



ONLINE MEETING
Monday, March 15, 2021
1:00 PM

Public Meeting Room / Eagle Town Hall
200 Broadway
Eagle, CO

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MEETING ACCESS

- a 1. This will be an online meeting.

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CALL TO ORDER

APPROVAL OF MINUTES

BACKGROUND REPORTS

- a [Town Manager Report](#)
- b [Department Staff and Sales Tax Report](#)
- c Land Title Real Estate Report

PRESENTATIONS

- a Presentation by Mountain Recreation - Councilwoman Bartnik and Lizzy Owens

COMMUNITY DEVELOPMENT UPDATE

- a West Eagle Subarea
- b Affordable Housing Strategy

BUSINESS AND DISCUSSION ITEMS

- a Upcoming Grants - Economic Development Initiatives
- b Downtown Development Authority report
- c Community Survey Report
- d EVC Annual Report
- e Mountain TOTS
- f Grand Ave Corridor Study update
- g Eagle Bucks update

MEMBER & SUBCOMMITTEE UPDATE

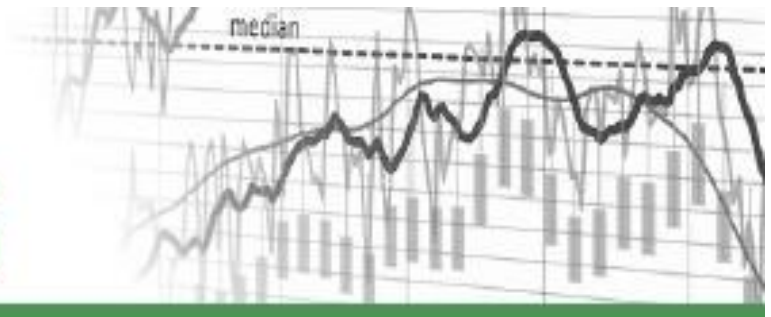
ADJOURN

I hereby certify that the above Notice of Meeting was posted by me in the designated location at least 24 hours prior to said meeting.

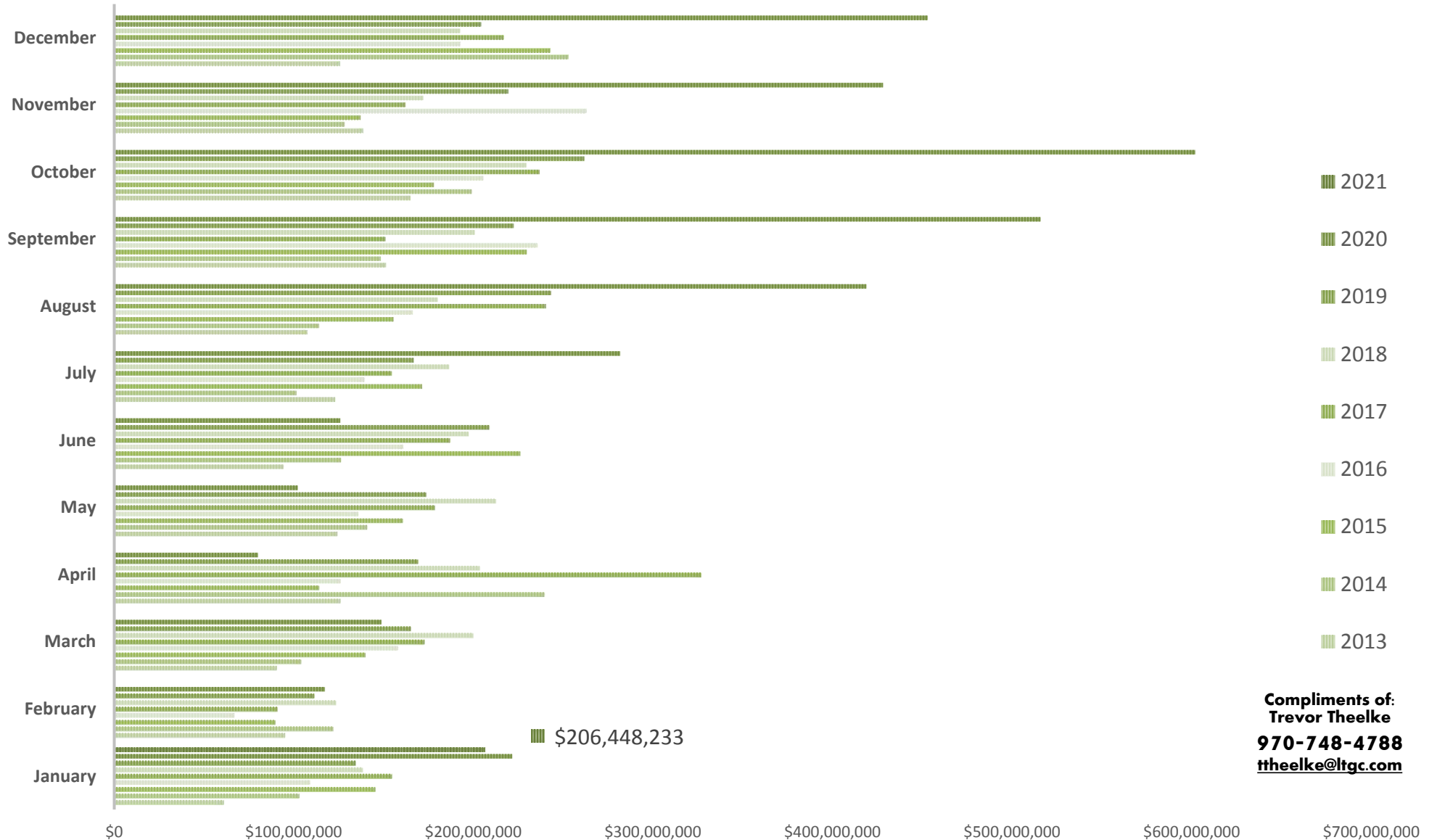
Bill Shrum
Assistant to the Town Manager



