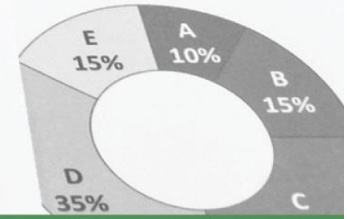
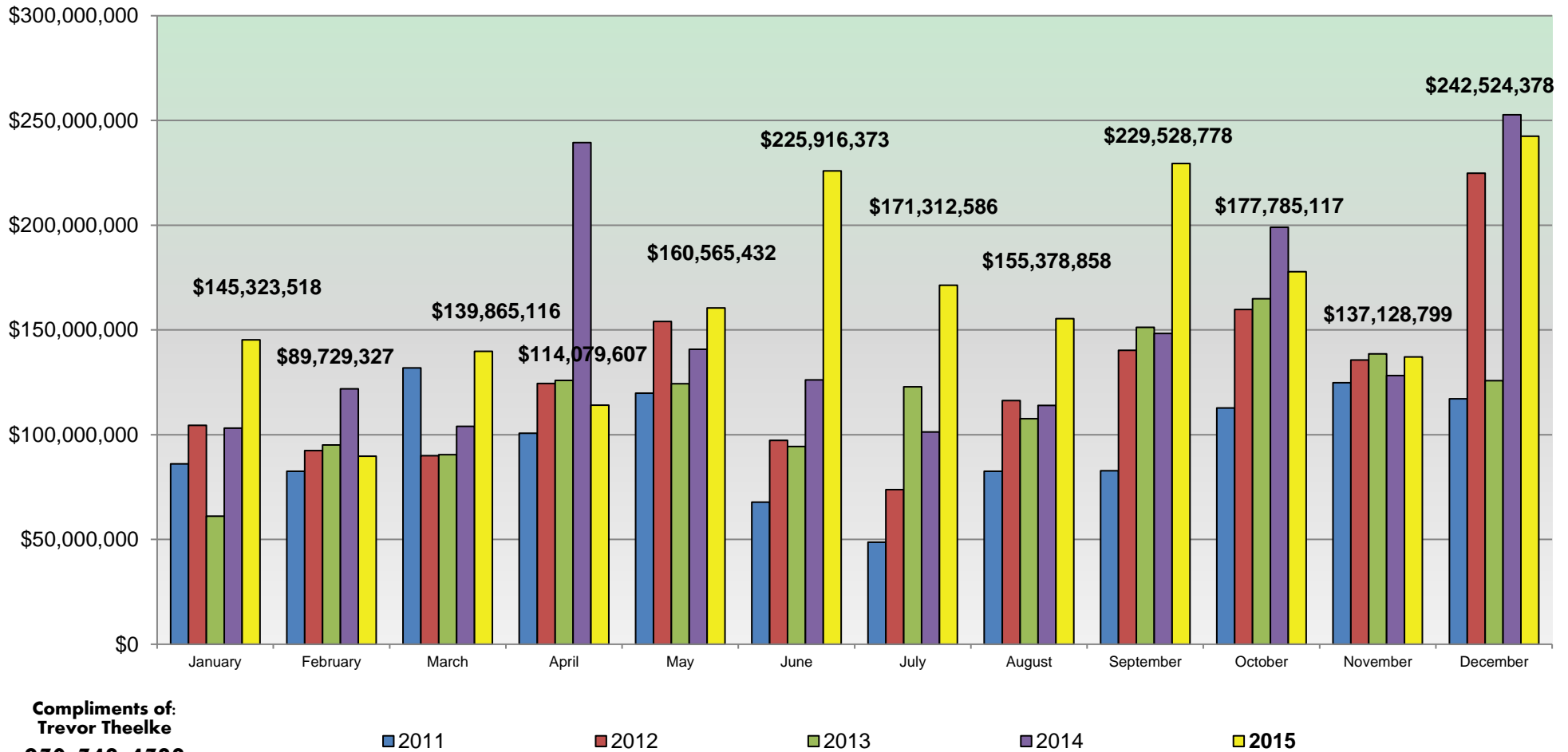




# Eagle County Market ANALYSIS



## Historical Sales Volume: 2011- 2015



Compliments of:  
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# Historical Gross Sales Volume

## Dollar Volume

Month	2011	% of Previous Year	2012	% of Previous Year	2013	% of Previous Year	2014	% of Previous Year	2015	% of Previous Year
January	\$86,162,658	99%	\$104,492,288	121%	\$61,119,460	58%	\$103,109,993	169%	\$145,323,518	141%
February	\$82,622,700	82%	\$92,427,000	112%	\$95,173,867	103%	\$121,963,299	128%	\$89,729,327	74%
March	\$131,955,600	100%	\$89,967,800	68%	\$90,504,772	101%	\$104,055,895	115%	\$139,865,116	134%
April	\$100,701,000	77%	\$124,475,200	124%	\$125,968,600	101%	\$239,411,420	190%	\$114,079,607	48%
May	\$119,819,895	96%	\$154,113,314	129%	\$124,319,071	81%	\$140,853,228	113%	\$160,565,432	114%
June	\$67,869,777	48%	\$97,258,600	143%	\$94,345,910	97%	\$126,187,516	134%	\$225,916,373	179%
July	\$48,698,653	55%	\$73,826,150	152%	\$122,933,025	167%	\$101,361,682	82%	\$171,312,586	169%
August	\$82,557,973	82%	\$116,279,200	141%	\$107,615,823	93%	\$114,023,444	106%	\$155,378,858	136%
September	\$82,858,500	35%	\$140,283,568	169%	\$151,325,898	108%	\$148,315,026	98%	\$229,528,778	155%
October	\$112,774,000	84%	\$159,787,215	142%	\$164,928,610	103%	\$199,038,260	121%	\$177,785,117	89%
November	\$124,878,900	110%	\$135,702,340	109%	\$138,598,549	102%	\$128,287,523	93%	\$137,128,799	107%
December	\$117,149,200	108%	\$224,877,609	192%	\$125,803,695	56%	\$252,756,183	201%	\$242,524,378	96%
<b>YTD - TOTAL</b>	<b>\$1,158,048,856</b>	<b>77%</b>	<b>\$1,513,490,284</b>	<b>131%</b>	<b>\$1,402,637,280</b>	<b>93%</b>	<b>\$1,779,363,469</b>	<b>127%</b>	<b>\$1,989,137,889</b>	<b>112%</b>
<b>Annual Totals</b>	<b>\$1,158,048,856</b>	<b>77%</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>

