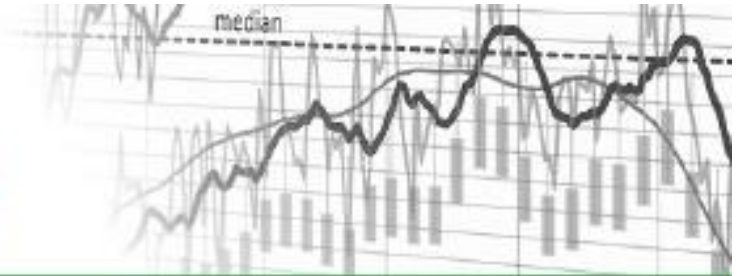
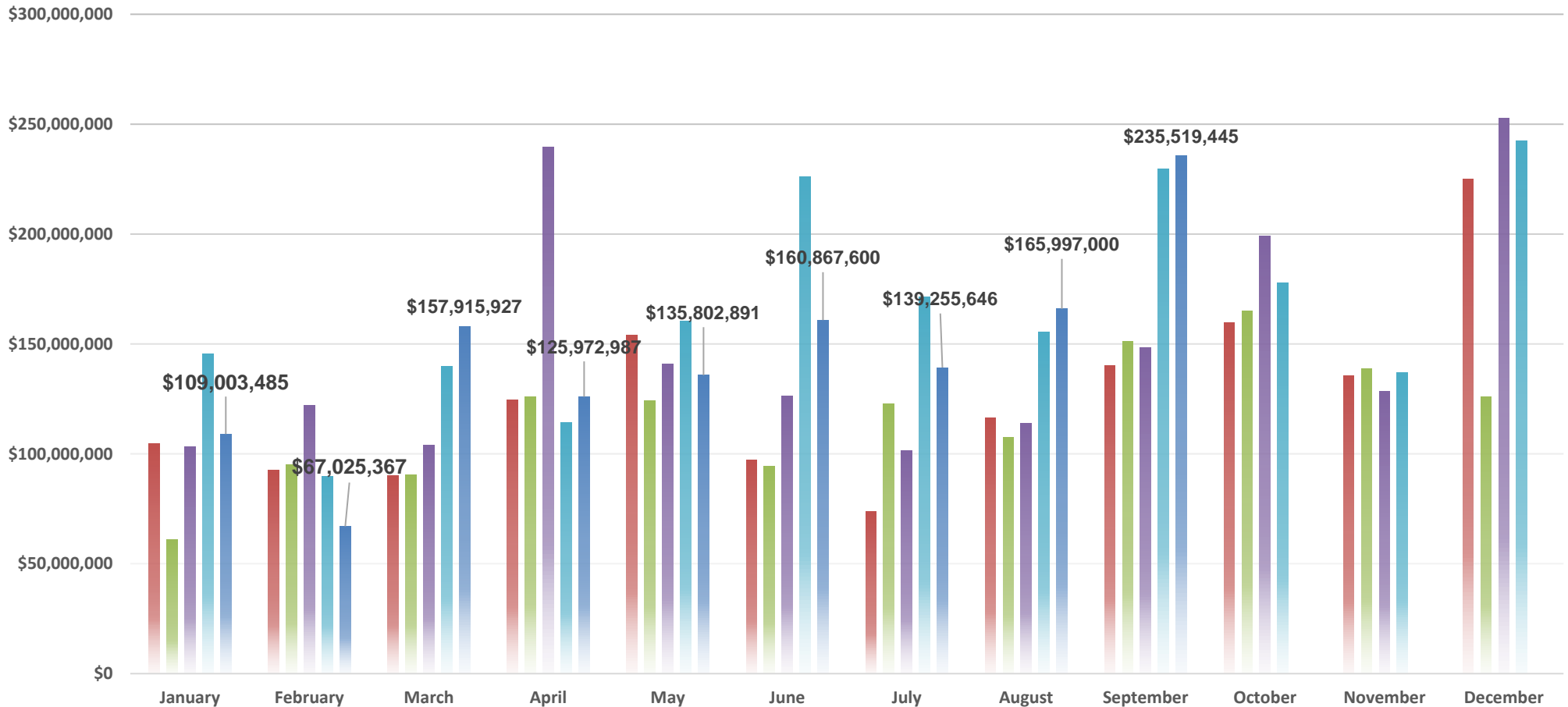




