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VailLuxuryBroker.com



Eagle County tipped the \$1 billion mark in sales with 1,075 transactions so far in 2015. This is up 17% compared to last year-to-date. Vail Village accounts for more than 16% of sales with 52 transactions year-to-date and has the highest dollar volume totaling \$175,198,708. Beaver Creek is the second highest accounting for \$111,363,703 in sales volume with 56 transactions year-to-date.

July saw 218 transactions close at over \$171 million in total sales for the Vail Valley. Helping contribute to the increase in transactions were newly constructed homes that were on a rise in July accounting for \$15,802,050 in sales volume. Commercial real estate also saw an increase, accounted for almost \$15 million with 16 transactions. The highest priced home sold in July was at 265 Forest Road Vail Village. This single family residence was on the market for 547 days and was sold fully furnished.



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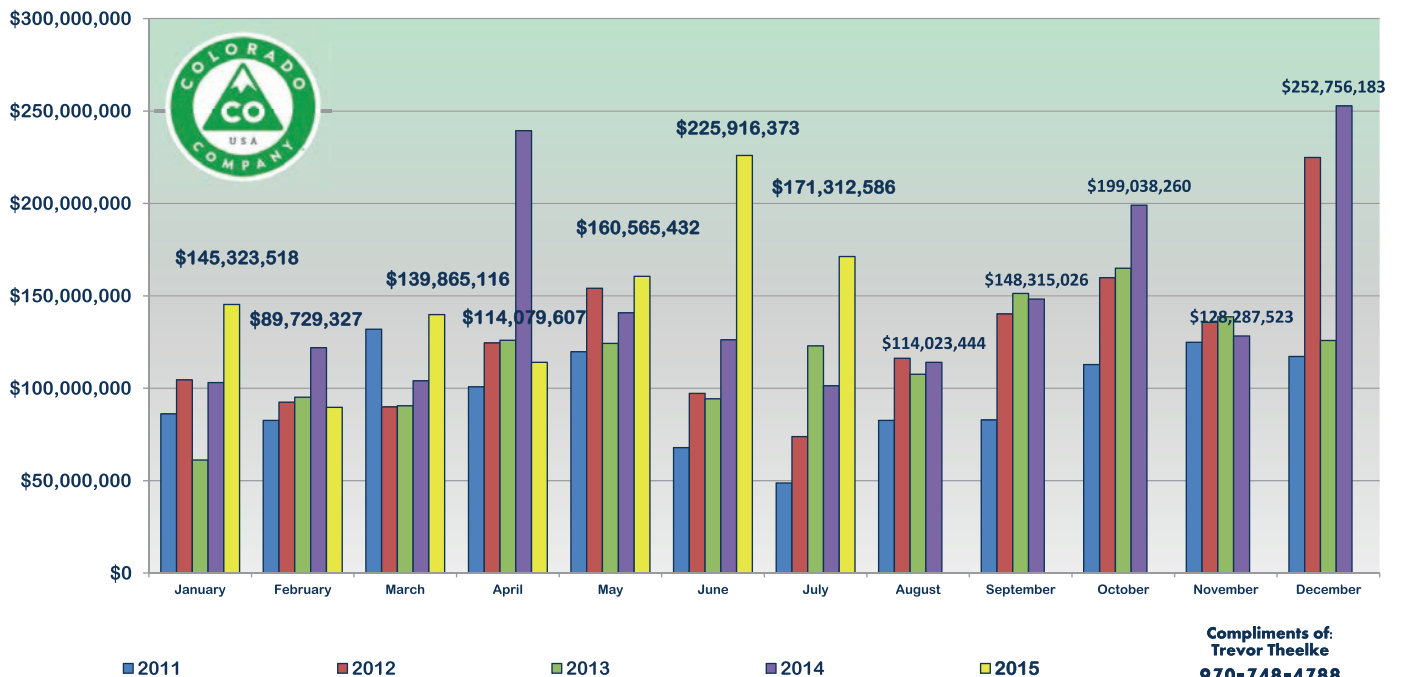
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Land Title Market Analysis: Historical Sales Volume Eagle County

Monthly Gross Volume Comparison: 2011 - YTD: 2015



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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%	\$145,323,518	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%	\$171,312,586	169%
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%
YTD - TOTAL	\$637,830,283	77%	\$736,560,352	115%	\$714,364,705	97%	\$936,943,033	131%	\$1,046,791,959	112%
Annual Totals	\$1,158,048,856	77%	\$1,513,490,284	167%	\$1,402,637,280	131%	\$1,779,363,469	127%	\$1,046,791,959	59%

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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%	218	151%
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%
YTD - TOTAL	712	109%	807	113%	954	118%	916	96%	1,075	117%
Annual Totals	1,357	109%	1,726	133%	1,766	127%	1,802	102%	1,075	60%

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Land Title Transaction Analysis by Area: Eagle County

