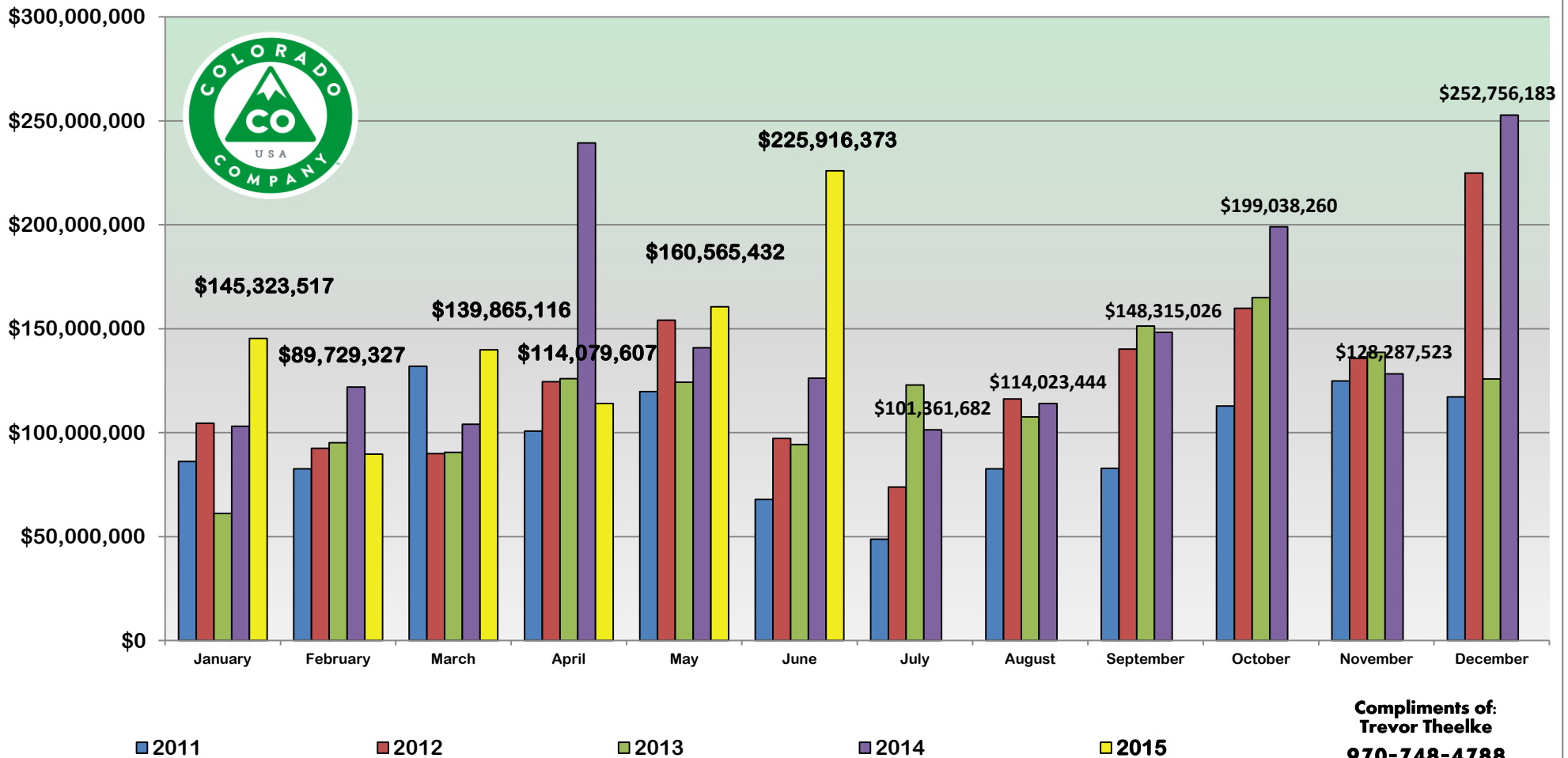


# Land Title Market Analysis: Historical Sales Volume Eagle County

Monthly Gross Volume Comparison: 2011 - YTD: 2015



Compliments of:  
Trevor Theelke  
970-748-4788  
ttheelke@ltgc.com



## Land Title Market Analysis Gross Sales Volume: Eagle County

### 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%	\$145,323,517	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%		0%
August	\$82,557,973	82%	\$116,279,200	141%	\$107,615,823	93%	\$114,023,444	106%		0%
September	\$82,858,500	35%	\$140,283,568	169%	\$151,325,898	108%	\$148,315,026	98%		0%
October	\$112,774,000	84%	\$159,787,215	142%	\$164,928,610	103%	\$199,038,260	121%		0%
November	\$124,878,900	110%	\$135,702,340	109%	\$138,598,549	102%	\$128,287,523	93%		0%
December	\$117,149,200	108%	\$224,877,609	192%	\$125,803,695	56%	\$252,756,183	201%		0%
<b>YTD - TOTAL</b>	<b>\$589,131,630</b>	<b>77%</b>	<b>\$662,734,202</b>	<b>112%</b>	<b>\$591,431,680</b>	<b>89%</b>	<b>\$835,581,351</b>	<b>141%</b>	<b>\$875,479,372</b>	<b>105%</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>\$875,479,372</b>	<b>49%</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%		0%
August	126	125%	164	130%	187	114%	162	87%		0%
September	132	115%	175	133%	157	90%	188	120%		0%
October	130	113%	218	168%	177	81%	198	112%		0%
November	121	108%	154	127%	156	101%	167	107%		0%
December	136	140%	208	153%	135	65%	171	127%		0%
<b>YTD - TOTAL</b>	<b>620</b>	<b>109%</b>	<b>692</b>	<b>112%</b>	<b>764</b>	<b>110%</b>	<b>772</b>	<b>101%</b>	<b>857</b>	<b>111%</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>857</b>	<b>48%</b>

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**VAIL**  
The Landmark  
610 W. Lionshead Circle  
Suite 200  
Vail, CO 81657  
ph: (970) 476-2251  
fax: (970) 476-4534