Eagle County Market ANALYSIS



Historical Sales Volume: 2012 - YTD: 2016

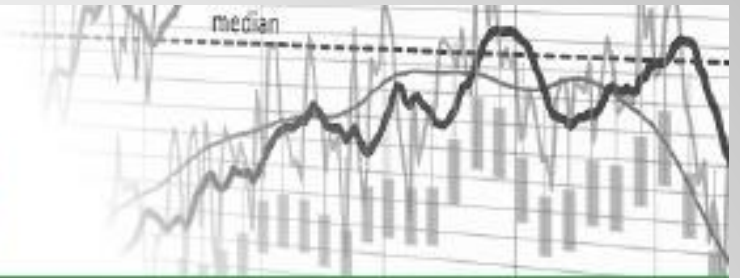


Compliments of:
Trevor Theelke
970-748-4788
ttheelke@ltgc.com

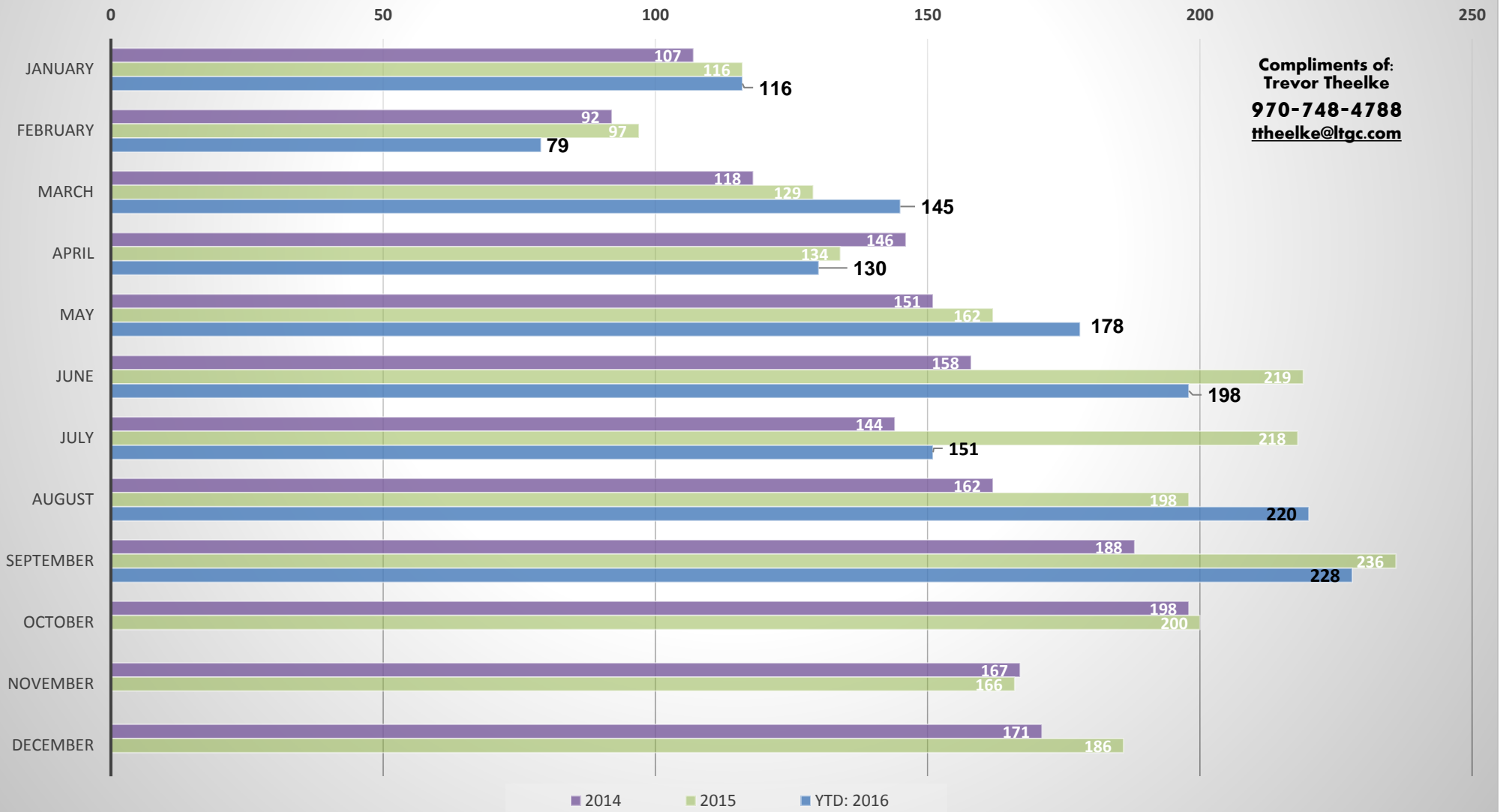
■ 2012
 ■ 2013
 ■ 2014
 ■ 2015
 ■ YTD: 2016



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%	\$235,519,445	103%
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%
YTD - TOTAL	\$993,123,120	n/a	\$973,306,426	98%	\$1,199,281,503	123%	\$1,431,699,595	119%	\$1,297,360,348	91%
Annual Totals	\$1,513,490,284	167%	\$1,402,637,280	131%	\$1,779,363,469	127%	\$1,989,137,889	112%	\$1,297,360,348	65%

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

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%	228	97%
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%
YTD - TOTAL	1,146	n/a	1,298	113%	1,266	98%	1,509	119%	1,445	96%
Annual Totals	1,726	133%	1,766	127%	1,802	102%	2,061	114%	1,445	70%

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.

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
 1180 Capitol St
 Suite 102
 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



Transaction Analysis by Area

September 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	\$6,872,500	2.92%	13	5.70%	\$528,654	\$429,500
Booth Creek, The Falls	\$625,000	0.27%	1	0.44%	\$625,000	n/a
11th Filing, Vail Golf Course	\$2,937,500	1.25%	1	0.44%	\$2,937,500	n/a
Vail Village	\$53,166,722	22.57%	10	4.39%	\$5,316,672	\$4,425,000
Lionshead	\$7,687,750	3.26%	3	1.32%	\$2,562,583	\$2,325,000
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	\$8,213,111	3.49%	6	2.63%	\$1,368,852	\$1,095,000
Cascade Village, Glen Lyon	\$4,945,000	2.10%	1	0.44%	\$4,945,000	n/a
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$1,275,000	0.54%	2	0.88%	\$637,500	\$637,500
Highland Meadows	\$0	0.00%	0	0.00%	\$0	\$0
Intermountain, Matterhorn, Vail Village West	\$2,753,000	1.17%	4	1.75%	\$688,250	\$607,000
Minturn, Redcliff	\$1,161,500	0.49%	2	0.88%	\$580,750	n/a
Eagle Vail	\$10,865,635	4.61%	20	8.77%	\$543,282	\$430,000
Avon	\$7,448,840	3.16%	16	7.02%	\$465,553	\$329,050
Mountain Star	\$0	0.00%	0	0.00%	\$0	\$0
Wildridge	\$6,959,000	2.95%	8	3.51%	\$869,875	\$602,500
Beaver Creek	\$13,288,000	5.64%	12	5.26%	\$1,107,333	\$767,500
Bachelor Gulch	\$21,866,050	9.28%	9	3.95%	\$2,429,561	\$1,935,000
Arrowhead	\$7,492,000	3.18%	5	2.19%	\$1,498,400	\$1,360,000
Berry Creek, Singletree	\$9,088,000	3.86%	8	3.51%	\$1,136,000	\$1,222,500
Edwards	\$9,662,166	4.10%	13	5.70%	\$743,244	\$399,000
Homestead, South 40	\$2,746,851	1.17%	4	1.75%	\$686,713	\$565,926
Lake Creek, Squaw Creek	\$7,851,000	3.33%	2	0.88%	\$3,925,500	n/a
Cordillera Valley Club	\$550,000	0.23%	1	0.44%	\$550,000	n/a
Cordillera	\$12,480,000	5.30%	9	3.95%	\$1,386,667	\$1,275,000
Wolcott	\$185,000	0.08%	1	0.44%	\$185,000	n/a
Bellyache, Red Sky	\$1,617,000	0.69%	1	0.44%	\$1,617,000	n/a
Eagle	\$14,629,350	6.21%	36	15.79%	\$406,371	\$351,000
Gypsum	\$5,132,290	2.18%	17	7.46%	\$301,899	\$300,000
Basalt, El Jebel and Misc. In-County	\$14,018,680	5.95%	22	9.65%	\$637,213	\$526,500
Quit Claim Deeds	\$2,500	0.00%	1	0.44%	\$2,500	n/a
TOTAL	\$235,519,445	100.00%	228	100.00%	\$1,037,520	\$510,000
(NEW UNIT SALES)	\$31,752,209	13.48%	14	6.14%	\$2,268,015	\$1,192,500

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

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.