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## Number of Transactions

Month	2011	% of Previous Year	2012	% of Previous Year	2013	% of Previous Year	2014	% of Previous Year	2015	% of Previous Year
January	90	114%	90	100%	97	108%	107	110%	116	108%
February	82	86%	91	111%	83	91%	92	111%	97	105%
March	129	126%	102	79%	120	118%	118	98%	129	109%
April	106	91%	135	127%	160	119%	146	91%	134	92%
May	121	115%	150	124%	161	107%	151	94%	162	107%
June	92	76%	124	135%	143	115%	158	110%	219	139%
July	92	100%	115	125%	190	165%	144	76%	218	151%
August	126	125%	164	130%	187	114%	162	87%	198	122%
September	132	115%	175	133%	157	90%	188	120%	236	126%
October	130	113%	218	168%	177	81%	198	112%	200	101%
November	121	108%	154	127%	156	101%	167	107%	166	99%
December	136	140%	208	153%	135	65%	171	127%	186	109%
<b>YTD - TOTAL</b>	<b>1,357</b>	<b>109%</b>	<b>1,726</b>	<b>127%</b>	<b>1,766</b>	<b>102%</b>	<b>1,802</b>	<b>102%</b>	<b>2,061</b>	<b>114%</b>
<b>Annual Totals</b>	<b>1,357</b>	<b>109%</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>

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## Transaction Analysis by Area

December 2015

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	\$6,703,500	2.76%	8	4.30%	\$837,938	\$602,500
Booth Creek, The Falls	\$1,640,000	0.68%	2	1.08%	\$820,000	n/a
11th Filing, Vail Golf Course	\$0	0.00%	0	0.00%	\$0	\$0
Vail Village	\$23,112,500	9.53%	5	2.69%	\$4,622,500	\$2,900,000
Lionshead	\$10,520,000	4.34%	8	4.30%	\$1,315,000	\$872,500
Spraddle Creek	\$0	0.00%	0	0.00%	\$0	\$0
Potato Patch	\$1,600,250	0.66%	1	0.54%	\$1,600,250	n/a
Lionsridge, Sandstone, The Ridge, The Valley	\$4,082,000	1.68%	8	4.30%	\$510,250	\$792,500
Cascade Village, Glen Lyon	\$92,664,100	38.21%	2	1.08%	\$46,332,050	n/a
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$649,000	0.27%	2	1.08%	\$324,500	n/a
Highland Meadows	\$1,350,000	0.56%	1	0.54%	\$1,350,000	n/a
Intermountain, Matterhorn, Vail Village West	\$3,340,000	1.38%	4	2.15%	\$835,000	\$382,500
Minturn, Redcliff	\$930,000	0.38%	2	1.08%	\$465,000	n/a
Eagle Vail	\$4,227,250	1.74%	10	5.38%	\$422,725	\$384,500
Avon	\$3,143,000	1.30%	9	4.84%	\$349,222	\$280,000
Mountain Star	\$0	0.00%	0	0.00%	\$0	\$0
Wildridge	\$770,000	0.32%	2	1.08%	\$385,000	n/a
Beaver Creek	\$10,244,162	4.22%	8	4.30%	\$1,280,520	\$972,500
Bachelor Gulch	\$4,800,000	1.98%	3	1.61%	\$1,600,000	\$2,250,000
Arrowhead	\$13,310,500	5.49%	10	5.38%	\$1,331,050	\$900,000
Berry Creek, Singletree	\$2,750,000	1.13%	3	1.61%	\$916,667	\$575,000
Edwards	\$5,949,833	2.45%	14	7.53%	\$424,988	\$325,000
Homestead, South 40	\$6,396,500	2.64%	7	3.76%	\$913,786	\$962,500
Lake Creek, Squaw Creek	\$2,655,000	1.09%	3	1.61%	\$885,000	\$770,000
Cordillera Valley Club	\$2,310,000	0.95%	2	1.08%	\$1,155,000	n/a
Cordillera	\$1,520,000	0.63%	2	1.08%	\$760,000	n/a
Wolcott	\$0	0.00%	0	0.00%	\$0	\$0
Bellyache, Red Sky	\$559,000	0.23%	1	0.54%	\$559,000	n/a
Eagle	\$12,192,300	5.03%	32	17.20%	\$381,009	\$263,000
Gypsum	\$7,571,983	3.12%	21	11.29%	\$360,571	\$315,000
Basalt, El Jebel and Misc. In-County	\$17,533,500	7.23%	16	8.60%	\$1,095,844	\$612,500
Quit Claim Deeds	\$0	0.00%	0	0.00%	\$0	\$0
<b>TOTAL</b>	<b>\$242,524,378</b>	<b>100.00%</b>	<b>186</b>	<b>100.00%</b>	<b>\$1,303,895</b>	<b>\$485,000</b>
<b>(BANK SALES)</b>	<b>\$414,000</b>	<b>0.17%</b>	<b>2</b>	<b>1.08%</b>	<b>\$207,000</b>	<b>n/a</b>

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# YTD. Transaction Analysis by Area