**AVON**  
0090 Benchmark Rd  
Suite 205  
P O Box 3480  
Avon, CO 81620  
ph: (970) 949-5099  
fax: (970) 949-4892

**EAGLE**  
65 Market Street  
Suite 4  
P O Box 4420  
Eagle, CO 81631  
ph: (970) 328-5065  
fax: (970) 328-5064



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

# Land Title Transaction Analysis by Area: Eagle County

June 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	\$4,686,800	2.07%	6	2.74%	\$781,133	\$497,500
Booth Creek, The Falls	\$1,970,000	0.87%	1	0.46%	\$1,970,000	n/a
11th Filing, Vail Golf Course	\$667,500	0.30%	1	0.46%	\$667,500	n/a
Vail Village	\$41,047,500	18.17%	7	3.20%	\$5,863,929	\$6,100,000
Lionshead	\$10,988,250	4.86%	9	4.11%	\$1,220,917	\$775,000
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	\$6,015,000	2.66%	3	1.37%	\$2,005,000	\$690,000
Cascade Village, Glen Lyon	\$16,150,000	7.15%	4	1.83%	\$4,037,500	\$2,225,000
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$556,252	0.25%	2	0.91%	\$278,126	n/a
Highland Meadows	\$0	0.00%	0	0.00%	\$0	\$0
Intermountain, Matterhorn, Vail Village West	\$3,907,000	1.73%	4	1.83%	\$976,750	\$902,500
Minturn, Redcliff	\$4,342,800	1.92%	8	3.65%	\$542,850	\$550,000
Eagle Vail	\$3,614,500	1.60%	7	3.20%	\$516,357	\$515,000
Avon	\$10,181,613	4.51%	18	8.22%	\$565,645	\$314,500
Mountain Star	\$5,557,000	2.46%	2	0.91%	\$2,778,500	n/a
Wildridge	\$3,192,000	1.41%	4	1.83%	\$798,000	\$607,250
Beaver Creek	\$12,160,100	5.38%	8	3.65%	\$1,520,013	\$712,500
Bachelor Gulch	\$15,437,300	6.83%	5	2.28%	\$3,087,460	n/a
Arrowhead	\$17,400,000	7.70%	9	4.11%	\$1,933,333	\$1,500,000
Berry Creek, Singletree	\$6,039,450	2.67%	9	4.11%	\$671,050	\$650,000
Edwards	\$3,232,008	1.43%	10	4.57%	\$323,201	\$343,133
Homestead, South 40	\$1,636,500	0.72%	4	1.83%	\$409,125	\$409,250
Lake Creek, Squaw Creek	\$1,500,500	0.66%	2	0.91%	\$750,250	n/a
Cordillera Valley Club	\$1,340,000	0.59%	1	0.46%	\$1,340,000	n/a
Cordillera	\$0	0.00%	0	0.00%	\$0	\$0
Wolcott	\$0	0.00%	0	0.00%	\$0	\$0
Bellyache, Red Sky	\$1,330,000	0.59%	2	0.91%	\$665,000	n/a
Eagle	\$18,935,750	8.38%	31	14.16%	\$610,831	\$471,000
Gypsum	\$16,868,250	7.47%	33	15.07%	\$511,159	\$349,500
Basalt, El Jebel and Misc. In-County	\$17,011,700	7.53%	26	11.87%	\$654,296	\$488,500
Quit Claim Deeds	\$148,600	0.07%	3	1.37%	\$49,533	\$74,200
<b>TOTAL</b>	<b>\$225,916,373</b>	<b>100.00%</b>	<b>219</b>	<b>100.00%</b>	<b>\$1,045,221</b>	<b>\$499,000</b>
<b>(BANK SALES)</b>	<b>\$3,641,000</b>	<b>1.61%</b>	<b>4</b>	<b>1.83%</b>	<b>\$910,250</b>	<b>\$435,500</b>

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VAIL  
The Landmark  
610 W. Lionshead Circle  
Suite 200  
Vail, CO 81657  
ph: (970) 476-2251

AVON  
0090 Benchmark Rd  
Suite 205  
P O Box 3480  
Avon, CO 81620  
ph: (970) 949-5099  
fax: (970) 949-4892

EAGLE  
65 Market Street  
Suite 4  
P O Box 4420  
Eagle, CO 81631  
ph: (970) 328-5065  
fax: (970) 328-5064



Compliments of:  
**Trevor Theelke**  
970-748-4788  
ttheelke@ltgc.com

# Land Title Transaction Analysis by Area: Eagle County

YTD: Jun. 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	\$24,546,923	2.80%	30	3.50%	\$818,231	\$567,000
Booth Creek, The Falls	\$7,725,030	0.88%	6	0.70%	\$1,287,505	\$1,057,515
11th Filing, Vail Golf Course	\$5,182,500	0.59%	3	0.35%	\$1,727,500	\$1,615,000
Vail Village	\$144,923,708	16.55%	46	5.37%	\$3,150,515	\$2,125,000
Lionshead	\$62,401,417	7.13%	32	3.73%	\$1,950,044	\$1,250,000
Spraddle Creek	\$0	0.00%	0	0.00%	\$0	\$0
Potato Patch	\$6,850,000	0.78%	1	0.12%	\$6,850,000	n/a
Lionsridge, Sandstone, The Ridge, The Valley	\$16,180,000	1.85%	13	1.52%	\$1,244,615	\$661,000
Cascade Village, Glen Lyon	\$21,972,000	2.51%	8	0.93%	\$2,746,500	\$1,656,000
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$2,491,302	0.28%	5	0.58%	\$498,260	\$298,862
Highland Meadows	\$9,965,000	1.14%	7	0.82%	\$1,423,571	\$1,150,000
Intermountain, Matterhorn, Vail Village West	\$11,260,500	1.29%	13	1.52%	\$866,192	\$720,000
Minturn, Redcliff	\$8,034,300	0.92%	16	1.87%	\$502,144	\$492,500
Eagle Vail	\$16,926,450	1.93%	32	3.73%	\$528,952	\$497,500
Avon	\$27,217,483	3.11%	60	7.00%	\$453,625	\$321,500
Mountain Star	\$11,552,000	1.32%	3	0.35%	\$3,850,667	\$4,800,000
Wildridge	\$15,241,500	1.74%	22	2.57%	\$692,795	\$597,000
Beaver Creek	\$101,938,703	11.64%	52	6.07%	\$1,960,360	\$1,195,000
Bachelor Gulch	\$52,311,400	5.98%	22	2.57%	\$2,377,791	\$1,449,950
Arrowhead	\$51,488,575	5.88%	36	4.20%	\$1,430,238	\$1,125,000
Berry Creek, Singletree	\$20,165,725	2.30%	27	3.15%	\$746,879	\$699,000
Edwards	\$13,042,213	1.49%	34	3.97%	\$383,595	\$331,250
Homestead, South 40	\$7,133,500	0.81%	15	1.75%	\$475,567	\$425,000
Lake Creek, Squaw Creek	\$7,801,000	0.89%	8	0.93%	\$975,125	\$750,250
Cordillera Valley Club	\$8,081,000	0.92%	7	0.82%	\$1,154,429	\$686,000
Cordillera	\$26,743,525	3.05%	19	2.22%	\$1,407,554	\$1,520,000
Wolcott	\$1,310,000	0.15%	4	0.47%	\$327,500	\$55,000
Bellyache, Red Sky	\$3,927,500	0.45%	5	0.58%	\$785,500	\$450,000
Eagle	\$75,118,641	8.58%	108	12.60%	\$695,543	\$383,100
Gypsum	\$43,779,065	5.00%	105	12.25%	\$416,943	\$320,000
Basalt, El Jebel and Misc. In-County	\$69,327,712	7.92%	99	11.55%	\$700,280	\$442,500
Quit Claim Deeds	\$840,700	0.10%	19	2.22%	\$44,247	\$322,265
<b>TOTAL</b>	<b>\$875,479,373</b>	<b>100.00%</b>	<b>857</b>	<b>100.00%</b>	<b>\$1,043,722</b>	<b>\$540,000</b>
<b>(BANK SALES)</b>	<b>\$16,869,600</b>	<b>1.93%</b>	<b>25</b>	<b>2.92%</b>	<b>\$674,784</b>	<b>\$325,000</b>