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
1180 Capitol St
Suite 102
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



YTD. Transaction Analysis by Area

YTD: Sept. 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	\$52,588,576	4.05%	71	4.91%	\$740,684	\$515,000
Booth Creek, The Falls	\$12,126,500	0.93%	9	0.62%	\$1,347,389	\$875,000
11th Filing, Vail Golf Course	\$24,770,500	1.91%	14	0.97%	\$1,769,321	\$1,462,500
Vail Village	\$119,588,634	9.22%	39	2.70%	\$3,066,375	\$1,700,000
Lionshead	\$64,652,217	4.98%	26	1.80%	\$2,486,624	\$2,262,500
Spraddle Creek	\$0	0.00%	0	0.00%	\$0	\$0
Potato Patch	\$8,856,000	0.68%	5	0.35%	\$1,771,200	\$1,476,000
Lionsridge, Sandstone, The Ridge, The Valley	\$31,485,280	2.43%	35	2.42%	\$899,579	\$674,730
Cascade Village, Glen Lyon	\$20,477,711	1.58%	8	0.55%	\$2,559,714	\$2,448,856
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$33,282,212	2.57%	23	1.59%	\$1,447,053	\$410,000
Highland Meadows	\$2,975,375	0.23%	3	0.21%	\$991,792	\$1,200,000
Intermountain, Matterhorn, Vail Village West	\$27,230,500	2.10%	26	1.80%	\$1,047,327	\$947,000
Minturn, Redcliff	\$11,869,350	0.91%	21	1.45%	\$565,207	\$549,000
Eagle Vail	\$52,264,201	4.03%	95	6.57%	\$550,149	\$485,000
Avon	\$66,671,431	5.14%	118	8.17%	\$565,012	\$375,000
Mountain Star	\$3,450,000	0.27%	1	0.07%	\$3,450,000	n/a
Wildridge	\$17,581,796	1.36%	21	1.45%	\$837,228	\$660,000
Beaver Creek	\$110,569,410	8.52%	68	4.71%	\$1,626,021	\$1,200,000
Bachelor Gulch	\$81,618,657	6.29%	30	2.08%	\$2,720,622	\$2,050,000
Arrowhead	\$62,034,805	4.78%	41	2.84%	\$1,513,044	\$1,360,000
Berry Creek, Singletree	\$52,578,250	4.05%	54	3.74%	\$973,671	\$840,000
Edwards	\$40,919,436	3.15%	80	5.54%	\$511,493	\$376,500
Homestead, South 40	\$16,388,976	1.26%	27	1.87%	\$606,999	\$525,000
Lake Creek, Squaw Creek	\$14,961,000	1.15%	5	0.35%	\$2,992,200	\$850,000
Cordillera Valley Club	\$16,836,500	1.30%	11	0.76%	\$1,530,591	\$1,750,000
Cordillera	\$40,533,730	3.12%	36	2.49%	\$1,125,937	\$950,000
Wolcott	\$775,504	0.06%	7	0.48%	\$110,786	\$85,000
Bellyache, Red Sky	\$8,801,387	0.68%	7	0.48%	\$1,257,341	\$1,198,387
Eagle	\$104,126,442	8.03%	222	15.36%	\$469,038	\$400,267
Gypsum	\$54,600,583	4.21%	171	11.83%	\$319,302	\$305,500
Basalt, El Jebel and Misc. In-County	\$141,519,996	10.91%	157	10.87%	\$901,401	\$565,000
Quit Claim Deeds	\$1,225,389	0.09%	14	0.97%	\$87,528	\$78,750
TOTAL	\$1,297,360,348	100.00%	1,445	100.00%	\$905,755	\$515,000
(NEW UNIT SALES)	\$158,858,358	12.24%	128	8.86%	\$1,241,081	\$524,500

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

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.

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
1180 Capitol St
Suite 102
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

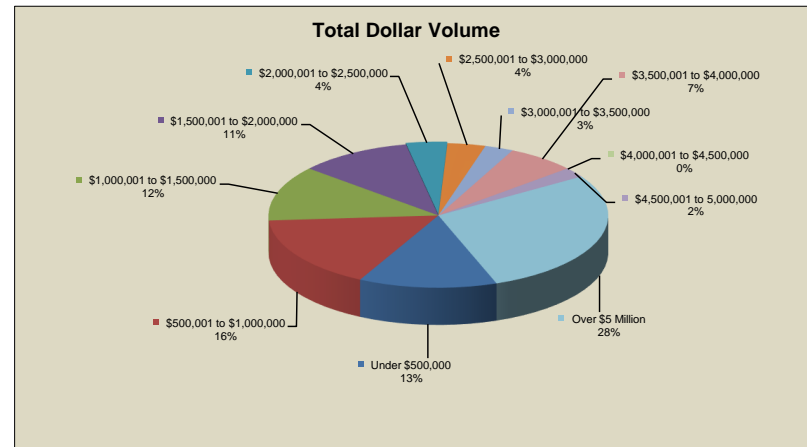
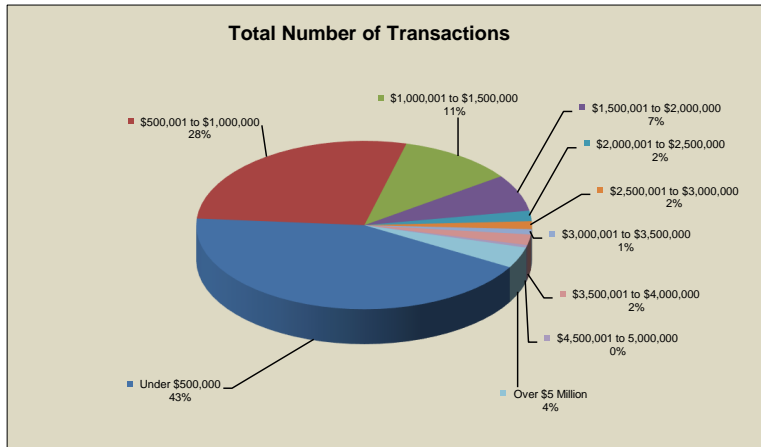