Eagle County Market ANALYSIS



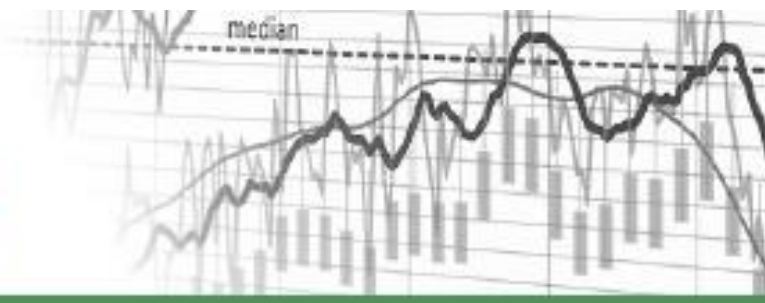
Historical Sales Volume: 2013 - YTD: 2021



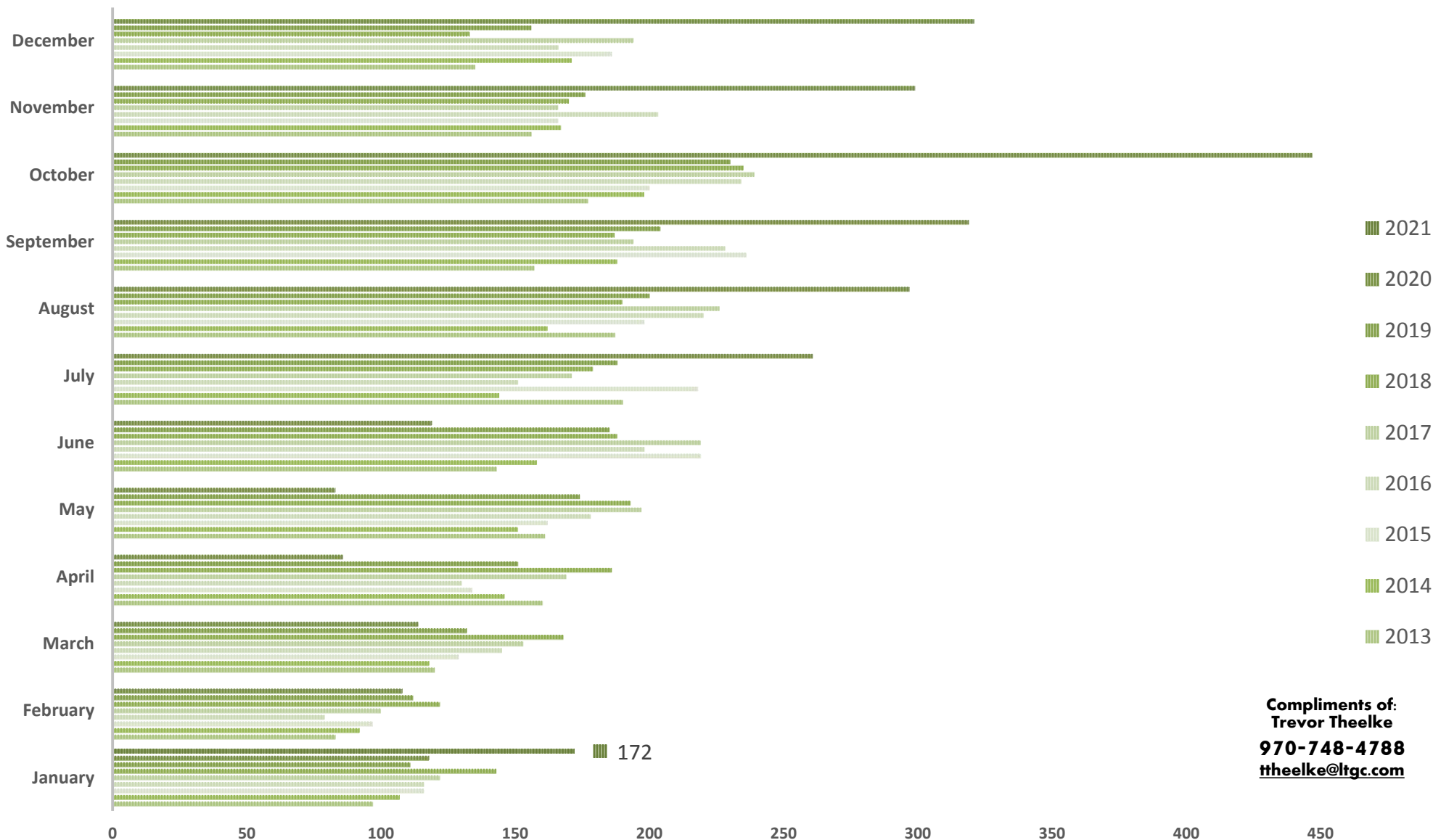
Compliments of:
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Eagle County Market ANALYSIS