Full Year: 2015

## 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	\$61,439,414	3.09%	94	4.56%	\$653,611	\$442,500
Booth Creek, The Falls	\$20,072,530	1.01%	13	0.63%	\$1,544,041	\$1,100,000
11th Filing, Vail Golf Course	\$10,227,500	0.51%	7	0.34%	\$1,461,071	\$1,405,000
Vail Village	\$301,709,848	15.17%	82	3.98%	\$3,679,388	\$2,037,500
Lionshead	\$98,049,917	4.93%	55	2.67%	\$1,782,726	\$1,250,000
Spraddle Creek	\$0	0.00%	0	0.00%	\$0	\$0
Potato Patch	\$11,075,250	0.56%	4	0.19%	\$2,768,813	\$1,550,125
Lionsridge, Sandstone, The Ridge, The Valley	\$43,733,132	2.20%	55	2.67%	\$795,148	\$469,000
Cascade Village, Glen Lyon	\$124,401,100	6.25%	15	0.73%	\$8,293,407	\$1,700,000
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$12,984,802	0.65%	17	0.82%	\$763,812	\$466,000
Highland Meadows	\$19,065,000	0.96%	13	0.63%	\$1,466,538	\$1,350,000
Intermountain, Matterhorn, Vail Village West	\$23,751,999	1.19%	29	1.41%	\$819,034	\$720,000
Minturn, Redcliff	\$18,152,336	0.91%	37	1.80%	\$490,604	\$475,000
Eagle Vail	\$56,172,965	2.82%	111	5.39%	\$506,063	\$425,000
Avon	\$63,087,491	3.17%	135	6.55%	\$467,315	\$335,000
Mountain Star	\$20,077,000	1.01%	5	0.24%	\$4,015,400	\$4,800,000
Wildridge	\$32,288,470	1.62%	47	2.28%	\$686,989	\$650,000
Beaver Creek	\$174,753,051	8.79%	91	4.42%	\$1,920,363	\$1,130,000
Bachelor Gulch	\$90,034,900	4.53%	43	2.09%	\$2,093,835	\$1,500,000
Arrowhead	\$139,708,391	7.02%	81	3.93%	\$1,724,795	\$1,225,000
Berry Creek, Singletree	\$44,474,475	2.24%	58	2.81%	\$766,801	\$692,500
Edwards	\$44,301,083	2.23%	101	4.90%	\$438,625	\$332,500
Homestead, South 40	\$36,760,030	1.85%	62	3.01%	\$592,904	\$492,000
Lake Creek, Squaw Creek	\$31,422,900	1.58%	21	1.02%	\$1,496,329	\$870,500
Cordillera Valley Club	\$20,591,000	1.04%	14	0.68%	\$1,470,786	\$1,620,000
Cordillera	\$67,917,525	3.41%	47	2.28%	\$1,445,054	\$1,450,000
Wolcott	\$2,548,000	0.13%	8	0.39%	\$318,500	\$69,000
Bellyache, Red Sky	\$8,324,000	0.42%	10	0.49%	\$832,400	\$436,250
Eagle	\$164,214,453	8.26%	305	14.80%	\$538,408	\$385,000
Gypsum	\$90,992,165	4.57%	244	11.84%	\$372,919	\$313,500
Basalt, El Jebel and Misc. In-County	\$155,865,462	7.84%	233	11.31%	\$668,950	\$490,000
Quit Claim Deeds	\$941,700	0.05%	24	1.16%	\$39,238	\$28,000
<b>TOTAL</b>	<b>\$1,989,137,889</b>	<b>100.00%</b>	<b>2,061</b>	<b>100.00%</b>	<b>\$976,041</b>	<b>\$499,900</b>
<b>(BANK SALES)</b>	<b>\$22,139,700</b>	<b>1.11%</b>	<b>40</b>	<b>1.94%</b>	<b>\$553,493</b>	<b>\$314,300</b>

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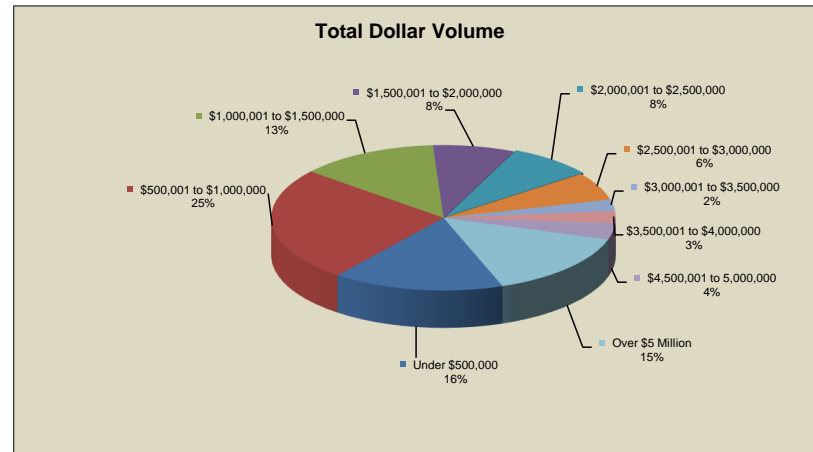
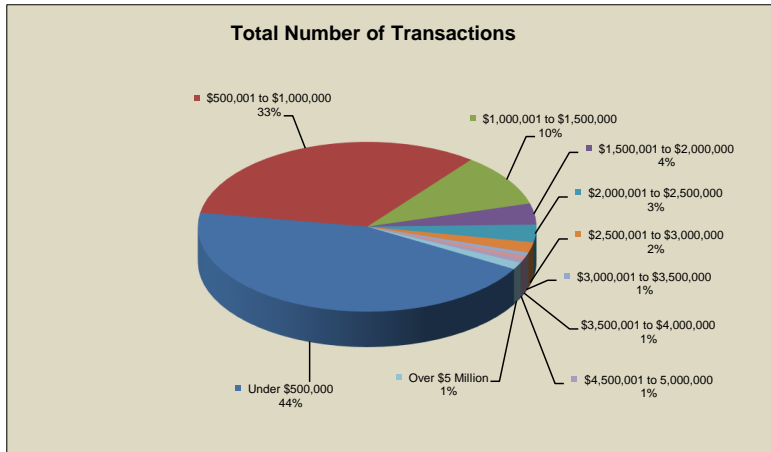


# Cost Breakdown

December 2015

## 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	66	\$21,821,733	\$330,632	Single Family	64	\$57,134,233	\$892,722
	\$500,001 to \$1,000,000	49	\$34,538,900	\$704,876	Multi Family	85	\$78,594,812	\$924,645
	\$1,000,001 to \$1,500,000	15	\$17,709,000	\$1,180,600	Vacant Residential Land	15	\$4,194,000	\$279,600
	\$1,500,001 to \$2,000,000	6	\$10,410,250	\$1,735,042				
	\$2,000,001 to \$2,500,000	5	\$10,874,162	\$2,174,832				
	\$2,500,001 to \$3,000,000	3	\$8,470,000	\$2,823,333				
	\$3,000,001 to \$3,500,000	1	\$3,410,000	\$3,410,000				
	\$3,500,001 to \$4,000,000	1	\$3,620,000	\$3,620,000				
	\$4,000,001 to \$4,500,000	0	\$0	\$0				
	\$4,500,001 to 5,000,000	1	\$5,000,000	\$5,000,000				
Over \$5 Million	2	\$19,875,000	\$9,937,500					
<b>Improved Residential Total:</b>	<b>149</b>	<b>\$135,729,045</b>	<b>\$910,933</b>	<b>Total</b>	<b>164</b>	<b>\$139,923,045</b>	<b>\$853,189</b>	
Residential Vacant Land and Commercial Total*:	37	\$106,795,333	\$2,886,360	<i>* includes all non-improved residential transactions</i>				



