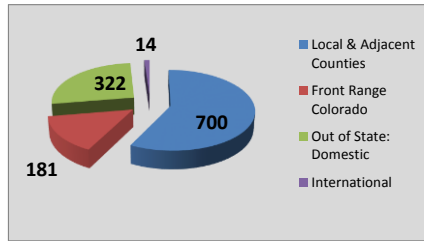
*Note: This Summary does not include data on INTERVAL transactions.*



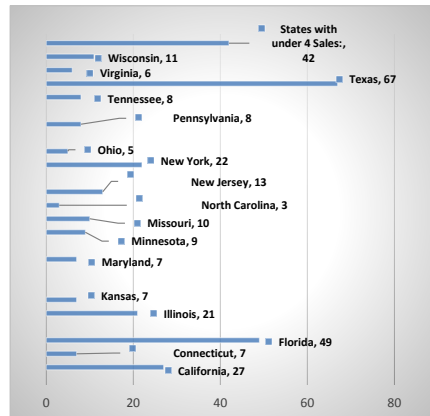
# Buyer Profile

**YTD: 2016**

Purchaser Origin



Out-of-State Breakout



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## Purchaser Point of Origin for: YTD: 2016

Origin	Number Sales	% All Sales
Local & Adjacent Counties	700	59.55%
Front Range Colorado	181	15.45%
Out of State: Domestic	322	23.18%
International	14	1.82%

## Out-of-State Breakout for: YTD: 2016

State	Number Sales	% All Sales
Arizona	0	0.00%
California	27	8.39%
Connecticut	7	2.17%
Florida	49	15.22%
Georgia	0	0.00%
Illinois	21	6.52%
Kansas	7	2.17%
Louisiana	0	0.00%
Massachusetts	0	0.00%
Maryland	7	2.17%
Michigan	0	0.00%
Minnesota	9	2.80%
Missouri	10	3.11%
North Carolina	3	0.93%
New Jersey	13	4.04%
New Mexico	0	0.00%
New York	22	6.83%
Ohio	5	1.55%
Oklahoma	0	0.00%
Pennsylvania	8	2.48%
South Carolina	0	0.00%
Tennessee	8	2.48%
Texas	67	20.81%
Virginia	6	1.86%
Wisconsin	11	3.42%
States with under 4 Sales: AZ,DC,GA,KY,LA,MA,MI,NV, NE,NH,NM,OR,SC,UT,WA	42	13.04%
	322	100.00%

## International Breakout for: YTD: 2016

Country	Number Sales	% INT'L Sales
Mexico, Canada, England	10	100.00%
Germany, Hong Kong, Puerto Rico, Switzerland	4	
<b>Total International:</b>	<b>14</b>	<b>100.00%</b>

Note: This Summary does not include data on INTERVAL transactions.



## New Unit Sales Detail

### Improved Residential New Unit Sales Data: August 2016

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
4	2.5	2015	2710	\$ 780,000.00	Sopris Meadows One Subd #2 Lot 53	SINGLEFAM	\$ 287.82	355 SOPRIS CIR
3	3.5	2015	2257	\$ 827,775.00	Eagle-Vail Subd #1 Lot 4A Blk 7	SINGLEFAM	\$ 366.76	53 DEER RUN
4	6	2006	6021	\$ 1,950,000.00	Frost Creek & Saltcreek PUD #1 Frost Creek Lot 49	SINGLEFAM	\$ 323.87	2446 FROST CREEK DR
3	2.5	2016	1889	\$ 424,632.00	Village @ Cotton Ranch Subd #2 Lot 7	SINGLEFAM	\$ 224.79	72 BLACK BEAR
3	2	2016	1585	\$ 288,454.00	Two Rivers Village Subd Lot 8A Blk 2	SINGLEFAM	\$ 181.99	68 SALMON LP
3	3.5	2012	2208	\$ 450,000.00	Berry Creek Ranch Subd #4 Lot 43W Blk 1	SINGLEFAM	\$ 203.80	21 MORGAN DR #W
3	2	2016	1585	\$ 305,000.00	Two Rivers Village Subd Lot 18A Blk 2	SINGLEFAM	\$ 192.43	128 SALMON LOOP
2	2	2016	1304	\$ 233,000.00	Two Rivers Village Subd Lot 16A Blk 2	SINGLEFAM	\$ 178.68	114 SALMON LP
3	3	2013	3545	\$ 610,000.00	Sky Legend @ Cotton Ranch Subd #2 Lot 105-C	SINGLEFAM	\$ 172.07	1292 S LEGEND DR
4	4.5	2014	4588	\$ 2,750,000.00	Vail Intermountain Dev. Subd Lot 15A Blk 9	SINGLEFAM	\$ 599.39	2754 SNOWBERRY DR
3	2.5	2015	1730	\$ 377,500.00	Hawks Nest @ Buckhorn Vallley Subd #1 Lot 10A	SINGLEFAM	\$ 218.21	1355 HAWKS NEST LN
3	4	2016	3054	\$ 660,000.00	Anglers Subd Lot 4	SINGLEFAM	\$ 216.11	71 ANGLERS WAY
5	6	2015	5696	\$ 2,800,000.00	Cordillera Valley Club Subd #22 Lot 16	SINGLEFAM	\$ 491.57	1458 BEARD CREEK TRL
4	5	2014	3922	\$ 2,450,000.00	Vail Das Schone Subd #1 Lot 28 Blk A	SINGLEFAM	\$ 624.68	2476 GARMISCH DR
5	4.5	2015	3939	\$ 1,984,000.00	Cordillera Valley Club Subd #9 Legacy Trail Subd Lot 22	SINGLEFAM	\$ 503.68	113 LEGACY TRL

### Summary of Improved Residential New Unit Sales: August 2016

Average Price:	\$1,126,024
Average PPSF:	\$319.06
Median Price:	\$ 660,000
# Transactions:	15
Gross Volume:	\$ 16,890,361



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