Historical Transaction Volume: 2013 - YTD: 2021



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Historical Gross Sales Volume

Dollar Volume

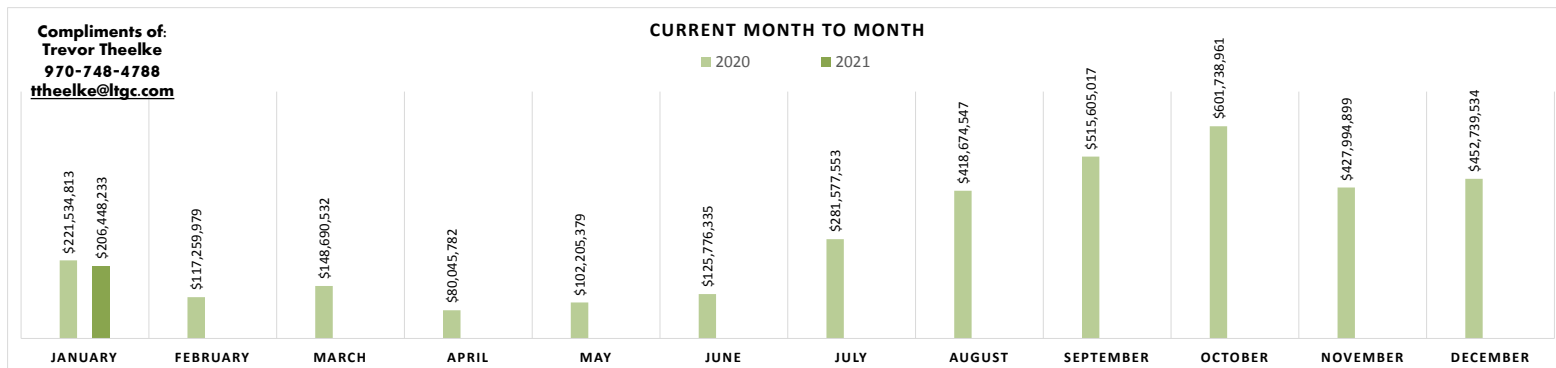
Month	2015	% of Previous Year	2016	% of Previous Year	2017	% of Previous Year	2018	% of Previous Year	2019	% of Previous Year	2020	% of Previous Year	2021	% of Previous Year
January	\$145,323,518	141%	\$109,003,485	75%	\$154,632,843	142%	\$138,215,560	89%	\$134,371,806	97%	\$221,534,813	165%	\$206,448,233	93%
February	\$89,729,327	74%	\$67,025,367	75%	\$90,949,467	136%	\$123,360,065	136%	\$111,368,076	90%	\$117,259,979	105%		0%
March	\$139,865,116	134%	\$157,915,927	113%	\$172,707,975	109%	\$199,715,886	116%	\$165,163,035	83%	\$148,690,532	90%		0%
April	\$114,079,607	48%	\$125,972,987	110%	\$326,684,018	259%	\$203,332,435	62%	\$169,105,482	83%	\$80,045,782	47%		0%
May	\$160,565,432	114%	\$135,802,891	85%	\$178,642,398	132%	\$212,230,636	119%	\$173,609,845	82%	\$102,205,379	59%		0%
June	\$225,916,373	179%	\$160,867,600	71%	\$187,026,910	116%	\$197,092,758	105%	\$208,661,815	106%	\$125,776,335	60%		0%
July	\$171,312,586	169%	\$139,255,646	81%	\$154,474,963	111%	\$186,177,151	121%	\$166,692,398	90%	\$281,577,553	169%		0%
August	\$155,378,858	136%	\$165,997,000	107%	\$240,429,412	145%	\$179,899,439	75%	\$243,037,826	135%	\$418,674,547	172%		0%
September	\$229,528,778	155%	\$235,519,445	103%	\$151,014,346	64%	\$200,406,714	133%	\$222,243,146	111%	\$515,605,017	232%		0%
October	\$177,785,117	89%	\$205,290,354	115%	\$236,857,374	115%	\$229,120,322	97%	\$261,614,041	114%	\$601,738,961	230%		0%
November	\$137,128,799	107%	\$262,710,295	192%	\$162,167,692	62%	\$171,899,482	106%	\$219,298,427	128%	\$427,994,899	195%		0%
December	\$242,524,378	96%	\$192,600,906	79%	\$216,855,173	113%	\$192,230,838	89%	\$204,185,210	106%	\$452,739,534	222%		0%
YTD - TOTAL	\$145,323,518	8%	\$109,003,485	75%	\$154,632,843	142%	\$138,215,560	89%	\$134,371,806	97%	\$221,534,813	165%	\$206,448,233	93%
Annual Totals	\$1,989,137,889	112%	\$1,957,961,903	98%	\$2,272,442,571	116%	\$2,233,681,286	98%	\$2,279,351,107	102%	\$3,493,843,331	153%	\$206,448,233	6%