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VAIL  
The Landmark  
610 W. Lionshead Circle  
Suite 200  
Vail, CO 81657  
ph: (970) 476-2251

AVON  
0090 Benchmark Rd  
Suite 205  
P O Box 3480  
Avon, CO 81620  
ph: (970) 949-5099  
fax: (970) 949-4892

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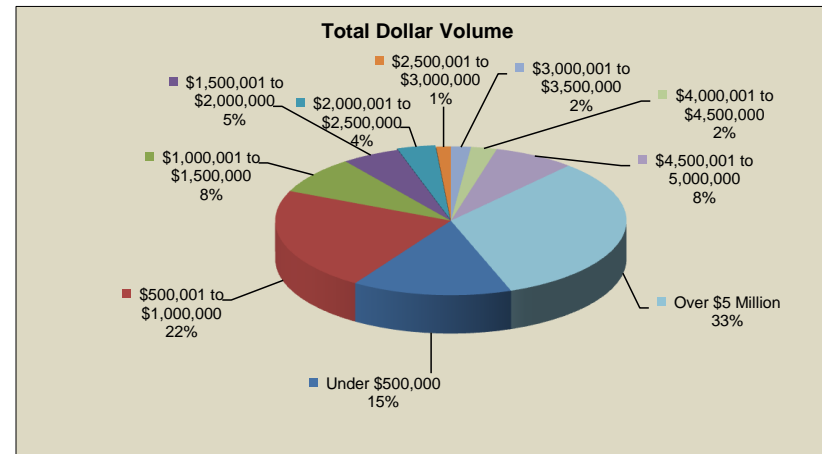
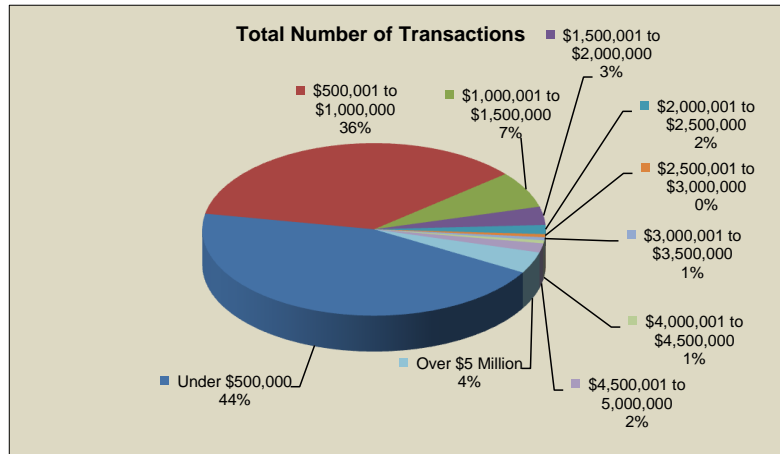
Compliments of:  
**Trevor Theelke**  
970-748-4788  
ttheelke@ltgc.com

# Land Title Cost Breakdown: Eagle County

June 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	78	\$27,730,800	\$355,523	Single Family	93	\$132,017,300	\$1,419,541
	\$500,001 to \$1,000,000	63	\$42,181,700	\$669,551	Multi Family	82	\$56,500,150	\$689,026
	\$1,000,001 to \$1,500,000	12	\$15,470,650	\$1,289,221	Vacant Residential Land	11	\$5,010,450	\$455,495
	\$1,500,001 to \$2,000,000	6	\$10,126,800	\$1,687,800				
	\$2,000,001 to \$2,500,000	3	\$6,687,500	\$2,229,167				
	\$2,500,001 to \$3,000,000	1	\$2,550,000	\$2,550,000				
	\$3,000,001 to \$3,500,000	1	\$3,450,000	\$3,450,000				
	\$3,500,001 to \$4,000,000	0	\$0	\$0				
	\$4,000,001 to \$4,500,000	1	\$4,500,000	\$4,500,000				
	\$4,500,001 to 5,000,000	3	\$14,110,000	\$4,703,333				
Over \$5 Million	7	\$61,710,000	\$8,815,714					
<b>Improved Residential Total:</b>	<b>175</b>	<b>\$188,517,450</b>	<b>\$1,077,243</b>	<b>Total</b>	<b>186</b>	<b>\$193,527,900</b>	<b>\$1,040,473</b>	
Residential Vacant Land and Commercial Total*:	44	\$37,398,923	\$849,976	<i>* includes all non-improved residential transactions</i>				