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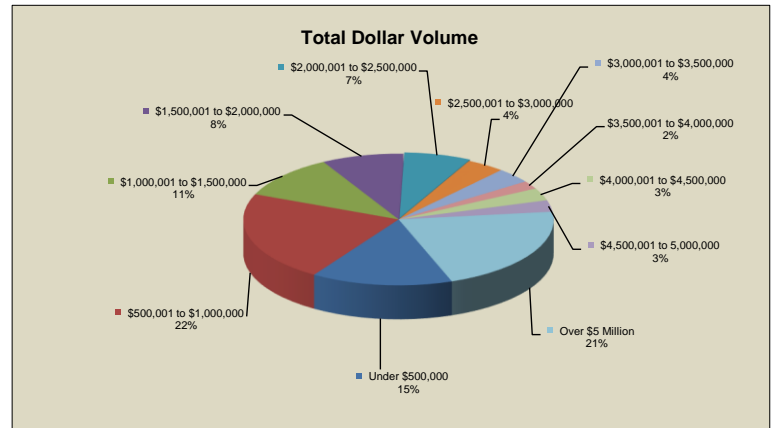
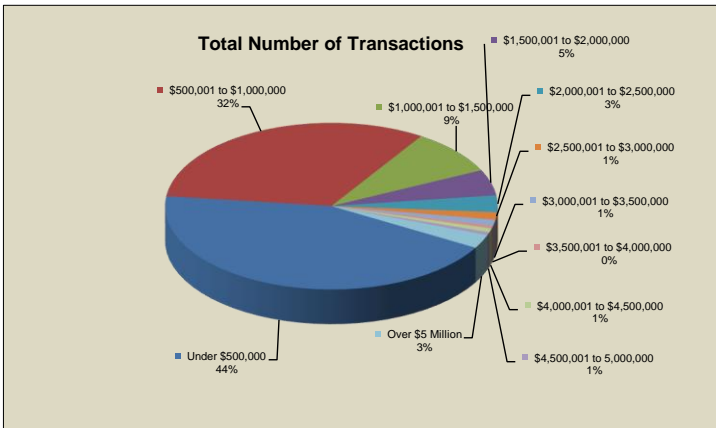
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# YTD. Cost Breakdown

Full Year: 2015

Improved Residential	Sale	Number of Transactions	Total Dollar Volume	Average Sales Price	Sale	Number of Transactions	Total Dollar Volume	Average Sales Price
	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				



Full Year: 2014

Improved Residential	Sale	Number of Transactions	Total Dollar Volume	Average Sales Price	Sale	Number of Transactions	Total Dollar Volume	Average Sales Price
	Under \$500,000	662	\$219,448,233	\$331,493	Single Family	657	\$812,508,257	\$1,236,694
\$500,001 to \$1,000,000	400	\$277,223,144	\$693,058	Multi Family	781	\$703,133,461	\$900,299	
\$1,000,001 to \$1,500,000	131	\$162,024,702	\$1,236,830	Vacant Residential Land	156	\$50,690,026	\$324,936	
\$1,500,001 to \$2,000,000	76	\$131,898,531	\$1,735,507					
\$2,000,001 to \$2,500,000	41	\$92,170,683	\$2,248,065					
\$2,500,001 to \$3,000,000	36	\$99,689,991	\$2,769,166					
\$3,000,001 to \$3,500,000	19	\$62,334,500	\$3,280,763					
\$3,500,001 to \$4,000,000	20	\$75,333,000	\$3,766,650					
\$4,000,001 to \$4,500,000	10	\$43,125,000	\$4,312,500					
\$4,500,001 to 5,000,000	8	\$38,718,684	\$4,839,836					
Over \$5 Million	35	\$313,675,250	\$8,962,150					
<b>Improved Residential Total:</b>	<b>1,438</b>	<b>\$1,515,641,718</b>	<b>\$1,053,993</b>	<b>Total</b>	<b>1594</b>	<b>\$1,566,331,744</b>	<b>\$982,642</b>	
Residential Vacant Land and Commercial Total*:	364	\$263,721,751	\$724,510	* includes all non-improved residential transactions				

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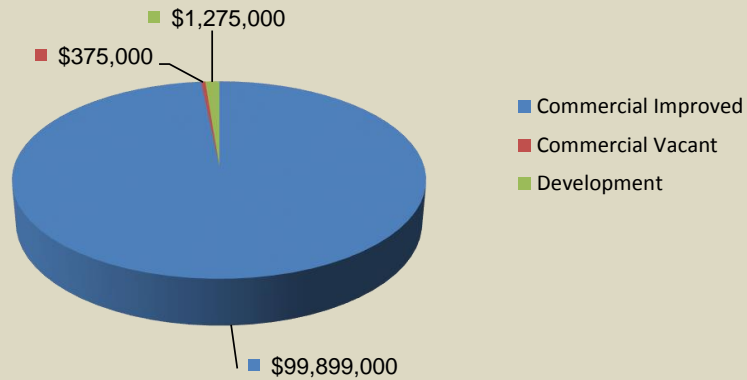
## Commercial Market Analysis

### December & Full Year: 2015

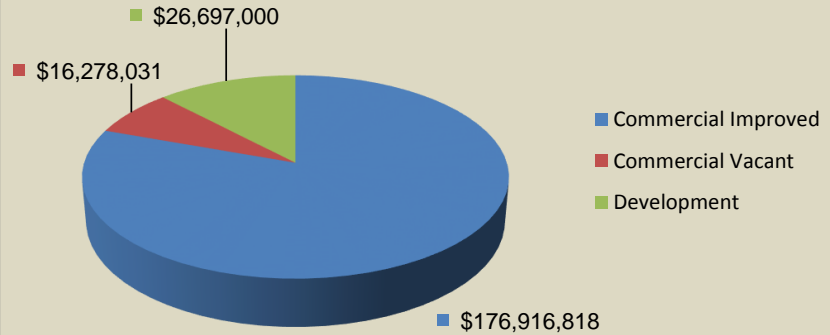
### Commercial Cost Breakdown

Sale	Number of Transactions	Total Dollar Volume	Average Sales Price	YTD Number of Transactions	YTD Total Dollar Volume	YTD Average Sales Price
Commercial Improved	7	\$99,899,000	\$14,271,286	98	\$176,916,818	\$1,805,274
Commercial Vacant	7	\$375,000	\$53,571	41	\$16,278,031	\$397,025
Development	2	\$1,275,000	\$637,500	10	\$26,697,000	\$2,669,700
<b>Total</b>	<b>16</b>	<b>\$101,549,000</b>	<b>\$6,346,813</b>	<b>149</b>	<b>\$219,891,849</b>	<b>\$1,475,784</b>

**Commercial & Development Sales: December 2015**



**Commercial & Development Sales: Full Year 2015**



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## Residential Analysis by Area