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Number of Transactions

Month	2015	% of Previous Year	2016	% of Previous Year	2017	% of Previous Year	2018	% of Previous Year	2019	% of Previous Year	2020	% of Previous Year	2021	% of Previous Year
January	116	108%	116	100%	122	105%	143	117%	111	78%	118	106%	172	146%
February	97	105%	79	81%	100	127%	122	122%	112	92%	108	96%		0%
March	129	109%	145	112%	153	106%	168	110%	132	79%	114	86%		0%
April	134	92%	130	97%	169	130%	186	110%	151	81%	86	57%		0%
May	162	107%	178	110%	197	111%	193	98%	174	90%	83	48%		0%
June	219	139%	198	90%	219	111%	188	86%	185	98%	119	64%		0%
July	218	151%	151	69%	171	113%	179	105%	188	105%	261	139%		0%
August	198	122%	220	111%	226	103%	190	84%	200	105%	297	149%		0%
September	236	126%	228	97%	194	85%	187	96%	204	109%	319	156%		0%
October	200	101%	234	117%	239	102%	235	98%	230	98%	447	194%		0%
November	166	99%	203	122%	166	82%	170	102%	176	104%	299	170%		0%
December	186	109%	166	89%	194	117%	133	69%	156	117%	321	206%		0%
YTD - TOTAL	116	6%	116	100%	122	105%	143	117%	111	78%	118	106%	172	146%
Annual Totals	2,061	114%	2,048	99%	2,150	105%	2,094	97%	2,019	96%	2,572	127%	172	7%

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.