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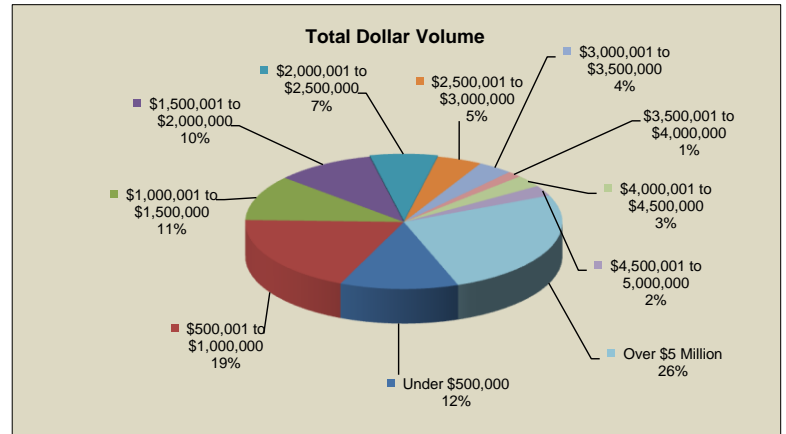
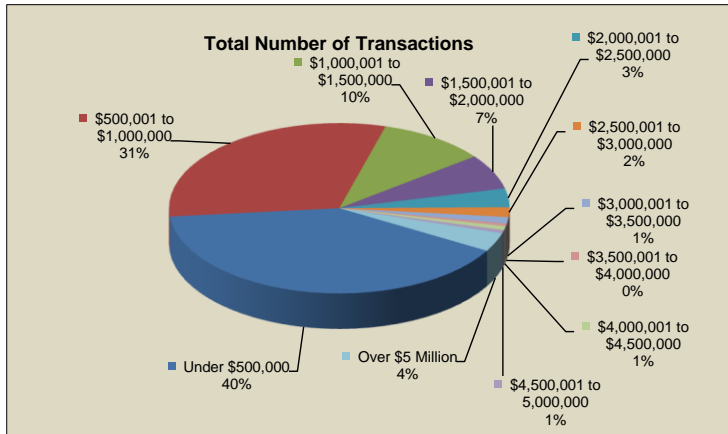


**Compliments of:**  
**Trevor Theelke**  
**970-748-4788**  
**[ttheelke@ltgc.com](mailto:ttheelke@ltgc.com)**

# Land Title Cost Breakdown: Eagle County

YTD: June 2015

	Improved Residential				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	259	\$89,384,047	\$345,112	Single Family	295	\$410,580,974	\$1,391,800
	\$500,001 to \$1,000,000	200	\$140,215,725	\$701,079	Multi Family	351	\$329,410,123	\$938,490
	\$1,000,001 to \$1,500,000	66	\$81,300,437	\$1,231,825	Vacant Residential Land	79	\$24,117,700	\$305,287
	\$1,500,001 to \$2,000,000	43	\$74,545,753	\$1,733,622				
	\$2,000,001 to \$2,500,000	23	\$51,160,400	\$2,224,365				
	\$2,500,001 to \$3,000,000	12	\$34,022,500	\$2,835,208				
	\$3,000,001 to \$3,500,000	8	\$26,345,000	\$3,293,125				
	\$3,500,001 to \$4,000,000	3	\$10,985,000	\$3,661,667				
	\$4,000,001 to \$4,500,000	5	\$21,382,568	\$4,276,514				
	\$4,500,001 to 5,000,000	4	\$18,805,000	\$4,701,250				
Over \$5 Million	23	\$191,844,667	\$8,341,072					
<b>Improved Residential Total:</b>	<b>646</b>	<b>\$739,991,097</b>	<b>\$1,145,497</b>	<b>Total</b>	<b>725</b>	<b>\$764,108,797</b>	<b>\$1,053,943</b>	
Residential Vacant Land and Commercial Total*:	211	\$135,488,276	\$642,125	* includes all non-improved residential transactions				



## Full Year: 2014

	Improved Residential				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	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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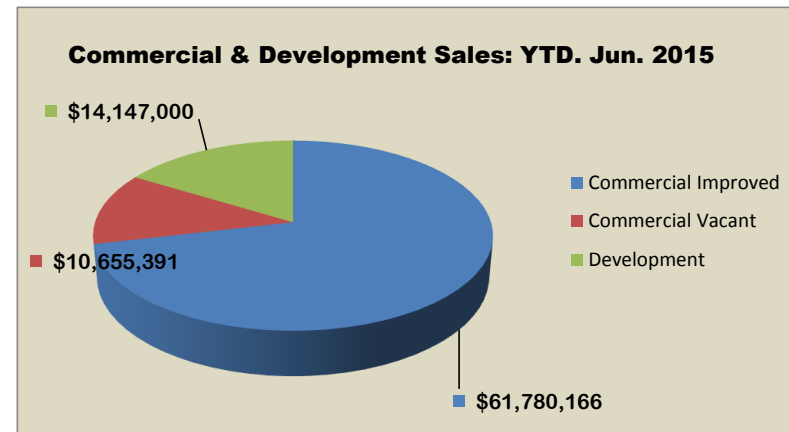
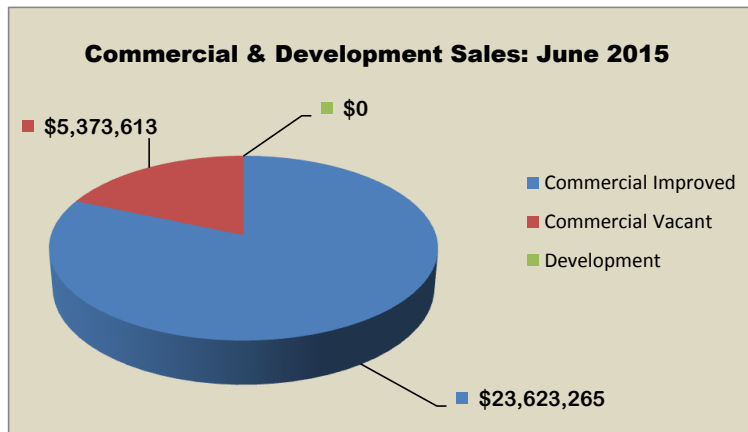


# Land Title Commercial Market Analysis: Eagle County

June & YTD: 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	14	\$23,623,265	\$1,687,376	59	\$61,780,166	\$1,047,121
Commercial Vacant	3	\$5,373,613	\$1,791,204	15	\$10,655,391	\$710,359
Development	0	\$0	\$0	4	\$14,147,000	\$3,536,750
<b>Total</b>	<b>17</b>	<b>\$28,996,878</b>	<b>\$1,705,699</b>	<b>78</b>	<b>\$86,582,557</b>	<b>\$1,110,033</b>