December 2015

### Residential Summary by Area

Area	Number of Transactions	% of Transactions	Total Dollar Volume	% of Volume	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	8	5.37%	\$6,703,500	4.94%	\$837,938	\$602,500
Booth Creek, The Falls	2	1.34%	\$1,640,000	1.21%	\$820,000	n/a
11th Filing, Vail Golf Course	0	0.00%	\$0	0.00%	\$0	\$0
Vail Village	4	2.68%	\$23,100,000	17.02%	\$5,775,000	\$3,950,000
Lionshead	8	5.37%	\$10,520,000	7.75%	\$1,315,000	\$872,500
Spraddle Creek	0	0.00%	\$0	0.00%	\$0	\$0
Potato Patch	1	0.67%	\$1,600,250	1.18%	\$1,600,250	n/a
Lionsridge, Sandstone, The Ridge, The Valley	8	5.37%	\$4,082,000	3.01%	\$510,250	\$382,500
Cascade Village, Glen Lyon	0	0.00%	\$0	0.00%	\$0	\$0
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	2	1.34%	\$649,000	0.48%	\$324,500	n/a
Highland Meadows	1	0.67%	\$1,350,000	0.99%	\$1,350,000	n/a
Intermountain, Matterhorn, Vail Village West	4	2.68%	\$3,340,000	2.46%	\$835,000	\$792,500
Minturn, Redcliff	2	1.34%	\$930,000	0.69%	\$465,000	n/a
Eagle Vail	9	6.04%	\$3,802,250	2.80%	\$422,472	\$369,000
Avon	9	6.04%	\$3,143,000	2.32%	\$349,222	\$280,000
Mountain Star	0	0.00%	\$0	0.00%	\$0	\$0
Wildridge	1	0.67%	\$395,000	0.29%	\$395,000	n/a
Beaver Creek	8	5.37%	\$10,244,162	7.55%	\$1,280,520	\$972,500
Bachelor Gulch	3	2.01%	\$4,800,000	3.54%	\$1,600,000	\$2,250,000
Arrowhead	8	5.37%	\$13,254,500	9.77%	\$1,656,813	\$990,000
Berry Creek, Singletree	1	0.67%	\$1,665,000	1.23%	\$1,665,000	n/a
Edwards	11	7.38%	\$5,209,500	3.84%	\$473,591	\$335,000
Homestead, South 40	7	4.70%	\$6,396,500	4.71%	\$913,786	\$962,500
Lake Creek, Squaw Creek	3	2.01%	\$2,655,000	1.96%	\$885,000	\$770,000
Cordillera Valley Club	1	0.67%	\$1,900,000	1.40%	\$1,900,000	n/a
Cordillera	1	0.67%	\$1,155,000	0.85%	\$1,155,000	n/a
Wolcott	0	0.00%	\$0	0.00%	\$0	\$0
Bellyache, Red Sky	1	0.67%	\$559,000	0.41%	\$559,000	n/a
Eagle	15	10.07%	\$8,933,900	6.58%	\$595,593	\$480,000
Gypsum	16	10.74%	\$6,167,983	4.54%	\$385,499	\$353,500
Basalt, El Jebel and Misc. In-County	15	10.07%	\$11,533,500	8.50%	\$768,900	\$590,000
Quit Claim Deeds	0	0.00%	\$0	0.00%	\$0	\$0
<b>TOTAL</b>	<b>149</b>	<b>100.00%</b>	<b>\$135,729,045</b>	<b>100.00%</b>	<b>\$910,933</b>	<b>\$559,000</b>
<b>(BANK SALES)</b>	<b>2</b>	<b>1.34%</b>	<b>\$414,000</b>	<b>0.31%</b>	<b>\$207,000</b>	<b>n/a</b>

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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.

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## YTD. Residential Analysis by Area

Full Year: 2015

### Residential Summary by Area

Area	Number of Transactions	% of Transactions	Total Dollar Volume	% of Volume	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	87	5.32%	\$59,155,791	3.53%	\$679,952	\$460,000
Booth Creek, The Falls	13	0.80%	\$20,072,530	1.20%	\$1,544,041	\$1,100,000
11th Filing, Vail Golf Course	7	0.43%	\$10,227,500	0.61%	\$1,461,071	\$1,405,000
Vail Village	68	4.16%	\$283,182,348	16.92%	\$4,164,446	\$2,595,000
Lionshead	49	3.00%	\$83,599,917	4.99%	\$1,706,121	\$1,211,250
Spraddle Creek	0	0.00%	\$0	0.00%	\$0	\$0
Potato Patch	3	0.18%	\$9,575,250	0.57%	\$3,191,750	\$1,600,250
Lionsridge, Sandstone, The Ridge, The Valley	51	3.12%	\$42,860,924	2.56%	\$840,410	\$475,000
Cascade Village, Glen Lyon	12	0.73%	\$28,987,000	1.73%	\$2,415,583	\$1,481,000
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	15	0.92%	\$12,428,550	0.74%	\$828,570	\$512,500
Highland Meadows	12	0.73%	\$18,015,000	1.08%	\$1,501,250	\$1,440,000
Intermountain, Matterhorn, Vail Village West	26	1.59%	\$21,072,000	1.26%	\$810,462	\$780,000
Minturn, Redcliff	28	1.71%	\$15,849,150	0.95%	\$566,041	\$550,000
Eagle Vail	102	6.24%	\$52,634,965	3.14%	\$516,029	\$436,000
Avon	120	7.34%	\$50,980,578	3.05%	\$424,838	\$338,000
Mountain Star	3	0.18%	\$18,245,000	1.09%	\$6,081,667	\$5,397,500
Wildridge	38	2.33%	\$28,905,220	1.73%	\$760,664	\$705,000
Beaver Creek	88	5.39%	\$173,851,051	10.39%	\$1,975,580	\$1,195,000
Bachelor Gulch	42	2.57%	\$87,209,900	5.21%	\$2,076,426	\$1,475,000
Arrowhead	75	4.59%	\$138,294,891	8.26%	\$1,843,932	\$1,325,000
Berry Creek, Singletree	50	3.06%	\$41,223,975	2.46%	\$824,480	\$741,750
Edwards	56	3.43%	\$26,958,060	1.61%	\$481,394	\$372,000
Homestead, South 40	60	3.67%	\$35,690,030	2.13%	\$594,834	\$492,000
Lake Creek, Squaw Creek	11	0.67%	\$23,277,400	1.39%	\$2,116,127	\$1,035,250
Cordillera Valley Club	9	0.55%	\$17,815,000	1.06%	\$1,979,444	\$2,100,000
Cordillera	36	2.20%	\$64,723,525	3.87%	\$1,797,876	\$1,600,000
Wolcott	2	0.12%	\$2,150,000	0.13%	\$1,075,000	n/a
Bellyache, Red Sky	4	0.24%	\$6,479,000	0.39%	\$1,619,750	\$1,422,500
Eagle	201	12.30%	\$102,268,102	6.11%	\$508,797	\$445,000
Gypsum	177	10.83%	\$63,649,368	3.80%	\$359,601	\$349,500
Basalt, El Jebel and Misc. In-County	189	11.57%	\$134,576,575	8.04%	\$712,045	\$538,500
Quit Claim Deeds	0	0.00%	\$0	0.00%	\$0	\$0
<b>TOTAL</b>	<b>1,634</b>	<b>100.00%</b>	<b>\$1,673,958,600</b>	<b>100.00%</b>	<b>\$1,024,454</b>	<b>\$570,000</b>
<b>(BANK SALES)</b>	<b>37</b>	<b>2.26%</b>	<b>\$21,601,700</b>	<b>1.29%</b>	<b>\$583,830</b>	<b>\$320,000</b>