Transaction Analysis by Area

January 2021

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	\$16,691,750	8.09%	9	5.23%	\$1,854,639	\$1,284,750
Booth Creek, The Falls	\$850,000	0.41%	1	0.58%	\$850,000	n/a
11th Filing, Vail Golf Course	\$3,495,000	1.69%	2	1.16%	\$1,747,500	n/a
Vail Village	\$13,890,000	6.73%	4	2.33%	\$3,472,500	\$3,257,500
Lionshead	\$12,380,000	6.00%	6	3.49%	\$2,063,333	\$1,802,500
Spraddle Creek	\$0	0.00%	0	0.00%	\$0	n/a
Potato Patch	\$0	0.00%	0	0.00%	\$0	n/a
Lionsridge, Sandstone, The Ridge, The Valley	\$3,558,000	1.72%	5	2.91%	\$711,600	\$579,000
Cascade Village, Glen Lyon	\$5,950,000	2.88%	2	1.16%	\$2,975,000	n/a
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$1,525,000	0.74%	1	0.58%	\$1,525,000	n/a
Highland Meadows	\$0	0.00%	0	0.00%	\$0	n/a
Intermountain, Matterhorn, Vail Village West	\$3,590,000	1.74%	3	1.74%	\$1,196,667	\$1,315,000
Minturn, Redcliff	\$3,027,000	1.47%	5	2.91%	\$605,400	\$690,000
Eagle Vail	\$6,754,000	3.27%	8	4.65%	\$844,250	\$531,500
Avon	\$15,250,000	7.39%	13	7.56%	\$1,173,077	\$555,000
Mountain Star	\$0	0.00%	0	0.00%	\$0	n/a
Wildridge	\$1,600,000	0.78%	2	1.16%	\$800,000	n/a
Beaver Creek	\$30,600,700	14.82%	13	7.56%	\$2,353,900	\$1,962,500
Bachelor Gulch	\$13,200,000	6.39%	6	3.49%	\$2,200,000	\$1,362,500
Arrowhead	\$18,768,705	9.09%	9	5.23%	\$2,085,412	\$1,250,000
Berry Creek, Singletree	\$1,425,000	0.69%	1	0.58%	\$1,425,000	n/a
Edwards	\$1,443,000	0.70%	3	1.74%	\$481,000	\$480,000
Homestead, South 40	\$6,161,000	2.98%	6	3.49%	\$1,026,833	\$1,033,000
Lake Creek, Squaw Creek	\$0	0.00%	0	0.00%	\$0	n/a
Cordillera Valley Club	\$3,750,000	1.82%	1	0.58%	\$3,750,000	n/a
Cordillera	\$3,465,000	1.68%	4	2.33%	\$866,250	\$310,000
Wolcott	\$477,500	0.23%	2	1.16%	\$238,750	n/a
Bellyache, Red Sky	\$5,322,000	2.58%	2	1.16%	\$2,661,000	n/a
Eagle	\$15,127,500	7.33%	25	14.53%	\$605,100	\$440,000
Gypsum	\$8,097,850	3.92%	27	15.70%	\$299,920	\$279,900
Basalt, El Jebel and Misc. In-County	\$9,706,575	4.70%	11	6.40%	\$882,416	\$662,000
DEED RESTRICTED UNITS	\$342,653	0.17%	1	0.58%	\$342,653	n/a
Quit Claim Deeds	\$0	0.00%	0	0.00%	\$0	n/a
TOTAL	\$206,448,233	100.00%	172	100.00%	\$1,205,296	\$675,000
(NEW UNIT SALES)	\$12,164,950	5.89%	14	8.14%	\$868,925	\$552,500

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YTD. Transaction Analysis by Area

YTD: Jan. 2021

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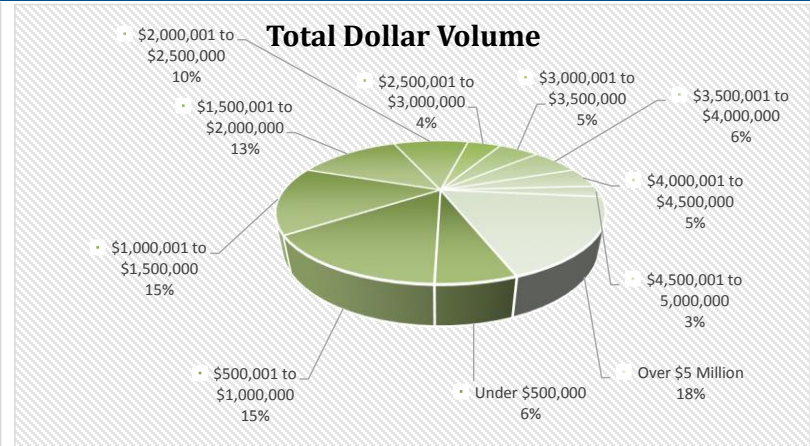
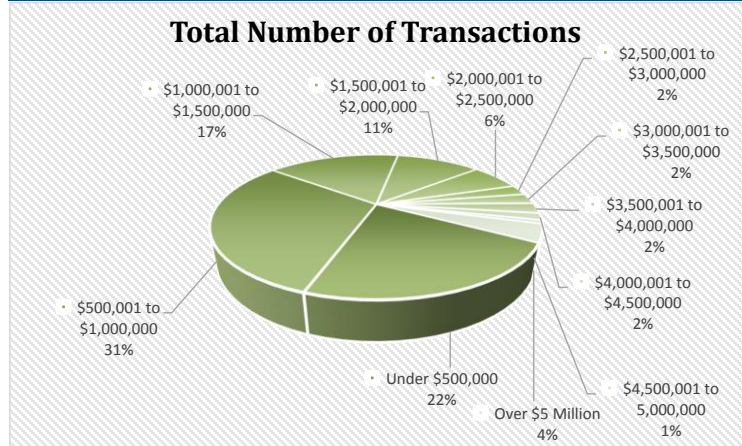
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Cost Breakdown