July 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	\$2,683,000	1.57%	5	2.29%	\$536,600	\$480,000
Booth Creek, The Falls	\$0	0.00%	0	0.00%	\$0	\$0
11th Filing, Vail Golf Course	\$2,620,000	1.53%	2	0.92%	\$1,310,000	n/a
Vail Village	\$30,275,000	17.67%	6	2.75%	\$5,045,833	\$2,400,000
Lionshead	\$3,455,000	2.02%	3	1.38%	\$1,151,667	\$680,000
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	\$4,159,725	2.43%	8	3.67%	\$519,966	\$448,500
Cascade Village, Glen Lyon	\$2,625,000	1.53%	2	0.92%	\$1,312,500	n/a
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$6,894,000	4.02%	6	2.75%	\$1,149,000	\$509,500
Highland Meadows	\$0	0.00%	0	0.00%	\$0	\$0
Intermountain, Matterhorn, Vail Village West	\$780,000	0.46%	1	0.46%	\$780,000	n/a
Minturn, Redcliff	\$4,045,386	2.36%	7	3.21%	\$577,912	\$535,000
Eagle Vail	\$5,043,000	2.94%	10	4.59%	\$504,300	\$520,000
Avon	\$4,872,108	2.84%	10	4.59%	\$487,211	\$313,000
Mountain Star	\$7,450,000	4.35%	1	0.46%	\$7,450,000	n/a
Wildridge	\$5,773,050	3.37%	7	3.21%	\$824,721	\$813,000
Beaver Creek	\$9,425,000	5.50%	4	1.83%	\$2,356,250	\$1,700,000
Bachelor Gulch	\$0	0.00%	0	0.00%	\$0	\$0
Arrowhead	\$11,338,000	6.62%	6	2.75%	\$1,889,667	\$1,600,000
Berry Creek, Singletree	\$5,652,025	3.30%	8	3.67%	\$706,503	\$638,013
Edwards	\$9,140,788	5.34%	20	9.17%	\$457,039	\$339,500
Homestead, South 40	\$1,891,900	1.10%	5	2.29%	\$378,380	\$355,000
Lake Creek, Squaw Creek	\$0	0.00%	0	0.00%	\$0	\$0
Cordillera Valley Club	\$0	0.00%	0	0.00%	\$0	\$0
Cordillera	\$2,100,000	1.23%	2	0.92%	\$1,050,000	n/a
Wolcott	\$105,000	0.06%	1	0.46%	\$105,000	n/a
Bellyache, Red Sky	\$237,500	0.14%	1	0.46%	\$237,500	n/a
Eagle	\$24,218,400	14.14%	42	19.27%	\$576,629	\$445,000
Gypsum	\$12,139,805	7.09%	33	15.14%	\$367,873	\$364,000
Basalt, El Jebel and Misc. In-County	\$14,343,400	8.37%	26	11.93%	\$551,669	\$557,500
Quit Claim Deeds	\$45,500	0.03%	2	0.92%	\$22,750	n/a
TOTAL	\$171,312,586	100.00%	218	100.00%	\$792,903	\$449,000
(BANK SALES)	\$2,814,600	1.64%	6	2.75%	\$469,100	\$341,250

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YTD: Jul. 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	\$27,229,923	2.60%	35	3.26%	\$777,998	\$550,000
Booth Creek, The Falls	\$7,725,030	0.74%	6	0.56%	\$1,287,505	\$1,057,515
11th Filing, Vail Golf Course	\$7,802,500	0.75%	5	0.47%	\$1,560,500	\$1,405,000
Vail Village	\$175,198,708	16.74%	52	4.84%	\$3,369,206	\$2,125,000
Lionshead	\$65,856,417	6.29%	35	3.26%	\$1,881,612	\$1,250,000
Spraddle Creek	\$0	0.00%	0	0.00%	\$0	\$0
Potato Patch	\$6,850,000	0.65%	1	0.09%	\$6,850,000	n/a
Lionsridge, Sandstone, The Ridge, The Valley	\$20,339,725	1.94%	21	1.95%	\$968,558	\$575,000
Cascade Village, Glen Lyon	\$24,597,000	2.35%	10	0.93%	\$2,459,700	\$1,481,000
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$9,385,302	0.90%	11	1.02%	\$853,209	\$466,000
Highland Meadows	\$9,965,000	0.95%	7	0.65%	\$1,423,571	\$1,150,000
Intermountain, Matterhorn, Vail Village West	\$12,040,500	1.15%	14	1.30%	\$860,036	\$750,000
Minturn, Redcliff	\$12,079,686	1.15%	23	2.14%	\$525,204	\$510,000
Eagle Vail	\$21,969,450	2.10%	42	3.91%	\$523,082	\$497,500
Avon	\$32,089,591	3.07%	70	6.51%	\$458,423	\$321,500
Mountain Star	\$19,002,000	1.82%	4	0.37%	\$4,750,500	\$5,397,500
Wildridge	\$21,014,550	2.01%	29	2.70%	\$724,640	\$705,000
Beaver Creek	\$111,363,703	10.64%	56	5.21%	\$1,988,638	\$1,225,000
Bachelor Gulch	\$52,311,400	5.00%	22	2.05%	\$2,377,791	\$1,449,950
Arrowhead	\$62,826,575	6.00%	42	3.91%	\$1,495,871	\$1,156,875
Berry Creek, Singletree	\$25,817,750	2.47%	35	3.26%	\$737,650	\$690,000
Edwards	\$22,183,001	2.12%	54	5.02%	\$410,796	\$331,250
Homestead, South 40	\$9,025,400	0.86%	20	1.86%	\$451,270	\$421,750
Lake Creek, Squaw Creek	\$7,801,000	0.75%	8	0.74%	\$975,125	\$750,250
Cordillera Valley Club	\$8,081,000	0.77%	7	0.65%	\$1,154,429	\$686,000
Cordillera	\$28,843,525	2.76%	21	1.95%	\$1,373,501	\$1,300,000
Wolcott	\$1,415,000	0.14%	5	0.47%	\$283,000	\$60,000
Bellyache, Red Sky	\$4,165,000	0.40%	6	0.56%	\$694,167	\$436,250
Eagle	\$99,337,041	9.49%	150	13.95%	\$662,247	\$431,250
Gypsum	\$55,918,870	5.34%	138	12.84%	\$405,209	\$332,200
Basalt, El Jebel and Misc. In-County	\$83,671,112	7.99%	125	11.63%	\$669,369	\$460,000
Quit Claim Deeds	\$886,200	0.08%	21	1.95%	\$42,200	\$28,000
TOTAL	\$1,046,791,959	100.00%	1,075	100.00%	\$992,320	\$515,000
(BANK SALES)	\$19,684,200	1.88%	31	2.88%	\$634,974	\$325,000