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## Market Snapshot by Area

Full Year: 2014 versus Full Year: 2015

Market Snapshot Average Price

Area	Average Price Single Family 2014	Average Price Single Family 2015	% Change vs. Previous Year-to-Date	Average Price Multi Family 2014	Average Price Multi Family 2015	% Change vs. Previous Year-to-Date	Average Price Vacant Land 2014	Average Price Vacant Land 2015	% Change vs. Previous Year-to-Date
Bighorn, East Vail	\$2,334,172	\$1,510,378	-35%	\$420,542	\$463,319	10%	\$908,333	\$1,375,000	51%
Booth Creek, The Falls	\$1,732,333	\$1,719,321	-1%	\$644,833	\$580,000	-10%	\$0	\$0	0%
11th Filing, Vail Golf Course	\$4,141,667	\$2,900,000	-30%	\$1,170,373	\$1,221,250	4%	\$0	\$0	0%
Vail Village	\$10,776,175	\$9,427,222	-13%	\$3,185,517	\$3,361,650	6%	\$7,750,000	\$0	n/a
Lionshead	\$9,000,000	\$0	n/a	\$2,271,190	\$1,706,121	-25%	\$0	\$0	0%
Spraddle Creek	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Potato Patch	\$1,245,000	\$6,850,000	450%	\$1,425,000	\$1,362,625	-4%	\$0	\$1,500,000	n/a
Lionsridge, Sandstone, The Ridge, The Valley	\$2,061,429	\$2,625,625	27%	\$471,885	\$508,277	8%	\$762,500	\$0	n/a
Cascade Village, Glen Lyon	\$4,275,000	\$3,770,000	-12%	\$1,155,800	\$1,448,143	25%	\$2,731,250	\$2,750,000	1%
Buffer Creek, Vail Das Schone, Vail Heights, Vail Ridge	\$978,938	\$2,266,000	131%	\$423,357	\$469,213	11%	\$600,000	\$0	n/a
Highland Meadows	\$1,995,000	\$1,476,000	-26%	\$0	\$1,627,500	n/a	\$1,000,000	\$1,050,000	5%
Intermountain, Matterhorn, Vail Village West	\$1,140,542	\$1,102,875	-3%	\$543,185	\$559,821	3%	\$257,500	\$540,000	110%
Minturn, Redcliff	\$518,065	\$586,698	13%	\$410,071	\$471,020	15%	\$165,500	\$179,700	9%
Eagle-Vail	\$629,353	\$691,518	10%	\$390,480	\$398,077	2%	\$196,250	\$308,333	57%
Avon	\$1,116,000	\$596,375	-47%	\$383,089	\$412,586	8%	\$0	\$0	0%
Mountain Star	\$3,100,000	\$6,081,667	96%	\$0	\$0	0%	\$945,000	\$916,000	-3%
Wildridge	\$846,919	\$841,622	-1%	\$425,297	\$561,947	32%	\$286,000	\$329,156	15%
Beaver Creek	\$3,416,250	\$4,485,625	31%	\$1,310,470	\$1,417,792	8%	\$0	\$0	0%
Bachelor Gulch	\$5,573,568	\$5,739,500	3%	\$2,395,147	\$1,581,416	-34%	\$0	\$2,825,000	n/a
Arrowhead	\$2,110,405	\$2,596,800	23%	\$910,250	\$936,061	3%	\$900,000	\$1,100,000	22%
Berry Creek, Singletree	\$841,345	\$859,194	2%	\$562,714	\$569,908	1%	\$371,250	\$406,313	9%
Edwards	\$1,412,937	\$967,764	-32%	\$381,102	\$400,332	5%	\$396,667	\$315,500	-20%
Homestead, South Forty	\$619,324	\$868,580	40%	\$392,396	\$424,668	8%	\$305,000	\$365,000	20%
Lake Creek, Squaw Creek	\$2,280,962	\$2,419,656	6%	\$474,240	\$750,250	58%	\$653,750	\$719,357	10%
Cordillera Valley Club	\$1,877,500	\$1,979,444	5%	\$0	\$0	0%	\$389,722	\$555,200	42%
Cordillera	\$1,769,859	\$1,797,876	2%	\$0	\$0	0%	\$175,028	\$236,125	35%
Wolcott	\$1,163,500	\$1,075,000	-8%	\$0	\$0	0%	\$137,750	\$66,333	-52%
Bellyache, Red Sky	\$3,312,500	\$1,619,750	-51%	\$0	\$0	0%	\$335,571	\$307,500	-8%
Eagle	\$534,538	\$613,660	15%	\$286,323	\$316,793	11%	\$177,351	\$255,144	44%
Gypsum	\$311,631	\$372,431	20%	\$191,045	\$221,033	16%	\$99,354	\$142,256	43%
Basalt, El Jebel & Misc. In-County	\$804,657	\$915,631	14%	\$470,553	\$457,564	-3%	\$191,904	\$320,618	67%
<b>Gross Live Average:</b>	<b>\$1,236,694</b>	<b>\$1,194,552</b>	<b>-3%</b>	<b>\$900,299</b>	<b>\$871,366</b>	<b>-3%</b>	<b>\$324,936</b>	<b>\$341,853</b>	<b>5%</b>



