



VAIL VALLEY

# MICROMARKETREPORT

MID-YEAR 2011

[COLORADOMICROREPORTS.COM](http://COLORADOMICROREPORTS.COM)

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# MICROMARKETREPORT

FIRST HALF 2011 JANUARY-JUNE

COLORADOMICROREPORTS.COM

## ARROWHEAD - CONDO

January through June	2010	2011	% Change
Median Price .....	\$585,000	\$944,500	61.5%
Average Price.....	\$796,000	\$902,375	13.4%
Average Price per Square Foot.....	\$510	\$425	-16.7%
Average Days on Market.....	355	234	-34.1%
Highest Price.....	\$1,300,000	\$1,185,000	-8.8%
Lowest Price .....	\$550,000	\$625,000	13.6%
Properties Sold.....	10	8	-20.0%
% Sold Price to Original List Price.....	88.20%	88.62%	0.5%

## ARROWHEAD - SINGLE FAMILY

January through June	2010	2011	% Change
Median Price .....	\$1,850,000	\$1,630,000	-11.9%
Average Price.....	\$2,176,500	\$2,121,833	-2.5%
Average Price per Square Foot.....	\$481	\$455	-5.4%
Average Days on Market.....	281	223	-20.6%
Highest Price.....	\$5,250,000	\$4,000,000	-23.8%
Lowest Price .....	\$950,000	\$800,000	-15.8%
Properties Sold.....	10	9	-10.0%
% Sold Price to Original List Price.....	85.97%	88.74%	3.2%

## BACHELOR GULCH

January through June	2010	2011	% Change
Median Price .....	\$1,475,000	\$4,400,000	198.3%
Average Price.....	\$1,943,040	\$5,536,636	184.9%
Average Price per Square Foot.....	\$789	\$895	13.4%
Average Days on Market.....	532	417	-21.6%
Highest Price.....	\$3,175,000	\$10,950,000	244.9%
Lowest Price .....	\$1,450,000	\$1,550,000	6.9%
Properties Sold.....	5	11	120.0%
% Sold Price to Original List Price.....	89.71%	92.44%	3.0%

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## BEAVER CREEK - CONDO

January through June	2010	2011	% Change
Median Price .....	\$1,637,500	\$972,500	-40.6%
Average Price.....	\$1,999,962	\$1,457,519	-27.1%
Average Price per Square Foot.....	\$846	\$769	-9.1%
Average Days on Market.....	264	303	14.8%
Highest Price.....	\$5,000,000	\$10,500,000	110.0%
Lowest Price .....	\$412,000	\$360,000	-12.6%
Properties Sold.....	26	27	3.8%
% Sold Price to Original List Price.....	86.73%	90.59%	4.5%

## BEAVER CREEK - SINGLE FAMILY

January through June	2010	2011	% Change
Median Price .....	\$10,000,000	\$3,775,000	-62.3%
Average Price.....	\$7,990,000	\$3,619,000	-54.7%
Average Price per Square Foot.....	\$1,031	\$593	-42.5%
Average Days on Market.....	210	406	93.3%
Highest Price.....	\$12,700,000	\$5,500,000	-56.7%
Lowest Price .....	\$2,250,000	\$1,426,000	-36.6%
Properties Sold.....	5	4	-20.0%
% Sold Price to Original List Price.....	88.05%	89.97%	2.2%

## CORDILLERA, CORDILLERA VALLEY CLUB AND TIMBER SPRINGS

January through June	2010	2011	% Change
Median Price .....	\$1,725,000	\$881,000	-48.9%
Average Price.....	\$1,812,416	\$1,215,334	-32.9%
Average Price per Square Foot.....	\$339	\$230	-32.2%
Average Days on Market.....	239	267	11.7%
Highest Price.....	\$4,780,000	\$3,275,000	-31.5%
Lowest Price .....	\$750,000	\$400,000	-46.7%
Properties Sold.....	25	8	-68.0%
% Sold Price to Original List Price.....	86.70%	88.50%	2.1%

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## EAGLE, EAGLE RANCH, BRUSH CREEK AND GYPSUM

January through June	2010	2011	% Change
Median Price .....	\$357,500	\$245,000	-31.5%
Average Price.....	\$441,967	\$328,608	-25.6%
Average Price per Square Foot.....	\$184	\$145	-21.2%
Average Days on Market.....	140	150	7.1%
Highest Price .....	\$1,300,000	\$2,500,000	92.3%
Lowest Price .....	\$140,000	\$55,650	-60.3%
Properties Sold.....	74	133	79.7%
% Sold Price to Original List Price.....	92.90%	93.63%	0.8%