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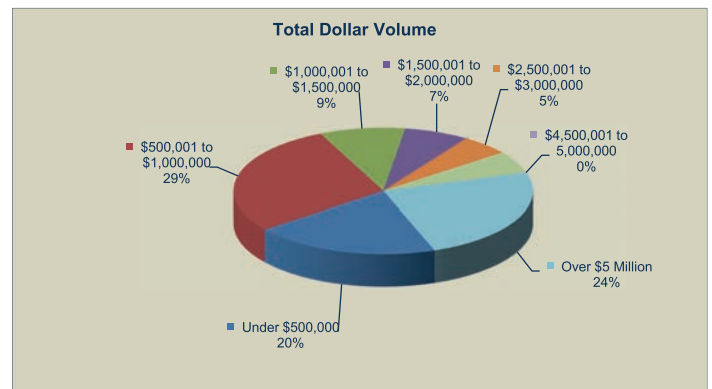
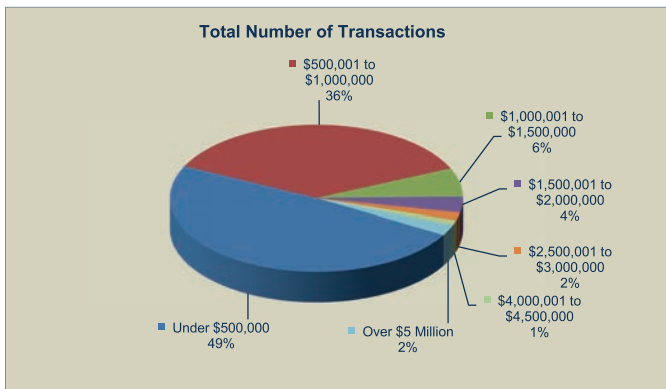


Land Title Cost Breakdown: Eagle County

July 2015

Residential Cost Breakdown

	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	\$30,290,932	\$356,364	Single Family	102	\$99,293,503	\$973,466
	\$500,001 to \$1,000,000	63	\$43,137,875	\$684,728	Multi Family	72	\$51,629,828	\$717,081
	\$1,000,001 to \$1,500,000	11	\$13,955,524	\$1,268,684	Vacant Residential Land	14	\$2,818,500	\$201,321
	\$1,500,001 to \$2,000,000	6	\$10,549,000	\$1,758,167				
	\$2,000,001 to \$2,500,000	0	\$0	\$0				
	\$2,500,001 to \$3,000,000	3	\$7,995,000	\$2,665,000				
	\$3,000,001 to \$3,500,000	0	\$0	\$0				
	\$3,500,001 to \$4,000,000	0	\$0	\$0				
	\$4,000,001 to \$4,500,000	2	\$8,550,000	\$4,275,000				
	\$4,500,001 to 5,000,000	0	\$0	\$0				
	Over \$5 Million	4	\$36,445,000	\$9,111,250				
Improved Residential Total:		174	\$150,923,331	\$867,375	Total	188	\$153,741,831	\$817,776
Residential Vacant Land and Commercial Total*:		44	\$20,389,255	\$463,392	* includes all non-improved residential transactions			



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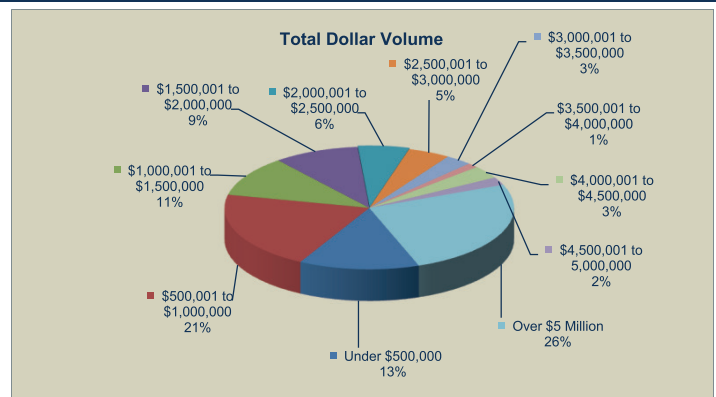
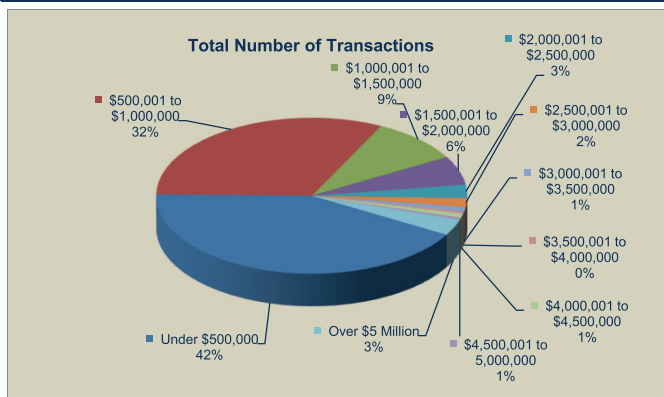
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Land Title Cost Breakdown: Eagle County