January 2021

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	28	\$11,083,950	\$395,855	Single Family	44	\$73,454,280	\$1,669,415
	\$500,001 to \$1,000,000	39	\$27,454,000	\$703,949	Multi Family	84	\$111,913,700	\$1,332,306
	\$1,000,001 to \$1,500,000	22	\$28,337,125	\$1,288,051	Vacant Residential Land	32	\$7,161,500	\$223,797
	\$1,500,001 to \$2,000,000	14	\$24,543,500	\$1,753,107				
	\$2,000,001 to \$2,500,000	8	\$18,411,200	\$2,301,400				
	\$2,500,001 to \$3,000,000	3	\$8,125,000	\$2,708,333				
	\$3,000,001 to \$3,500,000	3	\$9,750,000	\$3,250,000				
	\$3,500,001 to \$4,000,000	3	\$11,325,000	\$3,775,000				
	\$4,000,001 to \$4,500,000	2	\$8,557,000	\$4,278,500				
	\$4,500,001 to 5,000,000	1	\$4,780,000	\$4,780,000				
	Over \$5 Million	5	\$33,001,205	\$6,600,241				
Improved Residential Total:		128	\$185,367,980	\$1,448,187	Total	160	\$192,529,480	\$1,203,309
Residential Vacant Land and Commercial Total*:		44	\$21,080,253	\$479,097	* includes all non-improved residential transactions			



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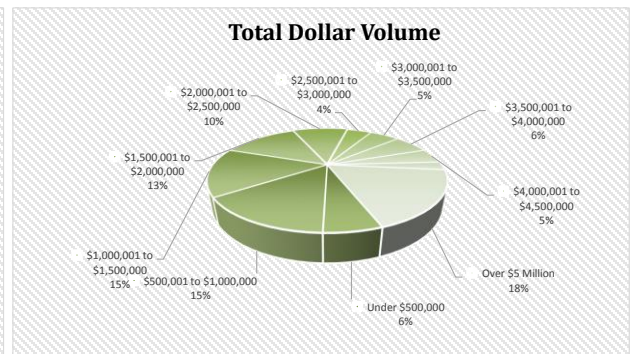
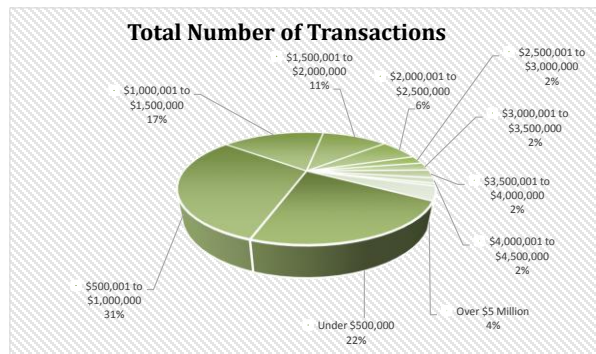
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YTD. Cost Breakdown

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	\$1,500,001 to \$2,000,000	14	\$24,543,500	\$1,753,107				
	\$2,000,001 to \$2,500,000	8	\$18,411,200	\$2,301,400				
	\$2,500,001 to \$3,000,000	3	\$8,125,000	\$2,708,333				
	\$3,000,001 to \$3,500,000	3	\$9,750,000	\$3,250,000				
	\$3,500,001 to \$4,000,000	3	\$11,325,000	\$3,775,000				
	\$4,000,001 to \$4,500,000	2	\$8,557,000	\$4,278,500				
	\$4,500,001 to \$5,000,000	1	\$4,780,000	\$4,780,000				
	Over \$5 Million	5	\$33,001,205	\$6,600,241				
Improved Residential Total:		128	\$185,367,980	\$1,448,187	Total	160	\$192,529,480	\$1,203,309
Residential Vacant Land and Commercial Total*:		44	\$21,080,253	\$479,097	* includes all non-improved residential transactions			



