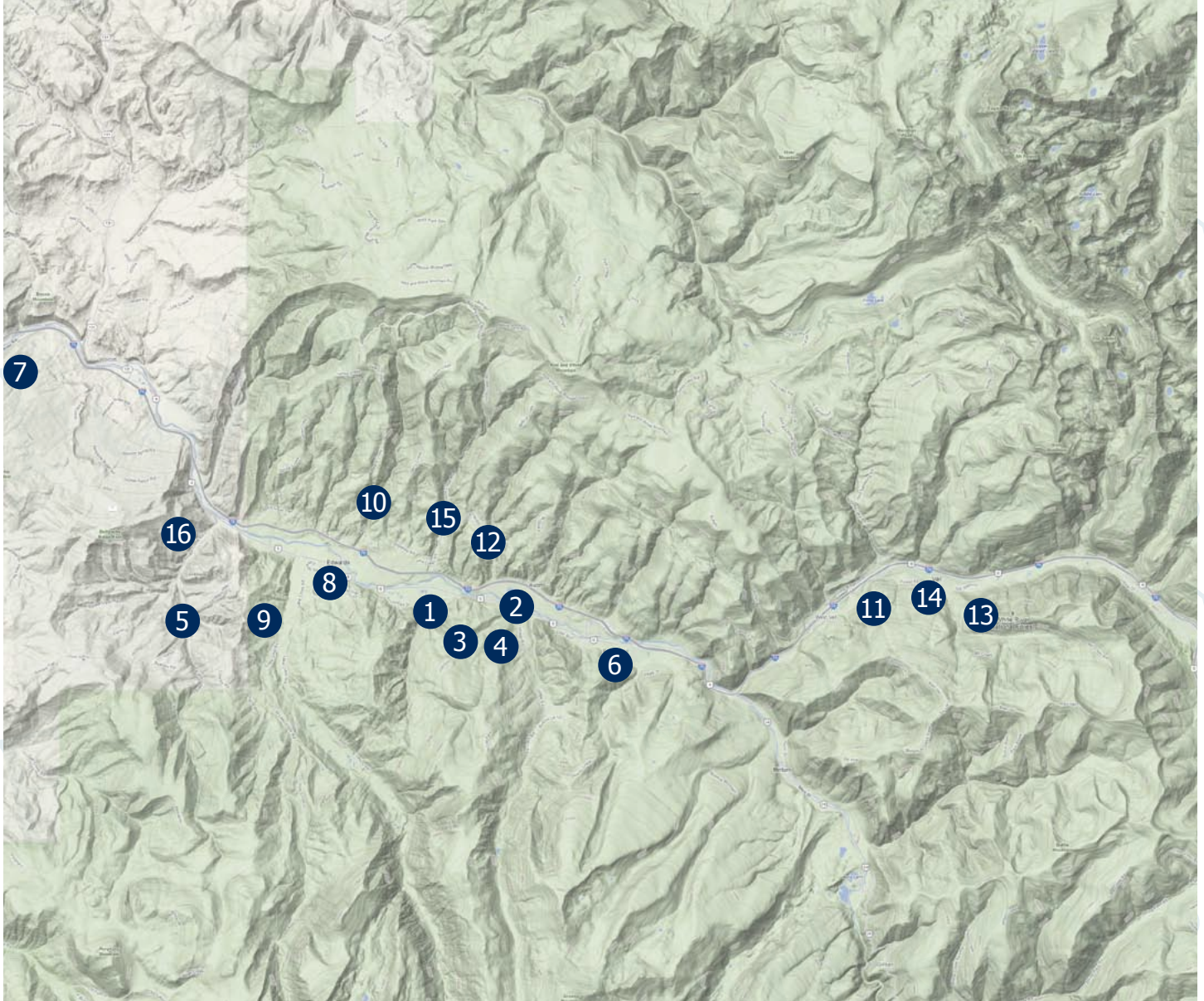


# MICROMARKET REPORT | VAIL VALLEY



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INTERNATIONAL REALTY

# VAIL VALLEY NEIGHBORHOODS BEAVER CREEK & VAIL



1. Arrowhead
2. Avon
3. Bachelor Gulch
4. Beaver Creek
5. Cordillera & Colorow
6. Eagle Vail
7. Eagle & Gypsum
8. Edwards - Homestead
9. Edwards - Lake Creek Valley
10. Edwards - Singletree
11. Lionshead
12. Mountain Star
13. Vail Golf Course
14. Vail Village
15. Wildridge, Wildwood
16. Wolocott, Bellyache, Red Sky

**MICROMARKET REPORT** | VAIL VALLEY

QUARTER 3 2012 | COLORADOMICROREPORTS.COM

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INTERNATIONAL REALTY

Based on Information from the Vail MLS. This representation is based in whole or in part on data supplied by the Vail MLS. The Vail MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by the Vail MLS may not reflect all real estate activity in the market.