YTD: Jul. 2015

	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	344	\$119,674,979	\$347,892	Single Family	397	\$509,874,477	\$1,284,319
	\$500,001 to \$1,000,000	263	\$183,353,600	\$697,162	Multi Family	423	\$381,039,951	\$900,804
	\$1,000,001 to \$1,500,000	77	\$95,255,961	\$1,237,090	Vacant Residential Land	93	\$26,936,200	\$289,637
	\$1,500,001 to \$2,000,000	49	\$85,094,753	\$1,736,628				
	\$2,000,001 to \$2,500,000	23	\$51,160,400	\$2,224,365				
	\$2,500,001 to \$3,000,000	15	\$42,017,500	\$2,801,167				
	\$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	7	\$29,932,568	\$4,276,081				
	\$4,500,001 to 5,000,000	4	\$18,805,000	\$4,701,250				
	Over \$5 Million	27	\$228,289,667	\$8,455,173				
Improved Residential Total:		820	\$890,914,428	\$1,086,481	Total	913	\$917,850,628	\$1,005,313
Residential Vacant Land and Commercial Total*:		255	\$155,877,531	\$611,284	* includes all non-improved residential transactions			



Full Year: 2014

	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				
Improved Residential Total:		1,438	\$1,515,641,718	\$1,053,993	Total	1594	\$1,566,331,744	\$982,642
Residential Vacant Land and Commercial Total*:		364	\$263,721,751	\$724,510	* includes all non-improved residential transactions			

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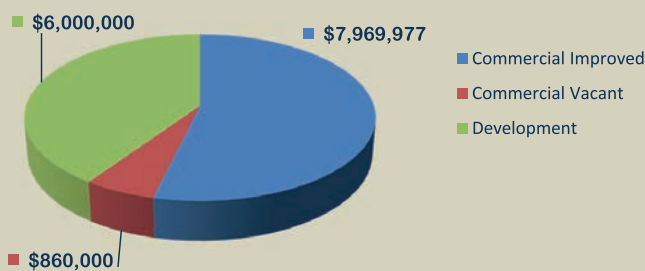
Land Title Commercial Market Analysis: Eagle County

July & YTD: 2015

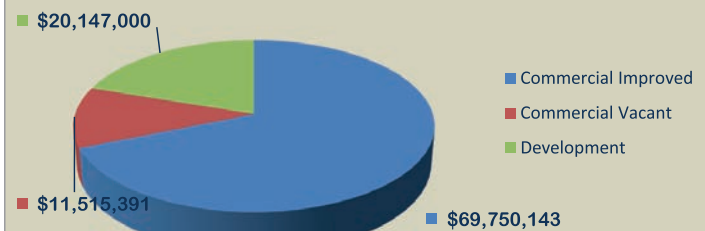
Commercial Cost Breakdown

Sale	Number of Transactions	Total Dollar Volume	Average Sales Price	YTD Number of Transactions	YTD Total Dollar Volume	YTD Average Sales Price
Commercial Improved	12	\$7,969,977	\$664,165	71	\$69,750,143	\$982,396
Commercial Vacant	3	\$860,000	\$286,667	18	\$11,515,391	\$639,744
Development	1	\$6,000,000	\$6,000,000	5	\$20,147,000	\$4,029,400
Total	16	\$14,829,977	\$926,874	94	\$101,412,534	\$1,078,857