Cost Breakdown

September 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	85	\$29,510,090	\$347,178	Single Family	90	\$139,656,283	\$1,551,736
	\$500,001 to \$1,000,000	55	\$36,479,431	\$663,262	Multi Family	108	\$84,441,437	\$781,865
	\$1,000,001 to \$1,500,000	22	\$27,621,750	\$1,255,534	Vacant Residential Land	16	\$3,774,225	\$235,889
	\$1,500,001 to \$2,000,000	14	\$24,021,677	\$1,715,834				
	\$2,000,001 to \$2,500,000	4	\$8,776,222	\$2,194,056				
	\$2,500,001 to \$3,000,000	3	\$8,125,000	\$2,708,333				
	\$3,000,001 to \$3,500,000	2	\$6,103,050	\$3,051,525				
	\$3,500,001 to \$4,000,000	4	\$14,690,000	\$3,672,500				
	\$4,000,001 to \$4,500,000	0	\$0	\$0				
	\$4,500,001 to 5,000,000	1	\$4,945,000	\$4,945,000				
Over \$5 Million	8	\$63,825,500	\$7,978,188					
Improved Residential Total:	198	\$224,097,720	\$1,131,807	Total	214	\$227,871,945	\$1,064,822	
Residential Vacant Land and Commercial Total*:	30	\$11,421,725	\$380,724	* includes all non-improved residential transactions				



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

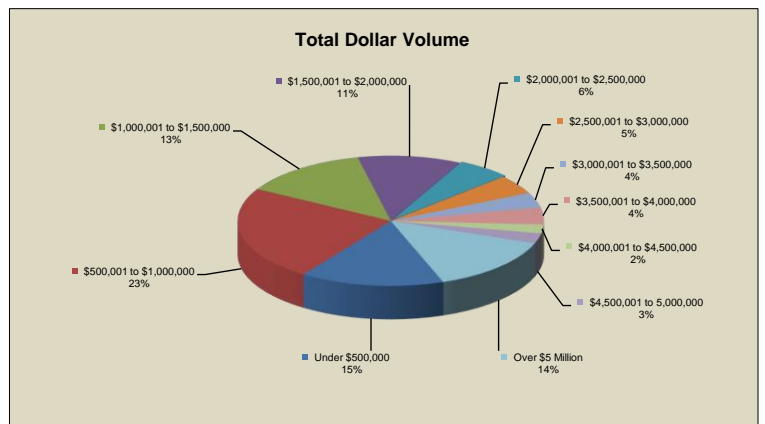
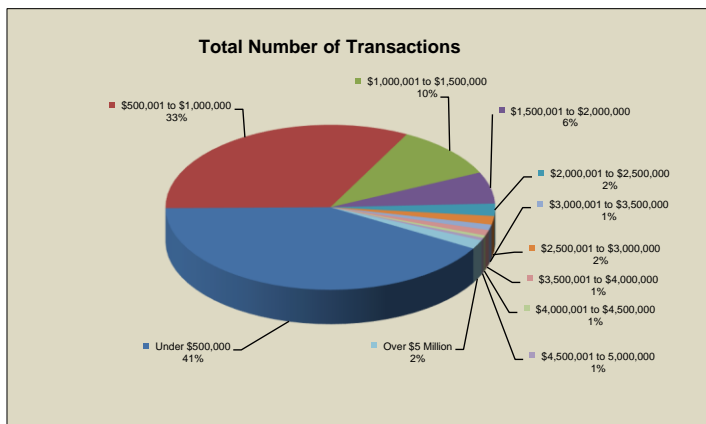
The above figures do not include time share interests and are an unofficial tabulation of Eagle County records that are believed to be reasonably accurate.

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

YTD. Cost Breakdown

YTD: Sept. 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	495	\$175,589,723	\$354,727	Single Family	559	\$650,396,597	\$1,163,500
	\$500,001 to \$1,000,000	392	\$272,002,716	\$693,884	Multi Family	634	\$506,607,714	\$799,066
	\$1,000,001 to \$1,500,000	124	\$154,888,947	\$1,249,104	Vacant Residential Land	111	\$29,147,629	\$262,591
	\$1,500,001 to \$2,000,000	74	\$126,610,740	\$1,710,956				
	\$2,000,001 to \$2,500,000	29	\$65,901,722	\$2,272,473				
	\$2,500,001 to \$3,000,000	20	\$55,297,211	\$2,764,861				
	\$3,000,001 to \$3,500,000	13	\$42,632,910	\$3,279,455				
	\$3,500,001 to \$4,000,000	13	\$49,345,000	\$3,795,769				
	\$4,000,001 to \$4,500,000	6	\$25,361,467	\$4,226,911				
	\$4,500,001 to 5,000,000	6	\$29,120,000	\$4,853,333				
Over \$5 Million	21	\$160,253,875	\$7,631,137					
Improved Residential Total:	1,193	\$1,157,004,311	\$969,828	Total	1304	\$1,186,151,940	\$909,626	
Residential Vacant Land and Commercial Total*:	252	\$140,356,037	\$556,968	* 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					
Improved Residential Total:	1,634	\$1,673,958,600	\$1,024,454	Total	1800	\$1,730,706,199	\$961,503	
Residential Vacant Land and Commercial Total*:	427	\$315,179,289	\$738,125	* includes all non-improved residential transactions				

