



VAIL VALLEY

MICROMARKET REPORT

QUARTER 3 2011 YEAR TO DATE

COLORADOMICROREPORTS.COM

Fuller BCV

Sotheby's
INTERNATIONAL REALTY

MICROMARKETREPORT

QUARTER 3 2011 YEAR TO DATE

COLORADOMICROREPORTS.COM

ARROWHEAD - CONDO

Total Properties in Area	September 30, 2011
Number of Total Properties on Market	26
% of Total Properties In Area.....	5.87%

ARROWHEAD - SINGLE FAMILY

Total Properties in Area	September 30, 2011
Number of Total Properties on Market	13
% of Total Properties In Area.....	4.69%

BACHELOR GULCH - CONDO

Total Properties in Area	September 30, 2011
Number of Total Properties on Market	4
% of Total Properties In Area.....	1.13%

BACHELOR GULCH - SINGLE FAMILY

Total Properties in Area	September 30, 2011
Number of Total Properties on Market	6
% of Total Properties In Area.....	4.11%

BEAVER CREEK - CONDO

Total Properties in Area	September 30, 2011
Number of Total Properties on Market	57
% of Total Properties In Area.....	3.65%

BEAVER CREEK - SINGLE FAMILY

Total Properties in Area	September 30, 2011
Number of Total Properties on Market	11
% of Total Properties In Area.....	3.15%

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ARROWHEAD - CONDO

January through September	2010	2011	% Change
Median Price	\$1,112,500	\$897,500	-19.3%
Average Price.....	\$1,111,604	\$909,500	-18.2%
Average Price per Square Foot.....	\$421	\$411	-2.5%
Average Days on Market.....	330	211	-36.1%
Highest Price.....	\$2,349,000	\$1,500,000	-36.1%
Lowest Price	\$550,000	\$500,000	-9.1%
Properties Sold.....	24	12	-50.0%
% Sold Price to Original List Price.....	87.66%	89.25%	1.8%

ARROWHEAD - SINGLE FAMILY

January through September	2010	2011	% Change
Median Price	\$2,700,000	\$2,600,000	-3.7%
Average Price.....	\$2,816,667	\$2,936,278	4.2%
Average Price per Square Foot.....	\$523	\$489	-6.5%
Average Days on Market.....	224	399	78.1%
Highest Price.....	\$5,250,000	\$5,700,000	8.6%
Lowest Price	\$950,000	\$800,000	15.8%
Properties Sold.....	6	10	66.7%
% Sold Price to Original List Price.....	87.77%	88.77%	1.1%

BACHELOR GULCH CONDO

January through September	2010	2011	% Change
Median Price	\$2,130,000	\$2,200,000	3.3%
Average Price.....	\$2,155,700	\$2,268,000	5.2%
Average Price per Square Foot.....	\$785	\$748	-4.6%
Average Days on Market.....	372	429	15.3%
Highest Price.....	\$4,000,000	\$4,400,000	10.0%
Lowest Price	\$1,400,000	\$1,360,000	-2.9%
Properties Sold.....	11	11	0.0%
% Sold Price to Original List Price.....	88.55%	90.33%	2.0%

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BACHELOR GULCH SINGLE FAMILY

January through September	2010	2011	% Change
Median Price	\$0	\$7,850,000	N/A
Average Price.....	\$0	\$7,064,286	N/A
Average Price per Square Foot.....	\$0	\$918	N/A
Average Days on Market.....	N/A	497	N/A
Highest Price	\$0	\$10,950,000	N/A
Lowest Price	N/A	\$1,800,000	N/A
Properties Sold.....	\$0	\$7	N/A
% Sold Price to Original List Price.....	N/A	92.13%	N/A

BEAVER CREEK - CONDO

January through September	2010	2011	% Change
Median Price	\$1,510,000	\$981,250	-35.0%
Average Price.....	\$1,901,881	\$1,363,833	-28.3%
Average Price per Square Foot.....	\$830	\$729	-12.2%
Average Days on Market.....	254	301	18.5%
Highest Price	\$6,100,000	\$10,500,000	72.1%
Lowest Price	\$412,000	\$360,000	-12.6%
Properties Sold.....	42	42	0.0%
% Sold Price to Original List Price.....	87.59%	90.91%	3.8%

BEAVER CREEK - SINGLE FAMILY

January through September	2010	2011	% Change
Median Price	\$8,925,000	\$2,850,000	-68.1%
Average Price.....	\$8,094,500	\$3,145,167	-61.1%
Average Price per Square Foot.....	\$979	\$599	-38.9%
Average Days on Market.....	309	485	57.0%
Highest Price	\$12,700,000	\$5,500,000	-56.7%
Lowest Price	\$2,250,000	\$1,195,000	-46.9%
Properties Sold.....	6	6	0.0%
% Sold Price to Original List Price.....	85.88%	89.08%	3.7%

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CORDILLERA, CORDILLERA VALLEY CLUB AND TIMBER SPRINGS

January through September	2010	2011	% Change
Median Price	\$1,725,000	\$1,250,000	-27.5%
Average Price.....	\$1,853,087	\$1,330,845	-28.2%
Average Price per Square Foot.....	\$355	\$260	-26.8%
Average Days on Market.....	236	366	55.1%
Highest Price.....	\$4,780,000	\$3,275,000	-31.5%
Lowest Price	\$400,000	\$400,000	0.0%
Properties Sold.....	39	15	-61.5%
% Sold Price to Original List Price.....	87.70%	89.42%	2.0%