## EAGLE VAIL, AVON AND WILDRIDGE

January through June	2010	2011	% Change
Median Price .....	\$420,000	\$432,000	2.9%
Average Price.....	\$510,413	\$475,636	-6.8%
Average Price per Square Foot.....	\$436	\$304	-30.3%
Average Days on Market.....	350	102	-70.9%
Highest Price .....	\$1,325,000	\$1,500,000	13.2%
Lowest Price .....	\$165,000	\$150,000	-9.1%
Properties Sold.....	113	80	-29.2%
% Sold Price to Original List Price.....	68.03%	87.87%	29.2%

## EDWARDS, HOMESTEAD AND LAKE CREEK

January through June	2010	2011	% Change
Median Price .....	\$635,000	\$663,187	4.4%
Average Price.....	\$924,155	\$673,330	-27.1%
Average Price per Square Foot.....	\$350	\$245	-29.9%
Average Days on Market.....	176	173	-1.7%
Highest Price .....	\$4,300,000	\$1,534,000	-64.3%
Lowest Price .....	\$275,000	\$240,000	-12.7%
Properties Sold.....	24	23	-4.2%
% Sold Price to Original List Price.....	89.72%	88.33%	-1.6%

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## MOUNTAIN STAR

January through June	2010	2011	% Change
Median Price .....	\$3,150,000	\$3,750,000	19.0%
Average Price.....	\$3,150,000	\$3,750,000	19.0%
Average Price per Square Foot.....	\$529	\$629	18.9%
Average Days on Market.....	549	397	-27.7%
Highest Price.....	\$3,150,000	\$4,000,000	27.0%
Lowest Price .....	\$3,150,000	\$3,500,000	11.1%
Properties Sold.....	1	2	100.0%
% Sold Price to Original List Price.....	84.00%	92.02%	9.5%

## VAIL VILLAGE AND LIONSHEAD

January through June	2010	2011	% Change
Median Price .....	\$2,668,500	\$2,500,000	-6.3%
Average Price.....	\$3,514,509	\$3,250,514	-7.5%
Average Price per Square Foot.....	\$1,697	\$1,565	-7.8%
Average Days on Market.....	251	311	23.9%
Highest Price.....	\$14,817,600	\$12,500,000	-15.6%
Lowest Price .....	\$350,000	\$350,000	0.0%
Properties Sold.....	50	45	-10.0%
% Sold Price to Original List Price.....	90.10%	85.97%	-4.6%

## VAIL GOLF COURSE, SPRADDLE CREEK AND CASCADE VILLAGE

January through June	2010	2011	% Change
Median Price .....	\$5,187,500	\$1,124,500	-78.3%
Average Price.....	\$4,251,000	\$1,124,500	-73.5%
Average Price per Square Foot.....	\$955	\$625	-34.6%
Average Days on Market.....	421	386	-8.3%
Highest Price.....	\$9,000,000	\$1,850,000	-79.4%
Lowest Price .....	\$1,050,000	\$399,000	-62.0%
Properties Sold.....	10	2	-80.0%
% Sold Price to Original List Price.....	87.27%	90.00%	3.1%

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## ALL OTHER VAIL AREAS NOT INCLUDED ABOVE

January through June	2010	2011	% Change
Median Price .....	\$649,000	\$565,000	-12.9%
Average Price.....	\$1,016,020	\$893,749	-12.0%
Average Price per Square Foot.....	\$447	\$403	-9.8%
Average Days on Market.....	223	286	28.3%
Highest Price.....	\$4,375,000	\$3,300,000	-24.6%
Lowest Price .....	\$300,000	\$177,802	-40.7%
Properties Sold.....	49	55	12.2%
% Sold Price to Original List Price.....	89.50%	88.62%	-1.0%

## GLOSSARY OF TERMS

### Median Price:

A value that separates the upper half of prices from the lower half of prices. It can be interpreted like an average, however the extreme prices (high and low) don't hold undue influence.

### Average Price

Determined by totaling the sales prices of all houses sold in an area and dividing that number by the number of homes.

### Average Price per Square Foot:

The price of each property divided by their respective square footage then averaged across all properties sold in the area for a given time period.

### Average Days on Market:

The number of days a listing is active before it is entered into "pending" status. Pending status is when an offer has been accepted by the seller but the transaction is not yet closed. Average days on market is derived by adding all the days on market of each listing and dividing by the number of listings.

### Properties Sold:

The number of property transactions that closed and transferred ownership.

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