Commercial & Development Sales: July 2015



Commercial & Development Sales: YTD. Jul. 2015



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July 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	2.87%	\$2,683,000	1.78%	\$536,600	\$520,000
Booth Creek, The Falls	0	0.00%	\$0	0.00%	\$0	\$0
11th Filing, Vail Golf Course	2	1.15%	\$2,620,000	1.74%	\$1,310,000	n/a
Vail Village	5	2.87%	\$30,045,000	19.91%	\$6,009,000	\$2,800,000
Lionshead	3	1.72%	\$3,455,000	2.29%	\$1,151,667	\$680,000
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	7	4.02%	\$3,942,424	2.61%	\$563,203	\$452,000
Cascade Village, Glen Lyon	2	1.15%	\$2,625,000	1.74%	\$1,312,500	n/a
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	6	3.45%	\$6,894,000	4.57%	\$1,149,000	\$509,500
Highland Meadows	0	0.00%	\$0	0.00%	\$0	\$0
Intermountain, Matterhorn, Vail Village West	1	0.57%	\$780,000	0.52%	\$780,000	n/a
Minturn, Redcliff	6	3.45%	\$4,040,100	2.68%	\$673,350	\$550,000
Eagle Vail	9	5.17%	\$4,393,000	2.91%	\$488,111	\$445,000
Avon	9	5.17%	\$3,272,108	2.17%	\$363,568	\$298,000
Mountain Star	1	0.57%	\$7,450,000	4.94%	\$7,450,000	n/a
Wildridge	7	4.02%	\$5,773,050	3.83%	\$824,721	\$813,000
Beaver Creek	4	2.30%	\$9,425,000	6.24%	\$2,356,250	\$1,700,000
Bachelor Gulch	0	0.00%	\$0	0.00%	\$0	\$0
Arrowhead	6	3.45%	\$11,338,000	7.51%	\$1,889,667	\$1,600,000
Berry Creek, Singletree	6	3.45%	\$4,642,025	3.08%	\$773,671	\$675,513
Edwards	11	6.32%	\$4,823,096	3.20%	\$438,463	\$360,000
Homestead, South 40	5	2.87%	\$1,891,900	1.25%	\$378,380	\$355,000
Lake Creek, Squaw Creek	0	0.00%	\$0	0.00%	\$0	\$0
Cordillera Valley Club	0	0.00%	\$0	0.00%	\$0	\$0
Cordillera	2	1.15%	\$2,100,000	1.39%	\$1,050,000	n/a
Wolcott	0	0.00%	\$0	0.00%	\$0	\$0
Bellyache, Red Sky	0	0.00%	\$0	0.00%	\$0	\$0
Eagle	32	18.39%	\$16,914,400	11.21%	\$528,575	\$487,250
Gypsum	27	15.52%	\$10,172,228	6.74%	\$376,749	\$368,000
Basalt, El Jebel and Misc. In-County	18	10.34%	\$11,644,000	7.72%	\$646,889	\$598,250
Quit Claim Deeds	0	0.00%	\$0	0.00%	\$0	\$0
TOTAL	174	100.00%	\$150,923,331	100.00%	\$867,375	\$516,000
(BANK SALES)	6	3.45%	\$2,814,600	1.86%	\$469,100	\$341,250

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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.

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Land Title Residential Analysis by Area: Eagle County

YTD: Jul. 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	31	3.78%	\$25,267,300	2.84%	\$815,074	\$565,000
Booth Creek, The Falls	6	0.73%	\$7,725,030	0.87%	\$1,287,505	\$1,057,515
11th Filing, Vail Golf Course	5	0.61%	\$7,802,500	0.88%	\$1,560,500	\$1,405,000
Vail Village	39	4.76%	\$156,683,708	17.59%	\$4,017,531	\$2,740,000
Lionshead	29	3.54%	\$51,406,417	5.77%	\$1,772,635	\$1,211,250
Spraddle Creek	0	0.00%	\$0	0.00%	\$0	\$0
Potato Patch	1	0.12%	\$6,850,000	0.77%	\$6,850,000	n/a
Lionsridge, Sandstone, The Ridge, The Valley	20	2.44%	\$20,122,424	2.26%	\$1,006,121	\$600,000
Cascade Village, Glen Lyon	9	1.10%	\$21,847,000	2.45%	\$2,427,444	\$1,350,000
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	9	1.10%	\$8,829,050	0.99%	\$981,006	\$553,000
Highland Meadows	6	0.73%	\$8,915,000	1.00%	\$1,485,833	\$1,475,000
Intermountain, Matterhorn, Vail Village West	13	1.59%	\$11,660,500	1.31%	\$896,962	\$780,000
Minturn, Redcliff	17	2.07%	\$10,256,900	1.15%	\$603,347	\$535,000
Eagle Vail	40	4.88%	\$20,694,450	2.32%	\$517,361	\$470,000
Avon	58	7.07%	\$23,457,978	2.63%	\$404,448	\$328,500
Mountain Star	3	0.37%	\$18,245,000	2.05%	\$6,081,667	\$5,397,500
Wildridge	22	2.68%	\$18,756,300	2.11%	\$852,559	\$782,500
Beaver Creek	54	6.59%	\$110,838,703	12.44%	\$2,052,569	\$1,262,500
Bachelor Gulch	22	2.68%	\$52,311,400	5.87%	\$2,377,791	\$1,449,950
Arrowhead	39	4.76%	\$61,559,075	6.91%	\$1,578,438	\$1,175,000
Berry Creek, Singletree	29	3.54%	\$23,652,250	2.65%	\$815,595	\$700,000
Edwards	29	3.54%	\$12,948,963	1.45%	\$446,516	\$372,000
Homestead, South 40	20	2.44%	\$9,025,400	1.01%	\$451,270	\$421,750
Lake Creek, Squaw Creek	3	0.37%	\$3,900,500	0.44%	\$1,300,167	\$870,500
Cordillera Valley Club	3	0.37%	\$5,715,000	0.64%	\$1,905,000	\$2,075,000
Cordillera	16	1.95%	\$27,133,525	3.05%	\$1,695,845	\$1,550,000
Wolcott	1	0.12%	\$1,150,000	0.13%	\$1,150,000	n/a
Bellyache, Red Sky	2	0.24%	\$2,845,000	0.32%	\$1,422,500	n/a
Eagle	102	12.44%	\$53,341,790	5.99%	\$522,959	\$452,500
Gypsum	99	12.07%	\$36,159,065	4.06%	\$365,243	\$349,500
Basalt, El Jebel and Misc. In-County	93	11.34%	\$71,814,200	8.06%	\$772,196	\$540,000
Quit Claim Deeds	0	0.00%	\$0	0.00%	\$0	\$0
TOTAL	820	100.00%	\$890,914,428	100.00%	\$1,086,481	\$582,000
(BANK SALES)	29	3.54%	\$19,214,200	2.16%	\$662,559	\$366,000