# BEAVER CREEK MARKET



## BEAVER CREEK All Properties

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$1,106,205	\$1,527,500	38.1%
Average Price	\$1,586,500	\$2,103,081	32.6%
Average Price per Square Foot	\$692	\$515	-25.6%
Average Days on Market	346	286	-17.3%
Highest Price	\$10,500,000	\$7,500,000	-28.6%
Lowest Price	\$360,000	\$335,000	-6.9%
Properties Sold	48	\$62	29.2%
% Sold Price to Original List Price	90.45%	92.81%	2.6%

## BACHELOR GULCH All Properties

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$2,581,500	\$1,886,250	-26.9%
Average Price	\$4,133,222	\$3,750,972	-9.2%
Average Price per Square Foot	\$327	\$377	15.3%
Average Days on Market	450	146	-67.6%
Highest Price	\$10,950,000	\$11,000,000	0.5%
Lowest Price	\$1,360,000	\$785,000	-42.3%
Properties Sold	18	18	0.0%
% Sold Price to Original List Price	91.52%	91.46%	-0.1%

## ARROWHEAD All Properties

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$1,075,000	\$1,591,500	48.0%
Average Price	\$1,778,119	\$2,222,094	25.0%
Average Price per Square Foot	\$413	\$362	-12.4%
Average Days on Market	303	407	34.3%
Highest Price	\$5,700,000	\$7,995,000	40.3%
Lowest Price	\$500,000	\$400,000	-20.0%
Properties Sold	21	32	52.4%
% Sold Price to Original List Price	88.91%	90.62%	1.9%

# VAIL VALLEY MARKET



## VAIL VILLAGE *All Properties*

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$2,200,000	\$1,795,000	-18.4%
Average Price	\$3,455,345	\$2,899,985	-16.1%
Average Price per Square Foot	\$762.01	\$803.70	5.5%
Average Days on Market	435	400	-8.0%
Highest Price	\$12,500,000	\$14,100,000	12.8%
Lowest Price	\$579,500	\$370,000	-36.2%
Properties Sold	29	43	48.3%
% Sold Price to Original List Price	81.93%	86.63%	5.7%

## LIONSHEAD *All Properties*

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$2,442,500	\$2,500,000	2.4%
Average Price	\$2,650,326	\$2,642,087	-0.3%
Average Price per Square Foot	\$819	\$811	-1.0%
Average Days on Market	203	419	106.4%
Highest Price	\$9,195,000	\$7,500,000	-18.4%
Lowest Price	\$350,000	\$585,000	67.1%
Properties Sold	28	23	-17.9%
% Sold Price to Original List Price	95.07%	94.82%	-0.3%

## VAIL *All Properties (excluding Vail Village and Lionshead)*

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$533,411	\$510,000	-4.4%
Average Price	\$828,511	\$906,293	9.4%
Average Price per Square Foot	\$777	\$825	6.1%
Average Days on Market	262	239	-8.8%
Highest Price	\$3,300,000	\$6,100,000	84.8%
Lowest Price	\$177,802	\$190,000	6.9%
Properties Sold	89	126	41.6%
% Sold Price to Original List Price	89.30%	90.37%	1.2%

# VAIL VALLEY MARKET | MARKETS BY AREA

## ARROWHEAD *Multi-family*

Quarter 3 - Jan. through Sept.

	2011	2012	% Change
Median Price	\$897,500	\$1,100,000	22.6%
Average Price	\$909,500	\$1,156,100	27.1%
Average Price per Square Foot	\$716	\$664	-7.3%
Average Days on Market	232	435	87.5%
Highest Price	\$1,500,000	\$2,875,000	91.7%
Lowest Price	\$500,000	\$400,000	-20.0%
Properties Sold	12	15	25.0%
% Sold Price to Original List Price	89.25%	90.60%	1.5%

## ARROWHEAD *Single Family*

Quarter 3 - Jan. through Sept.