Full Year: 2020

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	451	\$179,998,755	\$399,110	Single Family	1013	\$1,806,848,106	\$1,783,661
	\$500,001 to \$1,000,000	747	\$534,797,401	\$715,927	Multi Family	1096	\$1,333,512,966	\$1,216,709
	\$1,000,001 to \$1,500,000	334	\$415,594,873	\$1,244,296	Vacant Residential Land	248	\$94,504,882	\$381,068
	\$1,500,001 to \$2,000,000	181	\$317,802,663	\$1,755,816				
	\$2,000,001 to \$2,500,000	122	\$272,911,311	\$2,236,978				
	\$2,500,001 to \$3,000,000	77	\$211,827,000	\$2,751,000				
	\$3,000,001 to \$3,500,000	55	\$180,944,500	\$3,289,900				
	\$3,500,001 to \$4,000,000	27	\$102,215,000	\$3,785,741				
	\$4,000,001 to \$4,500,000	17	\$73,009,925	\$4,294,701				
	\$4,500,001 to \$5,000,000	15	\$71,913,500	\$4,794,233				
	Over \$5 Million	83	\$779,346,144	\$9,389,713				
Improved Residential Total:		2,109	\$3,140,361,072	\$1,489,028	Total	2357	\$3,234,865,954	\$1,372,451
Residential Vacant Land and Commercial Total*:		463	\$353,482,259	\$763,461	* includes all non-improved residential transactions			

Full Year: 2019

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	471	\$178,674,987	\$379,352	Single Family	798	\$1,179,499,550	\$1,478,070
	\$500,001 to \$1,000,000	641	\$453,150,557	\$706,943	Multi Family	879	\$869,281,288	\$988,943
	\$1,000,001 to \$1,500,000	213	\$262,584,675	\$1,232,792	Vacant Residential Land	113	\$36,517,186	\$323,161
	\$1,500,001 to \$2,000,000	119	\$209,142,573	\$1,757,501				
	\$2,000,001 to \$2,500,000	71	\$159,888,411	\$2,251,949				
	\$2,500,001 to \$3,000,000	46	\$126,045,505	\$2,740,120				
	\$3,000,001 to \$3,500,000	29	\$94,419,686	\$3,255,851				
	\$3,500,001 to \$4,000,000	24	\$91,466,528	\$3,811,105				
	\$4,000,001 to \$4,500,000	11	\$47,778,750	\$4,343,523				
	\$4,500,001 to \$5,000,000	12	\$57,560,000	\$4,796,667				
	Over \$5 Million	40	\$368,069,166	\$9,201,729				
Improved Residential Total:		1,677	\$2,048,780,838	\$1,221,694	Total	1790	\$2,085,298,024	\$1,164,971
Residential Vacant Land and Commercial Total*:		342	\$230,570,270	\$674,182	* includes all non-improved residential transactions			

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Historical Cost Breakdown

Residential Cost Breakdown

Full Year: 2017

	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	690	\$253,663,884	\$367,629		Single Family	830	\$1,055,464,119	\$1,271,644
	\$500,001 to \$1,000,000	564	\$393,592,823	\$697,860		Multi Family	873	\$785,524,623	\$899,799
	\$1,000,001 to \$1,500,000	160	\$195,092,423	\$1,219,328		Vacant Residential Land	194	\$75,772,667	\$390,581
	\$1,500,001 to \$2,000,000	98	\$171,824,187	\$1,753,308					
	\$2,000,001 to \$2,500,000	56	\$125,838,000	\$2,247,107					
	\$2,500,001 to \$3,000,000	35	\$97,547,425	\$2,787,069					
	\$3,000,001 to \$3,500,000	21	\$68,091,000	\$3,242,429					
	\$3,500,001 to \$4,000,000	17	\$64,518,000	\$3,795,176					
	\$4,000,001 to \$4,500,000	12	\$52,195,000	\$4,349,583					
	\$4,500,001 to 5,000,000	5	\$23,750,000	\$4,750,000					
	Over \$5 Million	45	\$394,876,000	\$8,775,022					
Improved Residential Total:		1,703	\$1,840,988,742	\$1,081,027	Total		1897	\$1,916,761,409	\$1,010,417
Residential Vacant Land and Commercial Total*:		447	\$431,453,829	\$965,221	* includes all non-improved residential transactions				