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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	\$1,634,900	-30%	\$420,542	\$575,958	37%	\$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	\$1,225,625	5%	\$0	\$0	0%
Vail Village	\$10,776,175	\$9,870,714	-8%	\$3,185,517	\$2,737,147	-14%	\$7,750,000	\$0	n/a
Lionshead	\$9,000,000	\$0	n/a	\$2,271,190	\$1,772,635	-22%	\$0	\$0	0%
Spraddle Creek	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Potato Patch	\$1,245,000	\$6,850,000	450%	\$1,425,000	\$0	n/a	\$0	\$0	0%
Lionsridge, Sandstone, The Ridge, The Valley	\$2,061,429	\$2,731,250	32%	\$471,885	\$574,839	22%	\$762,500	\$0	n/a
Cascade Village, Glen Lyon	\$4,275,000	\$3,681,250	-14%	\$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	\$2,709,000	177%	\$423,357	\$487,293	15%	\$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	\$1,170,286	3%	\$543,185	\$578,083	6%	\$257,500	\$380,000	48%
Minturn, Redcliff	\$518,065	\$637,062	23%	\$410,071	\$493,775	20%	\$165,500	\$50,000	-70%
Eagle-Vail	\$629,353	\$732,233	16%	\$390,480	\$388,438	-1%	\$196,250	\$0	n/a
Avon	\$1,116,000	\$599,000	-46%	\$383,089	\$393,836	3%	\$0	\$0	0%
Mountain Star	\$3,100,000	\$6,081,667	96%	\$0	\$0	0%	\$945,000	\$757,000	-20%
Wildridge	\$846,919	\$894,900	6%	\$425,297	\$708,600	67%	\$286,000	\$322,607	13%
Beaver Creek	\$3,416,250	\$4,625,556	35%	\$1,310,470	\$1,537,971	17%	\$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	\$2,389,583	13%	\$910,250	\$883,170	-3%	\$900,000	\$1,100,000	22%
Berry Creek, Singletree	\$841,345	\$842,442	0%	\$562,714	\$582,917	4%	\$371,250	\$360,917	-3%
Edwards	\$1,412,937	\$968,167	-31%	\$381,102	\$363,052	-5%	\$396,667	\$150,000	-62%
Homestead, South Forty	\$619,324	\$992,500	60%	\$392,396	\$391,133	0%	\$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	\$1,695,845	-4%	\$0	\$0	0%	\$175,028	\$251,667	44%
Wolcott	\$1,163,500	\$1,150,000	-1%	\$0	\$0	0%	\$137,750	\$66,250	-52%
Bellyache, Red Sky	\$3,312,500	\$1,422,500	-57%	\$0	\$0	0%	\$335,571	\$330,000	-2%
Eagle	\$534,538	\$617,918	16%	\$286,323	\$295,057	3%	\$177,351	\$170,675	-4%
Gypsum	\$311,631	\$375,185	20%	\$191,045	\$234,571	23%	\$99,354	\$155,855	57%
Basalt, El Jebel & Misc. In-County	\$804,657	\$1,027,167	28%	\$470,553	\$448,817	-5%	\$191,904	\$200,577	5%
Gross Live Average:	\$1,236,694	\$1,284,319	4%	\$900,299	\$900,804	0%	\$324,936	\$289,637	-11%