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

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



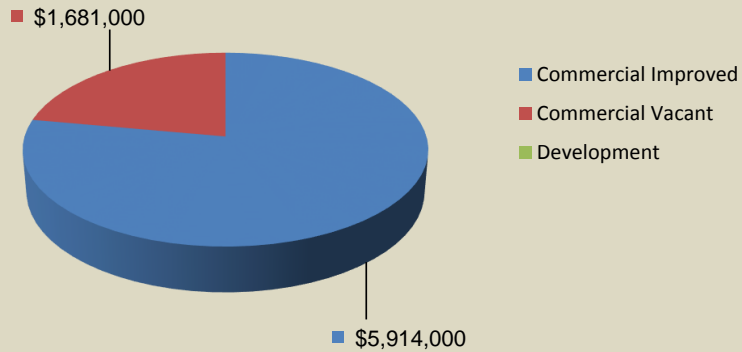
Commercial Market Analysis

September & YTD: 2016

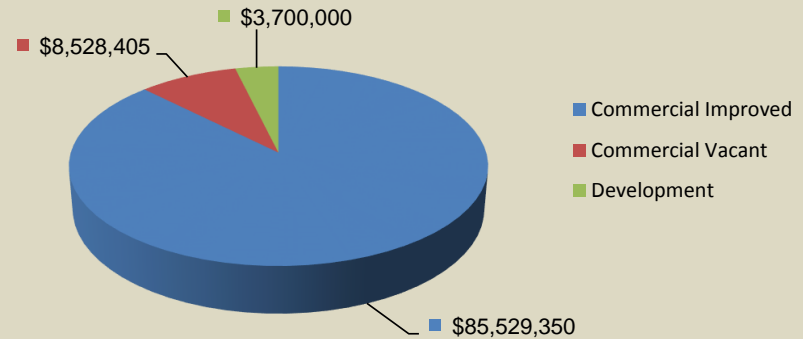
Commercial Cost Breakdown

Sale	Number of Transactions	Total Dollar Volume	Average Sales Price	YTD Number of Transactions	YTD Total Dollar Volume	YTD Average Sales Price
Commercial Improved	5	\$5,914,000	\$1,182,800	58	\$85,529,350	\$1,474,644
Commercial Vacant	7	\$1,681,000	\$240,143	24	\$8,528,405	\$355,350
Development	0	\$0	\$0	2	\$3,700,000	\$1,850,000
Total	12	\$7,595,000	\$632,917	84	\$97,757,755	\$1,163,783

Commercial & Development Sales: September 2016



Commercial & Development Sales: YTD: 2016



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

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



Residential Analysis by Area

September 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	13	6.57%	\$6,872,500	3.07%	\$528,654	\$429,500
Booth Creek, The Falls	1	0.51%	\$625,000	0.28%	\$625,000	n/a
11th Filing, Vail Golf Course	1	0.51%	\$2,937,500	1.31%	\$2,937,500	n/a
Vail Village	10	5.05%	\$53,166,722	23.72%	\$5,316,672	\$4,425,000
Lionshead	2	1.01%	\$3,787,750	1.69%	\$1,893,875	n/a
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	3.03%	\$8,213,111	3.66%	\$1,368,852	\$1,095,000
Cascade Village, Glen Lyon	1	0.51%	\$4,945,000	2.21%	\$4,945,000	n/a
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	1	0.51%	\$525,000	0.23%	\$525,000	n/a
Highland Meadows	0	0.00%	\$0	0.00%	\$0	\$0
Intermountain, Matterhorn, Vail Village West	4	2.02%	\$2,753,000	1.23%	\$688,250	\$607,000
Minturn, Redcliff	2	1.01%	\$1,161,500	0.52%	\$580,750	n/a
Eagle Vail	20	10.10%	\$10,865,635	4.85%	\$543,282	\$430,000
Avon	16	8.08%	\$7,448,840	3.32%	\$465,553	\$329,050
Mountain Star	0	0.00%	\$0	0.00%	\$0	\$0
Wildridge	8	4.04%	\$6,959,000	3.11%	\$869,875	n/a
Beaver Creek	7	3.54%	\$13,010,000	5.81%	\$1,858,571	\$1,450,000
Bachelor Gulch	9	4.55%	\$21,866,050	9.76%	\$2,429,561	\$1,935,000
Arrowhead	5	2.53%	\$7,492,000	3.34%	\$1,498,400	\$1,360,000
Berry Creek, Singletree	8	4.04%	\$9,088,000	4.06%	\$1,136,000	\$1,222,500
Edwards	12	6.06%	\$9,263,166	4.13%	\$771,931	\$394,120
Homestead, South 40	4	2.02%	\$2,746,851	1.23%	\$686,713	\$565,926
Lake Creek, Squaw Creek	2	1.01%	\$7,851,000	3.50%	\$3,925,500	n/a
Cordillera Valley Club	0	0.00%	\$0	0.00%	\$0	\$0
Cordillera	6	3.03%	\$11,942,500	5.33%	\$1,990,417	\$1,825,000
Wolcott	0	0.00%	\$0	0.00%	\$0	\$0
Bellyache, Red Sky	1	0.51%	\$1,617,000	0.72%	\$1,617,000	n/a
Eagle	25	12.63%	\$11,797,625	5.26%	\$471,905	\$410,000
Gypsum	15	7.58%	\$4,887,290	2.18%	\$325,819	\$300,000
Basalt, El Jebel and Misc. In-County	19	9.60%	\$12,275,680	5.48%	\$646,088	\$545,000
Quit Claim Deeds	0	0.00%	\$0	0.00%	\$0	\$0
TOTAL	198	100.00%	\$224,097,720	100.00%	\$1,131,807	\$542,500
(NEW UNIT SALES)	14	7.07%	\$31,752,209	14.17%	\$2,268,015	\$1,192,500

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

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.

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
1180 Capitol St
Suite 102
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