# Market Snapshot by Area

Full Year: 2014 versus Full Year: 2015

Market Snapshot Price Per Square Foot

Area	Average PPSF Single Family 2014	Average PPSF Single Family 2015	% Change vs. Previous Year-to-Date	Average PPSF Multi-Family 2014	Average PPSF Multi-Family 2015	% Change vs. Previous Year-to-Date	Average PPAC Vacant Land 2014	Average PPAC Vacant Land 2015	% Change vs. Previous Year-to-Date
Bighorn, East Vail	\$591.33	\$501.75	-15%	\$409.55	\$437.75	7%	\$1,420,732	\$2,314,815	63%
Booth Creek, The Falls	\$527.91	\$513.01	-3%	\$368.17	\$365.57	-1%	\$0	\$0	0%
11th Filing, Vail Golf Course	\$488.30	\$742.64	52%	\$529.85	\$609.98	15%	\$0	\$0	0%
Vail Village	\$2,101.47	\$2,007.94	-4%	\$1,522.85	\$1,601.17	5%	\$17,260,579	\$0	n/a
Lionshead	\$1,442.11	\$0.00	n/a	\$1,258.02	\$1,160.72	-8%	\$0	\$0	0%
Spraddle Creek	\$0.00	\$0.00	0%	\$0.00	\$0.00	0%	\$0	\$0	0%
Potato Patch	\$551.59	\$1,004.10	82%	\$552.34	\$547.76	-1%	\$0	\$3,836,317	0%
Lionsridge, Sandstone, The Ridge, The Valley	\$533.54	\$694.35	30%	\$411.19	\$464.28	13%	\$4,751,033	\$0	n/a
Cascade Village, Glen Lyon	\$902.15	\$796.59	n/a	\$856.62	\$932.61	9%	\$5,924,620	\$4,766,031	-20%
Buffer Creek, Vail Das Schone, Vail Heights, Vail Ridge	\$366.36	\$499.67	36%	\$362.69	\$410.28	13%	\$1,298,701	\$0	n/a
Highland Meadows	\$459.25	\$408.52	-11%	\$0.00	\$684.37	n/a	\$2,439,024	\$1,567,164	-36%
Intermountain, Matterhorn, Vail Village West	\$421.14	\$427.62	2%	\$351.21	\$400.11	14%	\$1,463,068	\$1,924,547	32%
Minturn, Redcliff	\$277.48	\$338.97	22%	\$299.28	\$541.33	81%	\$1,190,644	\$1,453,913	22%
Eagle-Vail	\$266.56	\$284.95	7%	\$242.47	\$291.64	20%	\$460,606	\$706,776	n/a
Avon	\$289.72	\$247.71	-15%	\$332.28	\$371.39	12%	\$0	\$0	0%
Mountain Star	\$622.54	\$828.30	33%	\$0.00	\$0.00	0%	\$293,478	\$430,825	47%
Wildridge	\$255.84	\$288.23	13%	\$221.66	\$273.59	23%	\$396,917	\$278,890	-30%
Beaver Creek	\$598.75	\$696.63	16%	\$702.05	\$706.22	1%	\$0	\$0	0%
Bachelor Gulch	\$795.32	\$802.91	1%	\$897.16	\$847.98	-5%	\$0	\$1,023,551	n/a
Arrowhead	\$415.62	\$535.27	29%	\$493.56	\$552.02	12%	\$1,500,000	\$1,833,333	22%
Berry Creek, Singletree	\$278.25	\$322.34	16%	\$305.49	\$313.18	3%	\$706,749	\$1,012,502	43%
Edwards	\$413.33	\$378.73	-8%	\$313.29	\$346.95	11%	\$379,883	\$252,091	-34%
Homestead, South Forty	\$260.84	\$278.49	7%	\$238.47	\$263.46	10%	\$677,778	\$1,177,419	n/a
Lake Creek, Squaw Creek	\$463.50	\$437.05	-6%	\$241.96	\$250.46	4%	\$163,374	\$195,919	20%
Cordillera Valley Club	\$436.82	\$404.89	-7%	\$0.00	\$0.00	0%	\$607,188	\$642,253	6%
Cordillera	\$324.83	\$330.73	2%	\$0.00	\$0.00	0%	\$76,846	\$131,611	71%
Wolcott	\$283.54	\$282.66	0%	\$0.00	\$0.00	0%	\$9,602	\$1,658	-83%
Bellyache, Red Sky	\$536.18	\$347.23	-35%	\$0.00	\$0.00	0%	\$190,188	\$271,490	43%
Eagle	\$194.74	\$223.13	15%	\$194.92	\$213.53	10%	\$502,401	\$179,045	-64%
Gypsum	\$163.06	\$185.59	14%	\$130.95	\$158.57	21%	\$112,855	\$104,644	-7%
Basalt, El Jebel & Misc. In-County	\$284.54	\$321.73	13%	\$316.22	\$313.93	-1%	\$351,460	\$188,241	-46%
<b>Gross Live Average:</b>	<b>\$327.86</b>	<b>\$337.84</b>	<b>3%</b>	<b>\$524.86</b>	<b>\$539.77</b>	<b>3%</b>	<b>\$663,718</b>	<b>\$362,179</b>	<b>-45%</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.

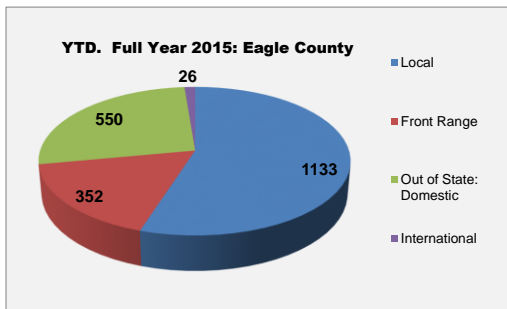
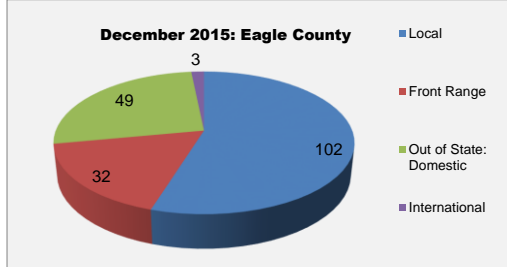
Full Interest, Fee Simple, Arms-Length transactions only, are shown in the Snapshot Report.

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# Market Highlights

## Purchaser Abstract:



## All Sales: December 2015

Origin of Buyer	# of Trans.	% Overall
Local	102	55%
Front Range	32	17%
Out of State: Domestic	49	26%
International	3	2%
<b>Total Sales</b>	<b>186</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>

## 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>

## Market Highlights:

### Highest Priced Residential Sale: December 2015

Price	Area	PPSF
\$13,800,000	VAIL VILLAGE	\$3,018

141 East Meadow Drive, PH B West



### Highest PSF Residential Sale: December 2015

Price	Area	PPSF
\$13,800,000	VAIL VILLAGE	\$3,018

### Bank Sales Detail: December 2015

Price	Area	PPSF
\$185,000	17	\$188.20
\$229,000	09	\$339.76

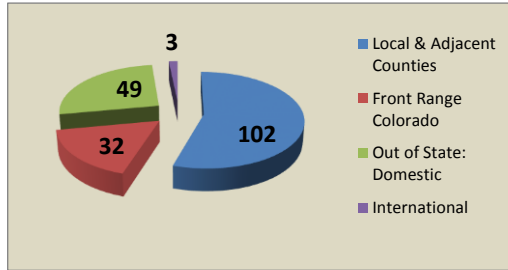
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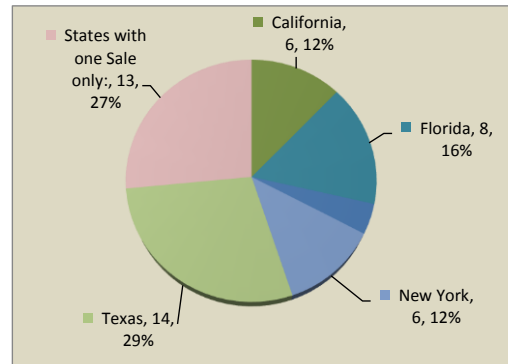
# Buyer Profile