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

## Land Title Residential Analysis by Area: Eagle County

June 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	5	2.86%	\$4,646,800	2.46%	\$929,360	\$550,000
Booth Creek, The Falls	1	0.57%	\$1,970,000	1.04%	\$1,970,000	n/a
11th Filing, Vail Golf Course	1	0.57%	\$667,500	0.35%	\$667,500	n/a
Vail Village	4	2.29%	\$35,212,500	18.68%	\$8,803,125	\$6,681,250
Lionshead	9	5.14%	\$10,988,250	5.83%	\$1,220,917	\$775,000
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	1.71%	\$6,015,000	3.19%	\$2,005,000	\$690,000
Cascade Village, Glen Lyon	3	1.71%	\$13,400,000	7.11%	\$4,466,667	\$1,700,000
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	0	0.00%	\$0	0.00%	\$0	\$0
Highland Meadows	0	0.00%	\$0	0.00%	\$0	\$0
Intermountain, Matterhorn, Vail Village West	4	2.29%	\$3,907,000	2.07%	\$976,750	\$902,500
Minturn, Redcliff	6	3.43%	\$3,147,800	1.67%	\$524,633	\$550,000
Eagle Vail	7	4.00%	\$3,614,500	1.92%	\$516,357	\$515,000
Avon	13	7.43%	\$4,408,000	2.34%	\$339,077	\$318,000
Mountain Star	1	0.57%	\$4,800,000	2.55%	\$4,800,000	n/a
Wildridge	4	2.29%	\$3,192,000	1.69%	\$798,000	\$607,250
Beaver Creek	8	4.57%	\$12,160,100	6.45%	\$1,520,013	\$712,500
Bachelor Gulch	5	2.86%	\$15,437,300	8.19%	\$3,087,460	\$1,399,900
Arrowhead	9	5.14%	\$17,400,000	9.23%	\$1,933,333	\$1,500,000
Berry Creek, Singletree	8	4.57%	\$5,821,450	3.09%	\$727,681	\$722,500
Edwards	4	2.29%	\$1,538,000	0.82%	\$384,500	\$389,500
Homestead, South 40	4	2.29%	\$1,636,500	0.87%	\$409,125	\$409,250
Lake Creek, Squaw Creek	2	1.14%	\$1,500,500	0.80%	\$750,250	n/a
Cordillera Valley Club	1	0.57%	\$1,340,000	0.71%	\$1,340,000	n/a
Cordillera	0	0.00%	\$0	0.00%	\$0	\$0
Wolcott	0	0.00%	\$0	0.00%	\$0	\$0
Bellyache, Red Sky	1	0.57%	\$880,000	0.47%	\$880,000	n/a
Eagle	26	14.86%	\$13,985,250	7.42%	\$537,894	\$551,500
Gypsum	27	15.43%	\$10,153,300	5.39%	\$376,048	\$360,000
Basalt, El Jebel and Misc. In-County	19	10.86%	\$10,695,700	5.67%	\$562,932	\$550,000
Quit Claim Deeds	0	0.00%	\$0	0.00%	\$0	\$0
<b>TOTAL</b>	<b>175</b>	<b>100.00%</b>	<b>\$188,517,450</b>	<b>100.00%</b>	<b>\$1,077,243</b>	<b>\$554,250</b>
<b>(BANK SALES)</b>	<b>3</b>	<b>1.71%</b>	<b>\$3,371,000</b>	<b>1.79%</b>	<b>\$1,123,667</b>	<b>\$581,000</b>

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**VAIL**  
The Landmark  
610 W. Lionshead Circle  
Suite 200  
Vail, CO 81657  
ph: (970) 476-2251  
fax: (970) 476-4534

**AVON**  
0090 Benchmark Rd  
Suite 205  
P O Box 3480  
Avon, CO 81620  
ph: (970) 949-5099  
fax: (970) 949-4892

**EAGLE**  
65 Market Street  
Suite 4  
P O Box 4420  
Eagle, CO 81631  
ph: (970) 328-5065  
fax: (970) 328-5064



**Compliments of:**  
**Trevor Theelke**  
**970-748-4788**  
**ttheelke@ltgc.com**



# Land Title Residential Analysis by Area: Eagle County

YTD: Jun. 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	26	4.02%	\$22,584,300	3.05%	\$868,627	\$597,000
Booth Creek, The Falls	6	0.93%	\$7,725,030	1.04%	\$1,287,505	\$1,057,515
11th Filing, Vail Golf Course	3	0.46%	\$5,182,500	0.70%	\$1,727,500	\$1,615,000
Vail Village	34	5.26%	\$126,638,708	17.11%	\$3,724,668	\$2,595,000
Lionshead	26	4.02%	\$47,951,417	6.48%	\$1,844,285	\$1,230,625
Spraddle Creek	0	0.00%	\$0	0.00%	\$0	\$0
Potato Patch	1	0.15%	\$6,850,000	0.93%	\$6,850,000	n/a
Lionsridge, Sandstone, The Ridge, The Valley	13	2.01%	\$16,180,000	2.19%	\$1,244,615	\$661,000
Cascade Village, Glen Lyon	7	1.08%	\$19,222,000	2.60%	\$2,746,000	\$1,612,000
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	3	0.46%	\$1,935,050	0.26%	\$645,017	\$817,050
Highland Meadows	6	0.93%	\$8,915,000	1.20%	\$1,485,833	\$1,475,000
Intermountain, Matterhorn, Vail Village West	12	1.86%	\$10,880,500	1.47%	\$906,708	\$782,500
Minturn, Redcliff	11	1.70%	\$6,216,800	0.84%	\$565,164	\$535,000
Eagle Vail	31	4.80%	\$16,301,450	2.20%	\$525,853	\$495,000
Avon	49	7.59%	\$20,185,870	2.73%	\$411,957	\$335,000
Mountain Star	2	0.31%	\$10,795,000	1.46%	\$5,397,500	n/a
Wildridge	15	2.32%	\$12,983,250	1.75%	\$865,550	\$730,000
Beaver Creek	50	7.74%	\$101,413,703	13.70%	\$2,028,274	\$1,225,000
Bachelor Gulch	22	3.41%	\$52,311,400	7.07%	\$2,377,791	\$1,449,950
Arrowhead	33	5.11%	\$50,221,075	6.79%	\$1,521,851	\$1,163,750
Berry Creek, Singletree	23	3.56%	\$19,010,225	2.57%	\$826,532	\$795,000
Edwards	18	2.79%	\$8,125,867	1.10%	\$451,437	\$378,500
Homestead, South 40	15	2.32%	\$7,133,500	0.96%	\$475,567	\$425,000
Lake Creek, Squaw Creek	3	0.46%	\$3,900,500	0.53%	\$1,300,167	\$870,500
Cordillera Valley Club	3	0.46%	\$5,715,000	0.77%	\$1,905,000	\$2,075,000
Cordillera	14	2.17%	\$25,033,525	3.38%	\$1,788,109	\$1,575,000
Wolcott	1	0.15%	\$1,150,000	0.16%	\$1,150,000	n/a
Bellyache, Red Sky	2	0.31%	\$2,845,000	0.38%	\$1,422,500	n/a
Eagle	70	10.84%	\$36,427,390	4.92%	\$520,391	\$447,000
Gypsum	72	11.15%	\$25,986,837	3.51%	\$360,928	\$348,000
Basalt, El Jebel and Misc. In-County	75	11.61%	\$60,170,200	8.13%	\$802,269	\$515,000
Quit Claim Deeds	0	0.00%	\$0	0.00%	\$0	\$0
<b>TOTAL</b>	<b>646</b>	<b>100.00%</b>	<b>\$739,991,097</b>	<b>100.00%</b>	<b>\$1,145,497</b>	<b>\$597,000</b>
<b>(BANK SALES)</b>	<b>23</b>	<b>3.56%</b>	<b>\$16,399,600</b>	<b>2.22%</b>	<b>\$713,026</b>	<b>\$450,000</b>