	2011	2012	% Change
Median Price	\$2,600,000	\$2,800,000	7.7%
Average Price	\$2,936,278	\$3,162,677	7.7%
Average Price per Square Foot	\$264	\$258	-2.2%
Average Days on Market	248	383	54.4%
Highest Price	\$5,700,000	\$7,995,000	40.3%
Lowest Price	\$1,050,000	\$1,200,000	14.3%
Properties Sold	9	17	88.9%
% Sold Price to Original List Price	88.77%	90.62%	2.1%

## BACHELOR GULCH *Multi-Family*

Quarter 3 - Jan. through Sept.

	2011	2012	% Change
Median Price	\$2,200,000	\$1,730,000	-21.4%
Average Price	\$2,268,000	\$1,920,577	-15.3%
Average Price per Square Foot	\$523	\$669	27.8%
Average Days on Market	424	148	-65.1%
Highest Price	\$4,400,000	\$5,600,000	27.3%
Lowest Price	\$1,360,000	\$785,000	-42.3%
Properties Sold	11	13	18.2%
% Sold Price to Original List Price	90.33%	84.18%	-6.8%

## BACHELOR GULCH *Single Family*

Quarter 3 - Jan. through Sept.

	2011	2012	% Change
Median Price	\$7,850,000	\$8,150,000	3.8%
Average Price	\$7,064,286	\$8,510,000	20.5%
Average Price per Square Foot	\$206	\$177	-14.2%
Average Days on Market	491	141	-71.3%
Highest Price	\$10,950,000	\$11,000,000	0.5%
Lowest Price	\$1,800,000	\$5,400,000	200.0%
Properties Sold	7	5	-28.6%
% Sold Price to Original List Price	92.13%	91.72%	-0.4%



# VAIL VALLEY MARKET | MARKETS BY AREA

## BEAVER CREEK *Multi-Family*

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$981,250	\$1,039,000	5.9%
Average Price	\$1,363,833	\$1,689,427	23.9%
Average Price per Square Foot	\$847	\$713	-15.9%
Average Days on Market	342	288	-15.8%
Highest Price	\$10,500,000	\$7,500,000	-28.6%
Lowest Price	\$360,000	\$335,000	-6.9%
Properties Sold	42	48	14.3%
% Sold Price to Original List Price	90.91%	91.75%	0.9%

## BEAVER CREEK *Single Family*

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$2,850,000	\$3,322,500	16.6%
Average Price	\$3,145,167	\$3,521,321	12.0%
Average Price per Square Foot	\$302	\$264	-12.7%
Average Days on Market	485	279	-42.5%
Highest Price	\$5,500,000	\$5,750,000	4.5%
Lowest Price	\$1,195,000	\$1,650,000	38.1%
Properties Sold	6	14	133.3%
% Sold Price to Original List Price	89.08%	94.61%	6.2%

## CORDILLERA *All Properties*

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$1,225,000	\$1,200,000	-2.0%
Average Price	\$1,287,526	\$1,425,160	10.7%
Average Price per Square Foot	\$319	\$297	-6.8%
Average Days on Market	349	325	-6.9%
Highest Price	\$3,275,000	\$2,800,000	-14.5%
Lowest Price	\$400,000	\$195,000	-51.3%
Properties Sold	16	25	56.3%
% Sold Price to Original List Price	90%	89%	-0.1%

## EAGLE & GYPSUM *All Properties*

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$235,000	\$253,750	8.0%
Average Price	\$303,679	\$338,265	11.4%
Average Price per Square Foot	\$721	\$691	-4.2%
Average Days on Market	157	109	-30.6%
Highest Price	\$2,500,000	\$13,200,000	428.0%
Lowest Price	\$55,650	\$65,000	16.8%
Properties Sold	205	248	21.0%
% Sold Price to Original List Price	94.02%	89.36%	-5.0%

# VAIL VALLEY MARKET | MARKETS BY AREA

## EAGLE, AVON, & WILDRIDGE

All Properties

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$415,000	\$308,250	-25.7%
Average Price	\$471,887	\$380,151	-19.4%
Average Price per Square Foot	\$943	\$917	-2.7%
Average Days on Market	132	160	21.2%
Highest Price	\$1,700,000	\$1,090,000	-35.9%
Lowest Price	\$140,000	\$81,000	-42.1%
Properties Sold	118	140	18.6%
% Sold Price to Original List Price	96.28%	90.13%	-6.4%

## EDWARDS HOMESTEAD

All Properties

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$364,750	\$306,000	-16.1%
Average Price	\$470,707	\$380,294	-19.2%
Average Price per Square Foot	\$761	\$835	9.8%
Average Days on Market	276	98	-64.5%
Highest Price	\$1,500,000	\$1,050,000	-30.0%
Lowest Price	\$1,200,000	\$177,000	-85.3%
Properties Sold	30	51	70.0%
% Sold Price to Original List Price	91.29%	94.01%	3.0%