YTD. Residential Analysis by Area

YTD: Sept. 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	67	5.62%	\$51,881,010	4.48%	\$774,343	\$525,000
Booth Creek, The Falls	9	0.75%	\$12,126,500	1.05%	\$1,347,389	\$875,000
11th Filing, Vail Golf Course	14	1.17%	\$24,770,500	2.14%	\$1,769,321	\$1,462,500
Vail Village	35	2.93%	\$117,393,722	10.15%	\$3,354,106	\$2,100,000
Lionshead	25	2.10%	\$60,752,217	5.25%	\$2,430,089	\$2,200,000
Spraddle Creek	0	0.00%	\$0	0.00%	\$0	\$0
Potato Patch	5	0.42%	\$8,856,000	0.77%	\$1,771,200	\$1,476,000
Lionsridge, Sandstone, The Ridge, The Valley	31	2.60%	\$28,946,591	2.50%	\$933,761	\$720,000
Cascade Village, Glen Lyon	7	0.59%	\$17,577,711	1.52%	\$2,511,102	\$2,000,000
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	19	1.59%	\$11,372,500	0.98%	\$598,553	\$400,000
Highland Meadows	2	0.17%	\$2,750,375	0.24%	\$1,375,188	n/a
Intermountain, Matterhorn, Vail Village West	26	2.18%	\$27,230,500	2.35%	\$1,047,327	\$947,000
Minturn, Redcliff	16	1.34%	\$10,155,850	0.88%	\$634,741	\$570,000
Eagle Vail	85	7.12%	\$48,908,516	4.23%	\$575,394	\$510,000
Avon	115	9.64%	\$58,019,338	5.01%	\$504,516	\$375,000
Mountain Star	1	0.08%	\$3,450,000	0.30%	\$3,450,000	n/a
Wildridge	21	1.76%	\$17,581,796	1.52%	\$837,228	\$660,000
Beaver Creek	62	5.20%	\$107,091,410	9.26%	\$1,727,281	\$1,232,500
Bachelor Gulch	30	2.51%	\$81,618,657	7.05%	\$2,720,622	\$2,050,000
Arrowhead	38	3.19%	\$61,729,805	5.34%	\$1,624,469	\$1,425,000
Berry Creek, Singletree	50	4.19%	\$50,923,250	4.40%	\$1,018,465	\$860,000
Edwards	58	4.86%	\$32,042,166	2.77%	\$552,451	\$380,000
Homestead, South 40	25	2.10%	\$15,568,976	1.35%	\$622,759	\$540,000
Lake Creek, Squaw Creek	5	0.42%	\$14,961,000	1.29%	\$2,992,200	\$850,000
Cordillera Valley Club	7	0.59%	\$15,281,500	1.32%	\$2,183,071	\$2,150,000
Cordillera	23	1.93%	\$38,379,230	3.32%	\$1,668,662	\$1,480,000
Wolcott	0	0.00%	\$0	0.00%	\$0	\$0
Bellyache, Red Sky	6	0.50%	\$8,616,387	0.74%	\$1,436,065	\$1,407,694
Eagle	154	12.91%	\$82,531,655	7.13%	\$535,920	\$493,563
Gypsum	138	11.57%	\$48,339,546	4.18%	\$350,287	\$345,750
Basalt, El Jebel and Misc. In-County	119	9.97%	\$98,147,603	8.48%	\$824,770	\$595,000
Quit Claim Deeds	0	0.00%	\$0	0.00%	\$0	\$0
TOTAL	1,193	100.00%	\$1,157,004,311	100.00%	\$969,828	\$585,000
(NEW UNIT SALES)	108	9.05%	\$123,762,483	10.70%	\$1,145,949	\$666,250

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

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.

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
1180 Capitol St
Suite 102
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

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	\$476,779	3%	\$1,375,000	\$0	n/a
Booth Creek, The Falls	\$1,719,321	\$1,957,000	14%	\$580,000	\$585,375	1%	\$0	\$0	0%
11th Filing, Vail Golf Course	\$2,900,000	\$3,183,125	10%	\$1,221,250	\$1,203,800	-1%	\$0	\$0	0%
Vail Village	\$9,427,222	\$7,294,175	-23%	\$3,361,650	\$2,369,089	-30%	\$0	\$0	0%
Lionshead	\$0	\$0	0%	\$1,706,121	\$2,430,089	42%	\$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	\$1,514,222	-42%	\$508,277	\$696,300	37%	\$0	\$1,825,000	n/a
Cascade Village, Glen Lyon	\$3,770,000	\$4,347,500	15%	\$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	\$417,676	-11%	\$0	\$725,000	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	\$1,187,500	8%	\$559,821	\$782,556	40%	\$540,000	\$0	n/a
Minturn, Redcliff	\$586,698	\$634,741	8%	\$471,020	\$0	n/a	\$179,700	\$330,500	84%
Eagle-Vail	\$691,518	\$750,378	9%	\$398,077	\$440,511	11%	\$308,333	\$241,000	-22%
Avon	\$596,375	\$0	n/a	\$412,586	\$504,516	22%	\$0	\$0	0%
Mountain Star	\$6,081,667	\$3,450,000	-43%	\$0	\$0	0%	\$916,000	\$0	n/a
Wildridge	\$841,622	\$1,096,066	30%	\$561,947	\$492,111	-12%	\$329,156	\$0	n/a
Beaver Creek	\$4,485,625	\$3,074,375	-31%	\$1,417,792	\$1,527,711	8%	\$0	\$0	0%
Bachelor Gulch	\$5,739,500	\$5,368,214	-6%	\$1,581,416	\$1,585,940	0%	\$2,825,000	\$0	n/a
Arrowhead	\$2,596,800	\$2,042,613	-21%	\$936,061	\$983,313	5%	\$1,100,000	\$145,000	-87%
Berry Creek, Singletree	\$859,194	\$1,087,122	27%	\$569,908	\$596,714	5%	\$406,313	\$413,750	2%
Edwards	\$967,764	\$1,455,115	50%	\$400,332	\$408,025	2%	\$315,500	\$200,000	-37%
Homestead, South Forty	\$868,580	\$909,891	5%	\$424,668	\$487,638	15%	\$365,000	\$0	n/a
Lake Creek, Squaw Creek	\$2,419,656	\$4,450,333	84%	\$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	\$388,750	-30%
Cordillera	\$1,797,876	\$1,668,662	-7%	\$0	\$0	0%	\$236,125	\$177,773	-25%
Wolcott	\$1,075,000	\$0	n/a	\$0	\$0	0%	\$66,333	\$110,786	67%
Bellyache, Red Sky	\$1,619,750	\$1,436,065	-11%	\$0	\$0	0%	\$307,500	\$185,000	-40%
Eagle	\$613,660	\$652,396	6%	\$316,793	\$337,706	7%	\$255,144	\$240,456	-6%
Gypsum	\$372,431	\$376,349	1%	\$221,033	\$196,520	-11%	\$142,256	\$81,028	-43%
Basalt, El Jebel & Misc. In-County	\$915,631	\$980,076	7%	\$457,564	\$578,306	26%	\$320,618	\$253,286	-21%
Gross Live Average:	\$1,194,552	\$1,163,500	-3%	\$871,366	\$799,066	-8%	\$341,853	\$262,591	-23%