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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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	\$458.13	-23%	\$409.55	\$468.72	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	\$610.61	15%	\$0	\$0	0%
Vail Village	\$2,101.47	\$2,023.43	-4%	\$1,522.85	\$1,537.69	1%	\$17,260,579	\$0	n/a
Lionshead	\$1,442.11	\$0.00	n/a	\$1,258.02	\$1,101.89	-12%	\$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	\$472.93	15%	\$4,751,033	\$0	n/a
Cascade Village, Glen Lyon	\$902.15	\$761.15	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	\$525.55	43%	\$362.69	\$413.86	14%	\$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	\$422.83	0%	\$351.21	\$410.29	17%	\$1,463,068	\$1,187,500	-19%
Minturn, Redcliff	\$277.48	\$326.90	18%	\$299.28	\$587.21	96%	\$1,190,644	\$217,391	-82%
Eagle-Vail	\$266.56	\$277.69	4%	\$242.47	\$289.72	19%	\$460,606	\$0	n/a
Avon	\$289.72	\$243.08	-16%	\$332.28	\$356.08	7%	\$0	\$0	0%
Mountain Star	\$622.54	\$828.30	33%	\$0.00	\$0.00	0%	\$293,478	\$511,486	74%
Wildridge	\$255.84	\$291.66	14%	\$221.66	\$279.22	26%	\$396,917	\$274,089	-31%
Beaver Creek	\$598.75	\$697.59	17%	\$702.05	\$707.94	1%	\$0	\$0	0%
Bachelor Gulch	\$795.32	\$1,027.03	29%	\$897.16	\$855.39	-5%	\$0	\$0	0%
Arrowhead	\$415.62	\$513.49	24%	\$493.56	\$532.04	8%	\$1,500,000	\$1,833,333	22%
Berry Creek, Singletree	\$278.25	\$307.43	10%	\$305.49	\$331.91	9%	\$706,749	\$956,073	35%
Edwards	\$413.33	\$326.72	-21%	\$313.29	\$313.08	0%	\$379,883	\$116,279	-69%
Homestead, South Forty	\$260.84	\$218.15	-16%	\$238.47	\$248.43	4%	\$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	\$310.77	-4%	\$0.00	\$0.00	0%	\$76,846	\$217,128	183%
Wolcott	\$283.54	\$232.65	-18%	\$0.00	\$0.00	0%	\$9,602	\$1,656	-83%
Bellyache, Red Sky	\$536.18	\$324.76	-39%	\$0.00	\$0.00	0%	\$190,188	\$321,078	69%
Eagle	\$194.74	\$218.84	12%	\$194.92	\$199.18	2%	\$502,401	\$211,658	-58%
Gypsum	\$163.06	\$181.48	11%	\$130.95	\$156.67	20%	\$112,855	\$123,501	9%
Basalt, El Jebel & Misc. In-County	\$284.54	\$355.78	25%	\$316.22	\$293.77	-7%	\$351,460	\$209,168	-40%
Gross Live Average:	\$327.86	\$346.69	6%	\$524.86	\$556.23	6%	\$663,718	\$372,173	-44%

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.

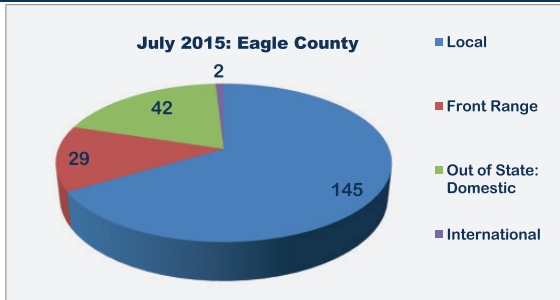
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Land Title Market Highlights: Eagle County

Purchaser Abstract:



All Sales: July 2015

Origin of Buyer	# of Trans.	% Overall
Local	145	67%
Front Range	29	13%
Out of State: Domestic	42	19%
International	2	1%
Total Sales	218	100%

All Sales: YTD. Jul. 2015

Origin of Buyer	# of Trans.	% Overall
Local	584	54%
Front Range	181	17%
Out of State: Domestic	296	28%
International	14	1%
Total Sales	1075	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%

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%

Market Highlights:

Highest Priced Residential Sale: July 2015

Price	Area	PPSF
\$14,495,000	VAIL VILLAGE	\$1,973



Highest PSF Residential Sale: July 2015

Price	Area	PPSF
\$2,800,000	VAIL VILLAGE	\$2,233

Bank Sales Detail: July 2015

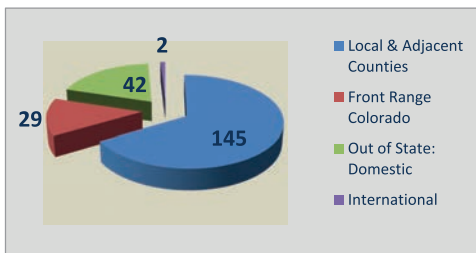
Price	Area	PPSF
\$1,405,000	03	\$510
\$445,000	12	\$253
\$119,900	13	\$218
\$162,200	22	\$146
\$366,000	11	\$207
\$316,500	23	\$190



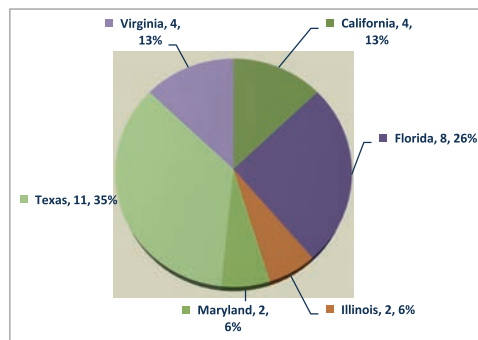
Land Title Buyer Profile: Eagle County

July 2015

Purchaser Origin



Out-of-State Breakout



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Purchaser Point of Origin for: July 2015

Origin	Number Sales	% All Sales
Local & Adjacent Counties	145	66.51%
Front Range Colorado	29	13.30%
Out of State: Domestic	42	19.27%
International	2	0.92%

Out-of-State Breakout for: July 2015

State	Number Sales	% All Sales
Alabama	0	0.00%
Arizona	0	0.00%
California	4	9.52%
Florida	8	19.05%
Delaware	0	0.00%
Illinois	2	4.76%
Kansas	0	0.00%
Louisiana	0	0.00%
Maryland	2	4.76%
Michigan	0	0.00%
Missouri	0	0.00%
South Carolina	0	0.00%
New Jersey	0	0.00%
Ohio	0	0.00%
Texas	11	26.19%
Virginia	4	9.52%
Wisconsin	0	0.00%
Wyoming	0	0.00%
Washington, DC	0	0.00%
States with one Sale only:	0	0.00%
CT,GA,IA, ID,MO,NC,NY	11	26.19%
OK,TN,UT,WI	42	