## LAKE CREEK VALLEY

All Properties

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$1,300,000	\$1,114,000	-14.3%
Average Price	\$1,865,000	\$1,388,000	-25.6%
Average Price per Square Foot	\$336	\$475	41.4%
Average Days on Market	423	168	-60.3%
Highest Price	\$3,400,000	\$2,175,000	-36.0%
Lowest Price	\$895,000	\$875,000	-2.2%
Properties Sold	3	3	0.0%
% Sold Price to Original List Price	86.21%	90.64%	5.1%

## SINGLETREE

All Properties

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$725,000	\$629,000	-13.2%
Average Price	\$818,856	\$698,873	-14.7%
Average Price per Square Foot	\$506	\$541	6.9%
Average Days on Market	282	177	-37.2%
Highest Price	\$1,534,000	\$1,475,000	-3.8%
Lowest Price	\$318,000	\$300,000	-5.7%
Properties Sold	23	37	60.9%
% Sold Price to Original List Price	87.33%	92.79%	6.2%

# VAIL VALLEY MARKET | MARKETS BY AREA

## MOUNTAIN STAR *All Properties*

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$3,750,000	\$5,325,000	42.0%
Average Price	\$3,750,000	\$5,325,000	42.0%
Average Price per Square Foot	\$629	\$184	-70.7%
Average Days on Market	399	314	-21.3%
Highest Price	\$4,000,000	\$7,000,000	75.0%
Lowest Price	\$3,500,000	\$3,650,000	4.3%
Properties Sold	2	2	0.0%
% Sold Price to Original List Price	92.02%	75.80%	-17.6%

## VAIL GOLF COURSE, CASCADE, & SPRADDLE CREEK

*All Properties*

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$1,850,000	\$2,302,000	24.4%
Average Price	\$1,474,800	\$2,594,578	75.9%
Average Price per Square Foot	\$820	\$477	-41.8%
Average Days on Market	358	362	1.1%
Highest Price	\$2,550,000	\$6,100,000	139.2%
Lowest Price	\$399,000	\$590,000	47.9%
Properties Sold	5	16	220.0%
% Sold Price to Original List Price	90.78%	89.40%	-1.5%

## ALL OTHER VAIL AREAS

*East Vail, Booth Creek, Potato Patch, Sandstone Lionsridge, Valley Ridge at Vail, west Vail North, Highland Meadows, West Vail South*

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$533,411	\$510,000	-4.4%
Average Price	\$828,511	\$906,293	9.4%
Average Price per Square Foot	\$777	\$825	6.1%
Average Days on Market	262	239	-8.8%
Highest Price	\$3,300,000	\$6,100,000	84.8%
Lowest Price	\$177,802	\$190,000	6.9%
Properties Sold	89	126	41.6%
% Sold Price to Original List Price	89.30%	90.37%	1.2%



# LOCAL COLORADO REAL ESTATE EXPERTS



## DENVER TECH CENTER

8400 E. Crescent Parkway, Suite 300  
Greenwood Village, CO 80111  
303.893.3200



## VAIL VALLEY

26 Avondale Lane, #119  
Beaver Creek, CO 81620  
970.748.5100



## EVERGREEN

32156 Castle Court, Suite 201  
Evergreen, CO 80439  
303.674.3200



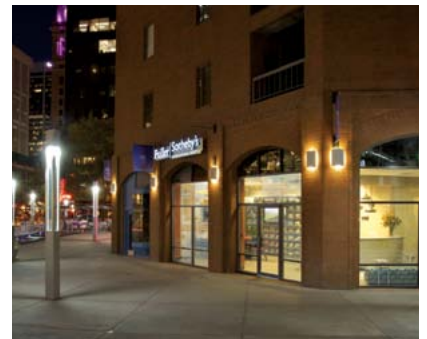
## CASTLE PINES VILLAGE

858 Happy Canyon Road, Suite 100  
Castle Rock, CO 80108  
303.660.8800



## CHERRY CREEK

3033 E. 1st Avenue, Suite 500  
Denver, CO 80206  
303.893.3200



## DENVER DOWNTOWN

1512 Larimer Street, #46R  
Denver, CO, 80202  
303.893.3200



## BOULDER

1050 Walnut Street  
Boulder, CO, 80302  
303.443.6161



## CHERRY CREEK SHOPPING CENTER

3000 East 1st Avenue  
Denver, CO 80206  
303.893.3200

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