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	\$468.28	7%	\$2,314,815	\$0	n/a
Booth Creek, The Falls	\$513.01	\$544.56	6%	\$365.57	\$367.85	1%	\$0	\$0	0%
11th Filing, Vail Golf Course	\$742.64	\$871.54	17%	\$609.98	\$655.04	7%	\$0	\$0	0%
Vail Village	\$2,007.94	\$1,675.37	-17%	\$1,601.17	\$1,480.82	-8%	\$0	\$0	0%
Lionshead	\$0.00	\$0.00	0%	\$1,160.72	\$1,441.59	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	\$542.76	-22%	\$464.28	\$490.33	6%	\$0	\$3,051,839	n/a
Cascade Village, Glen Lyon	\$796.59	\$1,230.46	54%	\$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	\$408.20	-1%	\$0	\$2,023,189	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	\$444.16	4%	\$400.11	\$543.94	36%	\$1,924,547	\$0	n/a
Minturn, Redcliff	\$338.97	\$287.66	-15%	\$541.33	\$0.00	n/a	\$1,453,913	\$560,246	-61%
Eagle-Vail	\$284.95	\$297.10	4%	\$291.64	\$315.14	8%	\$706,776	\$192,498	-73%
Avon	\$247.71	\$0.00	n/a	\$371.39	\$434.84	17%	\$0	\$0	0%
Mountain Star	\$828.30	\$523.20	-37%	\$0.00	\$0.00	n/a	\$430,825	\$0	n/a
Wildridge	\$288.23	\$339.10	18%	\$273.59	\$298.43	9%	\$278,890	\$0	n/a
Beaver Creek	\$696.63	\$606.09	-13%	\$706.22	\$742.91	5%	\$0	\$0	0%
Bachelor Gulch	\$802.91	\$828.92	3%	\$847.98	\$812.33	-4%	\$1,023,551	\$0	n/a
Arrowhead	\$535.27	\$480.81	-10%	\$552.02	\$545.92	-1%	\$1,833,333	\$966,667	-47%
Berry Creek, Singletree	\$322.34	\$326.88	1%	\$313.18	\$331.54	6%	\$1,012,502	\$1,060,811	5%
Edwards	\$378.73	\$353.74	-7%	\$346.95	\$322.73	-7%	\$252,091	\$444,444	76%
Homestead, South Forty	\$278.49	\$294.46	6%	\$263.46	\$268.09	2%	\$1,177,419	\$0	n/a
Lake Creek, Squaw Creek	\$437.05	\$434.75	-1%	\$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	\$642,147	0%
Cordillera	\$330.73	\$318.32	-4%	\$0.00	\$0.00	0%	\$131,611	\$83,201	-37%
Wolcott	\$282.66	\$0.00	n/a	\$0.00	\$0.00	0%	\$1,658	\$2,760	66%
Bellyache, Red Sky	\$347.23	\$305.09	-12%	\$0.00	\$0.00	0%	\$271,490	\$228,677	-16%
Eagle	\$223.13	\$220.48	-1%	\$213.53	\$230.00	8%	\$179,045	\$161,650	-10%
Gypsum	\$185.59	\$194.73	5%	\$158.57	\$192.75	22%	\$104,644	\$85,069	-19%
Basalt, El Jebel & Misc. In-County	\$321.73	\$371.02	15%	\$313.93	\$381.41	21%	\$188,241	\$349,931	86%
Gross Live Average:	\$337.84	\$346.57	3%	\$539.77	\$520.48	-4%	\$362,179	\$333,365	-8%

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.

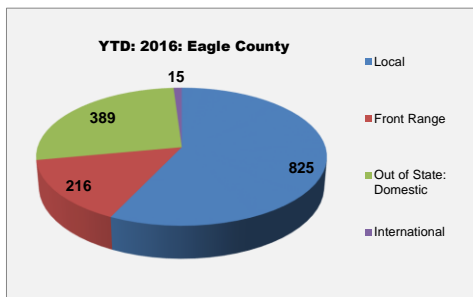
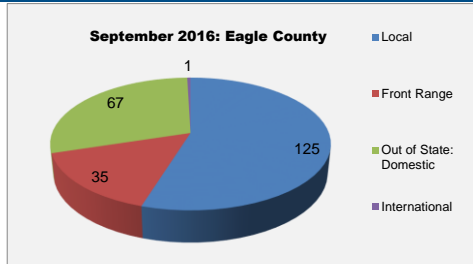
Full Interest, Fee Simple, Arms-Length transactions only, are shown in the Snapshot Report.

Copyright © 2011, Land Title Guarantee. All Rights Reserved.

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

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%
Total Sales	1766	100%

All Sales: September 2016

Origin of Buyer	# of Trans.	% Overall
Local	125	55%
Front Range	35	15%
Out of State: Domestic	67	29%
International	1	0%
Total Sales	228	100%

All Sales: YTD: 2016

Origin of Buyer	# of Trans.	% Overall
Local	825	57%
Front Range	216	15%
Out of State: Domestic	389	27%
International	15	1%
Total Sales	1445	100%

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%
Total Sales	2061	100%

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%
Total Sales	1802	100%

Market Highlights:

Highest Priced Residential Sale: September 2016

Price	Area	PPSF
\$14,692,500	VAIL VILLAGE	\$1,333



Bank Sales Detail: September 2016

Price	Area	PPSF
\$318,111	07	\$ 567.04

Highest PSF Residential Sale: September 2016

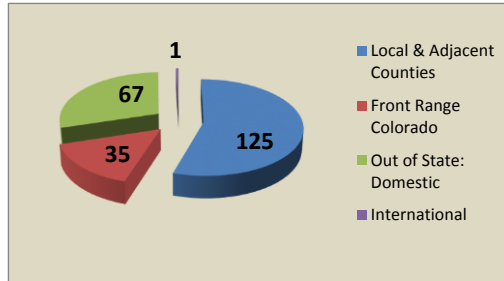
Price	Area	PPSF
\$5,300,000	VAIL VILLAGE	\$2,818

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

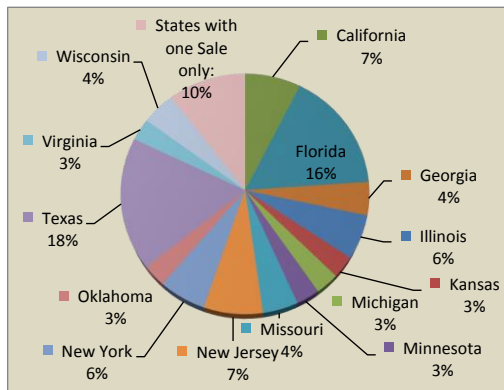
Buyer Profile

September 2015

Purchaser Origin



Out-of-State Breakout



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

Purchaser Point of Origin for: September 2016

Origin	Number Sales	% All Sales
Local & Adjacent Counties	125	54.82%
Front Range Colorado	35	15.35%
Out of State: Domestic	67	29.39%
International	1	0.44%