EAGLE, EAGLE RANCH, BRUSH CREEK AND GYPSUM

January through September	2010	2011	% Change
Median Price	\$340,500	\$235,000	-31.0%
Average Price.....	\$409,849	\$306,435	-25.2%
Average Price per Square Foot.....	\$176	\$139	-21.2%
Average Days on Market.....	138	153	10.9%
Highest Price.....	\$1,300,000	\$2,500,000	92.3%
Lowest Price	\$76,900	\$55,650	-27.6%
Properties Sold.....	126	201	59.5%
% Sold Price to Original List Price.....	92.65%	93.98%	1.4%

EAGLE VAIL, AVON AND WILDRIDGE

January through September	2010	2011	% Change
Median Price	\$417,000	\$407,000	-2.4%
Average Price.....	\$498,371	\$453,149	-9.1%
Average Price per Square Foot.....	\$407	\$284	-30.4%
Average Days on Market.....	386	127	-67.1%
Highest Price.....	\$1,325,000	\$1,500,000	13.2%
Lowest Price	\$165,000	\$140,000	-15.2%
Properties Sold.....	134	112	-16.4%
% Sold Price to Original List Price.....	70.36%	96.78%	37.6%

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EDWARDS AND HOMESTEAD

January through September	2010	2011	% Change
Median Price	\$450,000	\$380,000	-15.6%
Average Price.....	\$569,339	\$482,800	-15.2%
Average Price per Square Foot.....	\$258	\$227	-11.9%
Average Days on Market.....	230	275	19.6%
Highest Price.....	\$1,365,000	\$1,500,000	9.9%
Lowest Price	\$200,000	\$240,000	20.0%
Properties Sold.....	28	29	3.6%
% Sold Price to Original List Price.....	90.52%	91.40%	1.0%

LAKE CREEK VALLEY

January through September	2010	2011	% Change
Median Price	\$1,825,000	\$1,300,000	-28.8%
Average Price.....	\$1,951,090	\$1,865,000	-4.4%
Average Price per Square Foot.....	\$406	\$395	-2.8%
Average Days on Market.....	231	423	83.1%
Highest Price.....	\$4,300,000	\$3,400,000	-20.9%
Lowest Price	\$532,500	\$895,000	68.1%
Properties Sold.....	8	3	-62.5%
% Sold Price to Original List Price.....	87.81%	86.21%	-1.8%

MOUNTAIN STAR

January through September	2010	2011	% Change
Median Price	\$3,950,000	\$3,750,000	-5.1%
Average Price.....	\$3,950,000	\$3,750,000	-5.1%
Average Price per Square Foot.....	\$552	\$629	13.9%
Average Days on Market.....	275	397	44.4%
Highest Price.....	\$4,750,000	\$4,000,000	-15.8%
Lowest Price	\$3,150,000	\$3,500,000	11.1%
Properties Sold.....	2	2	0.0%
% Sold Price to Original List Price.....	77.11%	92.02%	19.3%

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SINGLETREE

January through September	2010	2011	% Change
Median Price	\$675,000	\$717,500	6.3%
Average Price.....	\$704,263	\$821,986	16.7%
Average Price per Square Foot.....	\$284	\$261	-7.9%
Average Days on Market.....	232	282	21.6%
Highest Price	\$1,490,000	\$1,534,000	3.0%
Lowest Price	\$369,000	\$318,000	-13.8%
Properties Sold.....	20	22	10.0%
% Sold Price to Original List Price.....	88.85%	87.00%	-2.1%

VAIL VILLAGE AND LIONSHEAD

January through September	2010	2011	% Change
Median Price	\$2,825,000	\$2,365,000	-16.3%
Average Price.....	\$3,533,841	\$3,059,897	-13.4%
Average Price per Square Foot.....	\$1,661	\$1,522	-8.4%
Average Days on Market.....	238	291	22.3%
Highest Price	\$14,817,600	\$12,500,000	-15.6%
Lowest Price	\$350,000	\$350,000	0.0%
Properties Sold.....	74	57	-23.0%
% Sold Price to Original List Price.....	90.17%	87.05%	-3.5%

VAIL GOLF COURSE, SPRADDLE CREEK AND CASCADE VILLAGE

January through September	2010	2011	% Change
Median Price	\$2,675,000	\$1,287,500	-51.9%
Average Price.....	\$3,637,308	\$1,381,000	-62.0%
Average Price per Square Foot.....	\$919	\$706	-23.2%
Average Days on Market.....	453	437	-3.5%
Highest Price	\$9,000,000	\$2,550,000	-71.7%
Lowest Price	\$1,050,000	\$399,000	-62.0%
Properties Sold.....	13	4	-69.2%
% Sold Price to Original List Price.....	87.34%	89.49%	2.5%

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ALL OTHER VAIL AREAS NOT INCLUDED ABOVE

January through September	2010	2011	% Change
Median Price	\$642,000	\$525,000	-18.2%
Average Price.....	\$933,519	\$799,494	-14.4%
Average Price per Square Foot.....	\$434	\$388	-10.7%
Average Days on Market.....	249	255	2.4%
Highest Price.....	\$4,375,000	\$3,300,000	-24.6%
Lowest Price	\$205,000	\$177,802	-13.3%
Properties Sold.....	78	81	3.8%
% Sold Price to Original List Price.....	89.24%	89.00%	-0.3%

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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