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VAIL  
The Landmark  
610 W. Lionshead Circle  
Suite 200  
Vail, CO 81657  
ph: (970) 476-2251  
fax: (970) 476-4534

AVON  
0090 Benchmark Rd  
Suite 205  
P O Box 3480  
Avon, CO 81620  
ph: (970) 949-5099  
fax: (970) 949-4892

EAGLE  
65 Market Street  
Suite 4  
P O Box 4420  
Eagle, CO 81631  
ph: (970) 328-5065  
fax: (970) 328-5064



Compliments of:  
**Trevor Theelke**  
970-748-4788  
ttheelke@ltgc.com



## Land Title Property Type Analysis by Area: Eagle County

Full Year: 2014 versus YTD: 2015

Market Snapshot Average Price

Area	Average Price Single Family 2014	Average Price Single Family YTD: 2015	% Change vs. Previous Year-to-Date	Average Price Multi-Family 2014	Average Price Multi-Family YTD: 2015	% Change vs. Previous Year-to-Date	Average Price Vacant Land 2014	Average Price Vacant Land YTD: 2015	% Change vs. Previous Year-to-Date
Bighorn, East Vail	\$2,334,172	\$1,834,050	-21%	\$420,542	\$579,000	38%	\$908,333	\$1,375,000	51%
Booth Creek, The Falls	\$1,732,333	\$1,287,505	-26%	\$644,833	\$0	n/a	\$0	\$0	0%
11th Filing, Vail Golf Course	\$4,141,667	\$2,900,000	-30%	\$1,170,373	\$1,141,250	-2%	\$0	\$0	0%
Vail Village	\$10,776,175	\$9,100,000	-16%	\$3,185,517	\$2,572,811	-19%	\$7,750,000	\$0	n/a
Lionshead	\$9,000,000	\$0	n/a	\$2,271,190	\$1,844,285	-19%	\$0	\$0	0%
Spraddle Creek	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Potato Patch	\$1,245,000	\$6,850,000	n/a	\$1,425,000	\$0	n/a	\$0	\$0	0%
Lionsridge, Sandstone, The Ridge, The Valley	\$2,061,429	\$2,731,250	32%	\$471,885	\$583,889	24%	\$762,500	\$0	n/a
Cascade Village, Glen Lyon	\$4,275,000	\$6,050,000	n/a	\$1,155,800	\$1,424,400	23%	\$2,731,250	\$2,750,000	1%
Buffer Creek, Vail Das Schone, Vail Heights, Vail Ridge	\$978,938	\$918,000	n/a	\$423,357	\$508,525	20%	\$600,000	\$0	n/a
Highland Meadows	\$1,995,000	\$1,485,833	-26%	\$0	\$0	n/a	\$1,000,000	\$1,050,000	5%
Intermountain, Matterhorn, Vail Village West	\$1,140,542	\$1,235,333	8%	\$543,185	\$578,083	6%	\$257,500	\$380,000	48%
Minturn, Redcliff	\$518,065	\$563,533	9%	\$410,071	\$572,500	40%	\$165,500	\$50,000	-70%
Eagle-Vail	\$629,353	\$773,045	23%	\$390,480	\$389,898	0%	\$196,250	\$0	n/a
Avon	\$1,116,000	\$578,500	-48%	\$383,089	\$404,870	6%	\$0	\$0	0%
Mountain Star	\$3,100,000	\$5,397,500	74%	\$0	\$0	0%	\$945,000	\$757,000	-20%
Wildridge	\$846,919	\$930,023	10%	\$425,297	\$688,250	62%	\$286,000	\$322,607	13%
Beaver Creek	\$3,416,250	\$4,954,286	45%	\$1,310,470	\$1,551,947	18%	\$0	\$0	0%
Bachelor Gulch	\$5,573,568	\$8,365,833	50%	\$2,395,147	\$1,432,311	-40%	\$0	\$0	0%
Arrowhead	\$2,110,405	\$2,299,500	9%	\$910,250	\$873,810	-4%	\$900,000	\$1,100,000	22%
Berry Creek, Singletree	\$841,345	\$843,165	0%	\$562,714	\$651,875	16%	\$371,250	\$288,875	-22%
Edwards	\$1,412,937	\$1,076,934	-24%	\$381,102	\$373,250	-2%	\$396,667	\$150,000	-62%
Homestead, South Forty	\$619,324	\$1,490,000	141%	\$392,396	\$403,107	3%	\$305,000	\$0	n/a
Lake Creek, Squaw Creek	\$2,280,962	\$2,400,000	5%	\$474,240	\$750,250	58%	\$653,750	\$300,167	-54%
Cordillera Valley Club	\$1,877,500	\$1,905,000	1%	\$0	\$0	0%	\$389,722	\$591,500	52%
Cordillera	\$1,769,859	\$1,788,109	1%	\$0	\$0	0%	\$175,028	\$251,667	44%
Wolcott	\$1,163,500	\$1,150,000	-1%	\$0	\$0	0%	\$137,750	\$53,333	-61%
Bellyache, Red Sky	\$3,312,500	\$1,422,500	-57%	\$0	\$0	0%	\$335,571	\$360,833	8%
Eagle	\$534,538	\$647,938	21%	\$286,323	\$290,808	2%	\$177,351	\$174,300	-2%
Gypsum	\$311,631	\$370,831	19%	\$191,045	\$252,000	32%	\$99,354	\$166,366	67%
Basalt, El Jebel & Misc. In-County	\$804,657	\$1,126,955	40%	\$470,553	\$431,200	-8%	\$191,904	\$205,250	7%
<b>Gross Live Average:</b>	<b>\$1,236,694</b>	<b>\$1,391,800</b>	<b>13%</b>	<b>\$900,299</b>	<b>\$938,490</b>	<b>4%</b>	<b>\$324,936</b>	<b>\$305,287</b>	<b>-6%</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:  
**Trevor Theelke**  
 970-748-4788  
[ttheelke@ltgc.com](mailto:ttheelke@ltgc.com)