Out-of-State Breakout for: September 2016

State	Number Sales	% All Sales
Alabama	0	0.00%
Arizona	0	0.00%
California	5	7.46%
Connecticut	0	0.00%
Florida	11	16.42%
Georgia	3	4.48%
Illinois	4	5.97%
Kansas	2	2.99%
Michigan	2	2.99%
Minnesota	2	2.99%
Missouri	3	4.48%
New Jersey	5	7.46%
New York	4	5.97%
Oklahoma	2	2.99%
Tennessee	0	0.00%
Texas	12	17.91%
Virginia	2	2.99%
Washington	0	0.00%
Wisconsin	3	4.48%
States with one Sale only:	7	10.45%
AK,AL,AZ,DC,KY,LA		0.00%
PA	67	

International Breakout for: September 2016

Country	Number Sales	% INT'L Sales
Countries with one sale:	1	100.00%
Singapore		
Total International:	1	100.00%

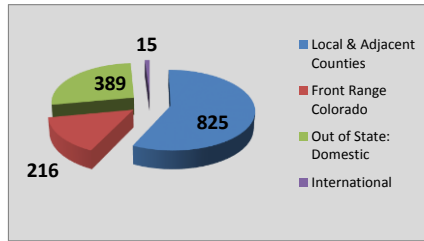
Note: This Summary does not include data on INTERVAL transactions.



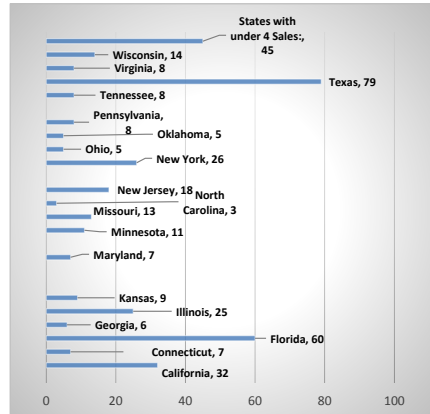
Buyer Profile

YTD: 2016

Purchaser Origin



Out-of-State Breakout



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

Purchaser Point of Origin for: YTD: 2016

Origin	Number Sales	% All Sales
Local & Adjacent Counties	825	54.82%
Front Range Colorado	216	15.35%
Out of State: Domestic	389	29.39%
International	15	0.44%

Out-of-State Breakout for: YTD: 2016

State	Number Sales	% All Sales
Arizona	0	0.00%
California	32	8.23%
Connecticut	7	1.80%
Florida	60	15.42%
Georgia	6	1.54%
Illinois	25	6.43%
Kansas	9	2.31%
Louisiana	0	0.00%
Massachusetts	0	0.00%
Maryland	7	1.80%
Michigan	0	0.00%
Minnesota	11	2.83%
Missouri	13	3.34%
North Carolina	3	0.77%
New Jersey	18	4.63%
New Mexico	0	0.00%
New York	26	6.68%
Ohio	5	1.29%
Oklahoma	5	1.29%
Pennsylvania	8	2.06%
South Carolina	0	0.00%
Tennessee	8	2.06%
Texas	79	20.31%
Virginia	8	2.06%
Wisconsin	14	3.60%
States with under 4 Sales:	45	11.57%
AK,AL,AZ,DC,KY,LA,MA,MI,NV, NE,NH,NM,OR,SC,UT,WA	389	100.00%

International Breakout for: YTD: 2016

Country	Number Sales	% INT'L Sales
Mexico, Canada, England	10	100.00%
many, Hong Kong, Puerto Rico, Switzerland, Singa	5	
Total International:	15	100.00%

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



New Unit Sales Detail

Improved Residential New Unit Sales Data: September 2016

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
2	2.5	2010	1498	\$ 2,325,000.00	Landmark-Vail Condo Unit 513	MULTIFAM	\$ 1,552.07	610 W LIONSHEAD CIR #513
6	8	2014	11023	\$ 14,692,500.00	Vail Valley Subd Lot 1 Blk 1	SINGLEFAM	\$ 1,332.89	1183 CABIN CIR
4	4.5	2015	3972	\$ 4,945,000.00	Glen Lyon Subd Lot 38W	SINGLEFAM	\$ 1,244.96	1226 WESTHAVEN CIR #W
3	3.5	2015	3469	\$ 1,712,500.00	Heritage Park Subd Lot 10	SINGLEFAM	\$ 493.66	184 HERITAGE PARK PL
5	4.5	2015	4023	\$ 1,870,000.00	Wildridge Subd Lot 10A Blk 3	SINGLEFAM	\$ 464.83	4012 WILDRIDGE RD W
4	4.5	2015	4777	\$ 1,955,177.00	Pointe @ Edwards Subd Lot 4	SINGLEFAM	\$ 409.29	89 EDWARDS POINTE
1	1	1999	339	\$ 135,000.00	First Street Condo Unit 3	MULTIFAM	\$ 398.23	310 FIRST ST #3
3	3	2011	3135	\$ 1,100,000.00	Homestead Subd #2 Lot 14 Blk 15	SINGLEFAM	\$ 350.88	196 RUSSELL TRL
6	6	2013	4303	\$ 1,285,000.00	Eagle Ranch Subd #22 Lot 51	SINGLEFAM	\$ 298.63	1077 FOURTH OF JULY RD
2	2	1999	704	\$ 190,000.00	First Street Condo Unit 1	MULTIFAM	\$ 269.89	310 FIRST ST #1
2	2	1999	704	\$ 190,000.00	First Street Condo Unit 2	MULTIFAM	\$ 269.89	310 FIRST ST #2
3	3.5	2015	2482	\$ 642,000.00	Shadow Rock TH Unit 224 Blk P PH III	MULTIFAM	\$ 258.66	224 OVERLOOK RIDGE
3	2.5	2015	1730	\$ 384,000.00	Hawks Nest @ Buckhorn Vallley Subd #1 Lot 11A	SINGLEFAM	\$ 221.97	1395 HAWKS NEST LN
4	3	2016	2050	\$ 326,032.00	Two Rivers Village Subd Lot 15A Blk 2	SINGLEFAM	\$ 159.04	110 SALMON LOOP

Summary of Improved Residential New Unit Sales: September 2016

Average Price:	\$ 2,268,014.93
Average PPSF:	\$ 551.78
Median Price:	\$ 1,192,500
# Transactions:	14
Gross Volume:	\$ 31,752,209

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