International Breakout for: July 2015

Country	Number Sales	% INT'L Sales
Countries with one sale:	0	100.00%
Australia	2	
Total International:	2	100.00%

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



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Land Title New Development Summary: Eagle County

Improved Residential New Unit Sales detail: July 2015

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
4	3.5	2014	2819	\$ 996,550.00	Wildridge Subd Lot 488 Block 4	SINGLEFAM	\$ 353.51	5153 Longsun Lane
3	3.5	2014	2301	\$ 826,000.00	Berry Creek Ranch Subd #2 Lot 13B Block 5	SINGLEFAM	\$ 358.97	0311 Longhorn Road
2	2	2014	1278	\$ 589,000.00	Park Modern Condo Unit 104 PH I	MULTIFAM	\$ 460.88	0202 Evans Road
4	3	2014	2617	\$ 813,000.00	Wildridge Subd Lot 91A Block 1	SINGLEFAM	\$ 310.66	2470 Old Trail Road
3	2	2015	1421	\$ 243,000.00	Two Rivers Village Subd Lot 1A Block 1	SINGLEFAM	\$ 171.01	0009 Bluegill Loop
4	3.5	2012	2816	\$ 625,000.00	Frost Creek & Saltcreek PUD Subd #1 Lot 29	SINGLEFAM	\$ 221.95	0980 Gray Rock Drive
3	3.5	2014	2344	\$ 705,000.00	Wildridge Subd Lot 258 Block 2	SINGLEFAM	\$ 300.77	2900 June Creek Trail, #B
3	2.5	2009	2461	\$ 637,000.00	Eagle Ranch Subd #14 Lot 32	SINGLEFAM	\$ 258.84	2407 Eagle Ranch Road
3	3.5	2015	1738	\$ 362,500.00	Hawks Nest @ Buckhorn Valley Subd #1 Lot 12A	SINGLEFAM	\$ 208.57	1420 Hawks Nest
4	3.5	2007	2970	\$ 388,000.00	Aspen Ridge @ Buckhorn Valley PUD Lot 79	SINGLEFAM	\$ 130.64	0030 Wolf Creek Drive
3	2.5	2007	1966	\$ 379,000.00	Aspen Ridge @ Buckhorn Valley PUD Lot 73	SINGLEFAM	\$ 192.78	0023 Wolf Creek Drive
3	3.5	2014	2406	\$ 705,000.00	Wildridge Subd Lot 25A, Block 2	SINGLEFAM	\$ 293.02	2900 June Creek Trail, #A
4	3	2012	3055	\$ 1,599,000.00	M&B: Sec 35-5-81	SINGLEFAM	\$ 523.40	0974 Main Street
4	3	2011	1956	\$ 437,000.00	Buckhorn Valley Subd PH IV Lot 177	SINGLEFAM	\$ 223.42	0028 Mohawk Court
1	2	2010	1665	\$ 2,000,000.00	One Vail Road Private Residences Condo Unit 7203	MULTIFAM	\$ 1,201.20	0001 Vail Road
6	6	2008	6489	\$ 4,500,000.00	Buffer Creek Resub Lot 17	SINGLEFAM	\$ 693.48	1895 Meadow Ridge Road

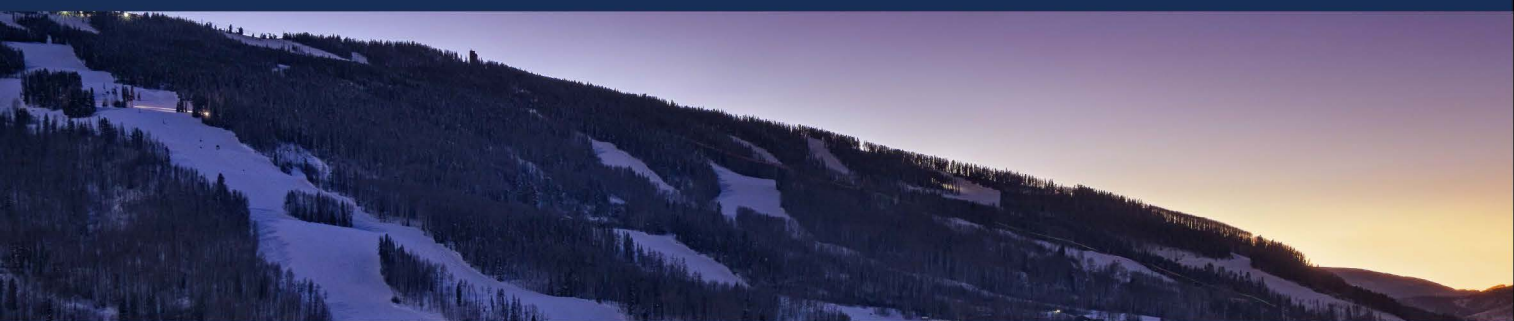
Summary of Improved Residential New Unit Sales: July 2015

Average Price:	\$987,816
Average PPSF:	\$368.94
Median Price:	\$671,000
# Transactions:	16
Gross Volume:	\$ 15,805,050



Compliments of:
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NOTE: The above figures do not include time share interests, new vacant site transactions, or new commercial unit transactions. Data is deemed reliable but not guaranteed.



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