## Land Title Property Type Analysis by Area: Eagle County

Full Year: 2014 versus YTD: 2015

Market Snapshot Price Per Square Foot

Area	Average PPSF Single Family 2014	Average PPSF Single Family YTD: 2015	% Change vs. Previous Year-to-Date	Average PPSF Multi-Family 2014	Average PPSF Multi-Family YTD: 2015	% Change vs. Previous Year-to-Date	Average PPAC Vacant Land 2014	Average PPAC Vacant Land YTD: 2015	% Change vs. Previous Year-to-Date
Bighorn, East Vail	\$591.33	\$485.60	-18%	\$409.55	\$466.27	14%	\$1,420,732	\$2,314,815	63%
Booth Creek, The Falls	\$527.91	\$458.02	-13%	\$368.17	\$0.00	n/a	\$0	\$0	0%
11th Filing, Vail Golf Course	\$488.30	\$742.64	52%	\$529.85	\$603.95	14%	\$0	\$0	0%
Vail Village	\$2,101.47	\$2,031.85	-3%	\$1,522.85	\$1,509.79	-1%	\$17,260,579	\$0	n/a
Lionshead	\$1,442.11	\$0.00	n/a	\$1,258.02	\$1,127.54	-10%	\$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	\$0.00	n/a	\$0	\$0	0%
Lionsridge, Sandstone, The Ridge, The Valley	\$533.54	\$732.35	37%	\$411.19	\$491.55	20%	\$4,751,033	\$0	n/a
Cascade Village, Glen Lyon	\$902.15	\$952.15	n/a	\$856.62	\$948.33	11%	\$5,924,620	\$4,766,031	-20%
Buffer Creek, Vail Das Schone, Vail Heights, Vail Ridge	\$366.36	\$357.62	-2%	\$362.69	\$355.71	-2%	\$1,298,701	\$0	n/a
Highland Meadows	\$459.25	\$427.49	-7%	\$0.00	\$0.00	n/a	\$2,439,024	\$1,567,164	-36%
Intermountain, Matterhorn, Vail Village West	\$421.14	\$443.43	5%	\$351.21	\$410.29	17%	\$1,463,068	\$1,187,500	-19%
Minturn, Redcliff	\$277.48	\$324.98	17%	\$299.28	\$724.51	142%	\$1,190,644	\$217,391	-82%
Eagle-Vail	\$266.56	\$271.80	2%	\$242.47	\$302.23	25%	\$460,606	\$0	n/a
Avon	\$289.72	\$250.30	-14%	\$332.28	\$361.90	9%	\$0	\$0	0%
Mountain Star	\$622.54	\$872.32	40%	\$0.00	\$0.00	0%	\$293,478	\$511,486	74%
Wildridge	\$255.84	\$291.02	14%	\$221.66	\$267.61	21%	\$396,917	\$274,089	-31%
Beaver Creek	\$598.75	\$704.68	18%	\$702.05	\$707.28	1%	\$0	\$0	0%
Bachelor Gulch	\$795.32	\$1,027.03	29%	\$897.16	\$855.39	-5%	\$0	\$0	0%
Arrowhead	\$415.62	\$493.20	19%	\$493.56	\$537.45	9%	\$1,500,000	\$1,833,333	22%
Berry Creek, Singletree	\$278.25	\$299.03	7%	\$305.49	\$341.39	12%	\$706,749	\$877,629	24%
Edwards	\$413.33	\$287.97	-30%	\$313.29	\$314.78	0%	\$379,883	\$116,279	-69%
Homestead, South Forty	\$260.84	\$227.17	-13%	\$238.47	\$237.84	0%	\$677,778	\$0	n/a
Lake Creek, Squaw Creek	\$463.50	\$284.53	-39%	\$241.96	\$250.46	4%	\$163,374	\$141,935	-13%
Cordillera Valley Club	\$436.82	\$400.97	-8%	\$0.00	\$0.00	0%	\$607,188	\$632,268	4%
Cordillera	\$324.83	\$311.28	-4%	\$0.00	\$0.00	0%	\$76,846	\$217,128	183%
Wolcott	\$283.54	\$232.65	-18%	\$0.00	\$0.00	0%	\$9,602	\$1,333	-86%
Bellyache, Red Sky	\$536.18	\$324.76	-39%	\$0.00	\$0.00	0%	\$190,188	\$321,268	69%
Eagle	\$194.74	\$223.27	15%	\$194.92	\$197.23	1%	\$502,401	\$205,921	-59%
Gypsum	\$163.06	\$177.26	9%	\$130.95	\$160.92	23%	\$112,855	\$104,581	-7%
Basalt, El Jebel & Misc. In-County	\$284.54	\$384.84	35%	\$316.22	\$275.50	-13%	\$351,460	\$141,866	-60%
<b>Gross Live Average:</b>	<b>\$327.86</b>	<b>\$365.22</b>	<b>11%</b>	<b>\$524.86</b>	<b>\$573.97</b>	<b>9%</b>	<b>\$663,718</b>	<b>\$367,237</b>	<b>-45%</b>

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

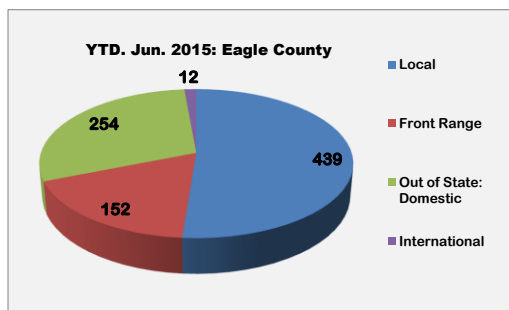
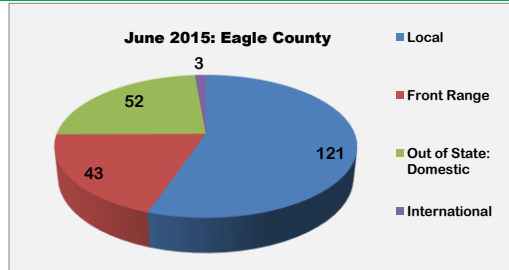
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Compliments of:  
**Trevor Theelke**  
**970-748-4788**  
[ttheelke@ltgc.com](mailto:ttheelke@ltgc.com)

## Land Title Market Highlights: Eagle County

### Purchaser Abstract:



### All Sales: June 2015

Origin of Buyer	# of Trans.	% Overall
Local	121	55%
Front Range	43	20%
Out of State: Domestic	52	24%
International	3	1%
<b>Total Sales</b>	<b>219</b>	<b>100%</b>