## December 2015

Purchaser Origin



Out-of-State Breakout



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## Purchaser Point of Origin for: December 2015

Origin	Number Sales	% All Sales
Local & Adjacent Counties	102	54.84%
Front Range Colorado	32	17.20%
Out of State: Domestic	49	26.34%
International	3	1.61%

## Out-of-State Breakout for: December 2015

State	Number Sales	% All Sales
Alabama	0	0.00%
Arizona	0	0.00%
California	6	12.24%
Georgia	0	0.00%
Florida	8	16.33%
Hawaii	0	0.00%
Illinois	2	4.08%
Kansas	0	0.00%
Michigan	0	0.00%
Minnesota	0	0.00%
Ohio	0	0.00%
New Hampshire	0	0.00%
New York	6	12.24%
Tennessee	0	0.00%
Texas	14	28.57%
Virginia	0	0.00%
Vermont	0	0.00%
Wyoming	0	0.00%
Washington, DC	0	0.00%
<b>States with one Sale only:</b>	<b>13</b>	<b>26.53%</b>
AL,AZ,CT,DC,KS,MN,NC		0.00%
NE,NJ,PA,UT,VA,WY	49	

## International Breakout for: December 2015

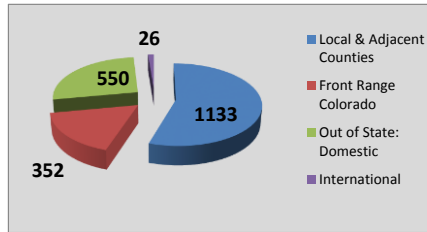
Country	Number Sales	% INT'L Sales
Mexico	2	
<b>Countries with one sale:</b>	<b>1</b>	<b>100.00%</b>
United Kingdom		
<b>Total International:</b>	<b>2</b>	<b>100.00%</b>

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

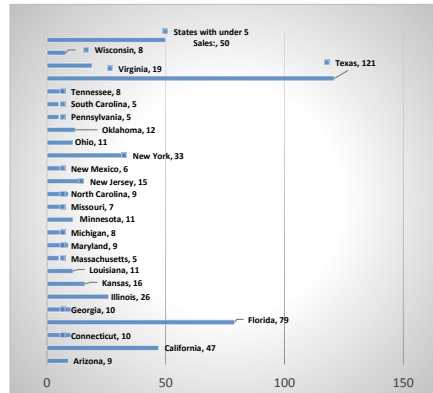
# Buyer Profile

## Full Year: 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: Full Year 2015

Origin	Number Sales	% All Sales
Local & Adjacent Counties	1133	54.84%
Front Range Colorado	352	17.20%
Out of State: Domestic	550	26.34%
International	26	1.61%

## Out-of-State Breakout for: Full Year 2015

State	Number Sales	% All Sales
Arizona	9	1.64%
California	47	8.55%
Connecticut	10	1.82%
Florida	79	14.36%
Georgia	10	1.82%
Illinois	26	4.73%
Kansas	16	2.91%
Louisiana	11	2.00%
Massachusetts	5	0.91%
Maryland	9	1.64%
Michigan	8	1.45%
Minnesota	11	2.00%
Missouri	7	1.27%
North Carolina	9	1.64%
New Jersey	15	2.73%
New Mexico	6	1.09%
New York	33	6.00%
Ohio	11	2.00%
Oklahoma	12	2.18%
Pennsylvania	5	0.91%
South Carolina	5	0.91%
Tennessee	8	1.45%
Texas	121	22.00%
Virginia	19	3.45%
Wisconsin	8	1.45%
<b>States with under 5 Sales:</b>	50	9.09%
AK,AL,AR,DC,DE,HI,IA,ID,IN,KY,ME MS,NE,NH,NV,OR,SD,UT,VT,WV,WY	550	100.00%

## International Breakout for: Full Year 2015

Country	Number Sales	% INT'L Sales
AUSTRALIA=2, BRAZIL=1,CANADA=3 MEXICO=14, SINGAPORE=1, UNITED KINGDOM=5,	26	100.00%
<b>Total International:</b>	26	100.00%

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



## New Unit Sales Detail

### Improved Residential New Unit Sales detail: December 2015

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
4	3.5	2015	2600	\$ 647,500	Shadow Rock TH PH III Unit 222 Building P	MULTIFAM	\$ 249.04	222 OVERLOOK RIDGE
4	3.5	2015	2304	\$ 512,900	Brush Creek Village TH PH VIII Unit G-2	MULTIFAM	\$ 222.61	2705 MONTGOMERIE CIR
1	1.5	2013	1711	\$ 1,520,000	Riverfront Resort & Spa Condo Unit 508	MULTIFAM	\$ 888.37	126 RIVERFRONT LN #508
3	3	2015	N/A	\$ 416,983	Villas @ Cotton Ranch Subd #1 Lot 1	SINGLEFAM	N/A	94 BLACK BEAR DR
3	2	2015	1421	\$ 270,000	Two Rivers Village Subd Lot 9 Block 9	SINGLEFAM	\$ 190.01	86 CATFISH CIR
6	7	2010	4573	\$ 13,800,000	Residences @ Solaris-Vail Condo Unit Penthouse B West	MULTIFAM	\$ 3,017.71	141 E MEADOW DR #PH B WEST
2	2.5	2010	1404	\$ 2,160,000	Landmark-Vail Condo Unit 511	MULTIFAM	\$ 1,538.46	610 W LIONSHEAD CIR #511
3	3	2010	1883	\$ 3,410,000	WDL Vail Condo Unit R-510	MULTIFAM	\$ 1,810.94	728 W LIONSHEAD CIR #R-510
3	3.5	2015	2499	\$ 962,500	Homestead Subd #2, Blocks 13-16 Lot 5W Blk 16	SINGLEFAM	\$ 385.15	592 GOLD DUST DR

### Summary of Improved Residential New Unit Sales: December 2015

Average Price:	\$2,633,320
Average PPSF:	\$1,037.79
Median Price:	\$962,500
# Transactions:	9
Gross Volume:	\$ 23,699,883

**Compliments of:**  
**Trevor Theelke**  
**970-748-4788**  
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NOTE: The above figures do not include time share interests, new vacant site transactions, or new commercial unit transactions. Data is deemed reliable but not guaranteed.