### All Sales: YTD. Jun. 2015

Origin of Buyer	# of Trans.	% Overall
Local	439	51%
Front Range	152	18%
Out of State: Domestic	254	30%
International	12	1%
<b>Total Sales</b>	<b>857</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: June 2015

Price	Area	PPSF
\$15,750,000	VAIL VILLAGE	\$1,765



#### Highest PSF Residential Sale: June 2015

Price	Area	PPSF
\$7,262,500	VAIL VILLAGE	\$2,576

#### Bank Sales Detail: June 2015

Price	Area	PPSF
\$270,000	22	\$216.35
\$290,000	22	\$200.69
\$2,500,000	15a	\$822.64
\$581,000	23	\$332.00

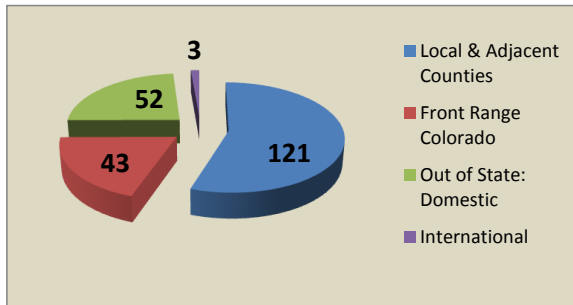


Compliments of:  
**Trevor Theelke**  
970-748-4788  
[ttheelke@ltqc.com](mailto:ttheelke@ltqc.com)

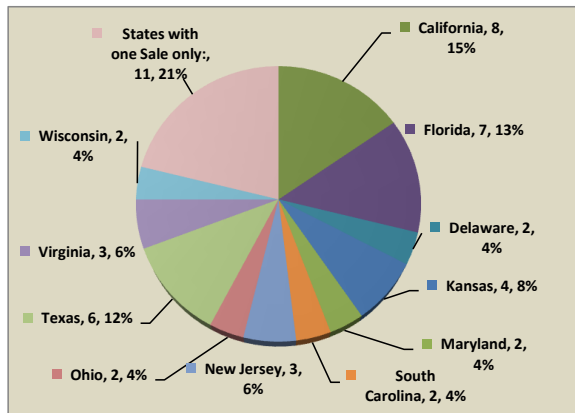
# Land Title Buyer Profile: Eagle County

June 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: June 2015

Origin	Number Sales	% All Sales
Local & Adjacent Counties	121	55.25%
Front Range Colorado	43	19.63%
Out of State: Domestic	52	23.74%
International	3	1.37%

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

State	Number Sales	% All Sales
Alabama	0	0.00%
Arizona	0	0.00%
California	8	15.38%
Florida	7	13.46%
Delaware	2	3.85%
Illinois	0	0.00%
Kansas	4	7.69%
Louisiana	0	0.00%
Maryland	2	3.85%
Michigan	0	0.00%
Missouri	0	0.00%
South Carolina	2	3.85%
New Jersey	3	5.77%
Ohio	2	3.85%
Texas	6	11.54%
Virginia	3	5.77%
Wisconsin	2	3.85%
Wyoming	0	0.00%
Washington, DC	0	0.00%
<b>States with one Sale only:</b> CT,GA,IL,KY,LA,MN,NC, NY,OK,OR,TN	11	21.15%
<b>Total Out-of-State:</b>	52	

## International Breakout for: June 2015

Country	Number Sales	% INT'L Sales
<b>Countries with one sale:</b>	3	100.00%
Mexico		
<b>Total International:</b>	3	100.00%

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

## Land Title New Development Summary: Eagle County

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

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
3	3.5	2014	2487	\$ 880,000	Berry Creek Ranch Subd #2 Stonehaven Dup East Lot B	SINGLEFAM	\$ 353.84	1123 BERRY CREEK RD #B
4	3.5	2011	1750	\$ 581,000	Shadow Rock TH PH II Unit 207 Building N	MULTIFAM	\$ 332.00	207 OVERLOOK RIDGE
3	2.5	2015	2212	\$ 585,000	Shadow Rock TH PH III Unit 123 Building 1	MULTIFAM	\$ 264.47	123 JUNIPER TRL
2	2	2006	1333	\$ 889,900	Bachelor Gulch Village Resort & Spa Condo Unit HS631	MULTIFAM	\$ 667.59	130 DAYBREAK RDG #HS631
3	2.5	2014	1642	\$ 359,500	Hawks Nest @ Buckhorn Vallley Subd #1 Lot 16A	SINGLEFAM	\$ 218.94	1260 HAWKS NEST LN
3	2.5	2014	1808	\$ 364,000	Brush Creek Village TH Unit N-3 PH VI	MULTIFAM	\$ 201.33	1223 MONTGOMERIE CIR
4	3	2014	2411	\$ 449,000	Buckhorn Valley Subd #4 Lot 184	SINGLEFAM	\$ 186.23	121 BRIDGER DR
2	2	2006	1333	\$ 1,399,900	Bachelor Gulch Village Resort & Spa Condo Unit HS616	MULTIFAM	\$ 1,050.19	130 DAYBREAK RDG #HS616
2	2	2006	1335	\$ 1,200,000	Bachelor Gulch Village Resort & Spa Condo Unit HS640	MULTIFAM	\$ 898.88	130 DAYBREAK RDG #HS640
3	3.5	2014	2308	\$ 805,000	Berry Creek Ranch Subd #2 Lot 13A Blk 5	SINGLEFAM	\$ 348.79	309 LONGHORN RD
2	3	2010	1493	\$ 2,150,000	WDL Vail Condo Unit R-312	MULTIFAM	\$ 1,440.05	728 W LIONSHEAD CIR #R-312
4	4.5	2010	3102	\$ 4,560,000	Landmark-Vail Condo Unit 617	MULTIFAM	\$ 1,470.02	610 W LIONSHEAD CIR #617
6	6.5	2013	2480	\$ 672,000	Eagle Ranch Filing 22 Lot 64	SINGLEFAM	\$ 270.97	40 BIG SAGE CT
4	5	2010	2819	\$ 7,262,500	Residences @ Solaris-Vail Condo Unit 3D East	MULTIFAM	\$ 2,576.27	141 E MEADOW DR #3D EAST
3	2.5	2014	1642	\$ 349,500	Hawks Nest @ Buckhorn Vallley Subd #1 Lot 14A	SINGLEFAM	\$ 212.85	1340 HAWKS NEST LN

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

Average Price:	\$1,500,487
Average PPSF:	\$699.49
Median Price:	\$ 805,000
# Transactions:	15
Gross Volume:	\$ 22,507,300



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