Full Year: 2016

	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	692	\$246,044,750	\$355,556		Single Family	777	\$921,022,035	\$1,185,357
	\$500,001 to \$1,000,000	554	\$388,864,722	\$701,922		Multi Family	901	\$706,946,802	\$784,625
	\$1,000,001 to \$1,500,000	183	\$228,388,886	\$1,248,027		Vacant Residential Land	153	\$41,829,129	\$273,393
	\$1,500,001 to \$2,000,000	106	\$181,721,794	\$1,714,357					
	\$2,000,001 to \$2,500,000	40	\$90,558,222	\$2,263,956					
	\$2,500,001 to \$3,000,000	24	\$66,287,211	\$2,761,967					
	\$3,000,001 to \$3,500,000	20	\$65,497,910	\$3,274,896					
	\$3,500,001 to \$4,000,000	15	\$56,645,000	\$3,776,333					
	\$4,000,001 to \$4,500,000	9	\$38,511,467	\$4,279,052					
	\$4,500,001 to 5,000,000	7	\$33,870,000	\$4,838,571					
	Over \$5 Million	28	\$231,578,875	\$8,270,674					
Improved Residential Total:		1,678	\$1,627,968,837	\$970,184	Total		1831	\$1,669,797,966	\$911,960
Residential Vacant Land and Commercial Total*:		370	\$329,993,066	\$891,873	* includes all non-improved residential transactions				

Full Year: 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	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				

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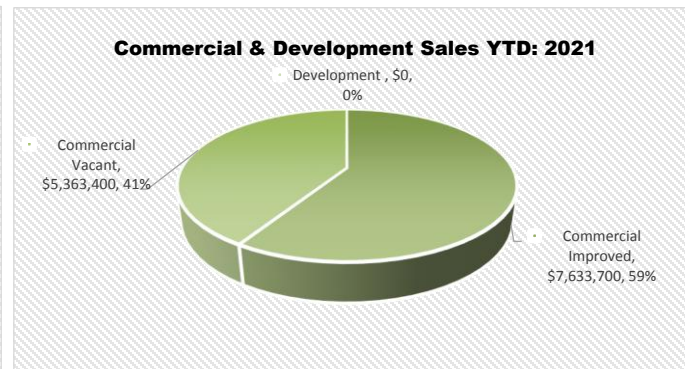
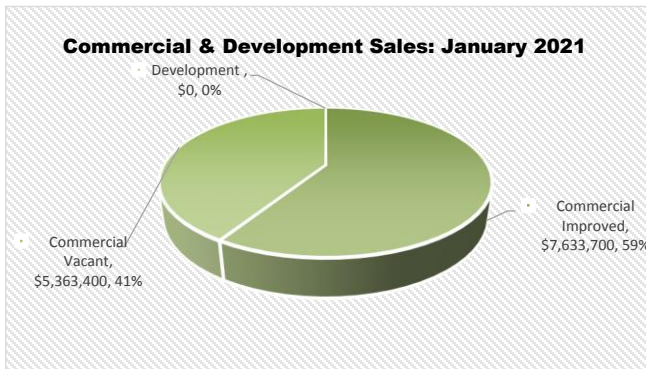
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Commercial Market Analysis

January & YTD: 2021

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	4	\$7,633,700	\$1,908,425	4	\$7,633,700	\$1,908,425
Commercial Vacant	6	\$5,363,400	\$893,900	6	\$5,363,400	\$893,900
Development	0	\$0	\$0	0	\$0	#DIV/0!
Total	10	\$12,997,100	\$1,299,710	10	\$12,997,100	\$1,299,710



Full Year: 2020

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	\$66,506,000	\$5,542,167	79	\$163,988,575	\$2,075,805
Commercial Vacant	4	\$1,608,785	\$402,196	46	\$27,564,654	\$599,232
Development	0	\$0	\$0	8	\$37,808,000	\$4,726,000
Total	16	\$68,114,785	\$4,257,174	133	\$229,361,229	\$1,724,521

Full Year: 2019

Sale	Number of Transactions	Total Dollar Volume	Average Sales Price	YTD Number of Transactions	YTD Total Dollar Volume	YTD Average Sales Price
Commercial Improved	2	\$680,000	\$340,000	84	\$95,337,573	\$1,134,971
Commercial Vacant	4	\$7,725,500	\$1,931,375	42	\$24,077,455	\$573,273
Development	0	\$0	\$0	7	\$23,879,051	\$3,411,293
Total	6	\$8,405,500	\$1,400,917	133	\$143,294,079	\$1,077,399

Full Year: 2018

Sale	Number of Transactions	Total Dollar Volume	Average Sales Price	YTD Number of Transactions	YTD Total Dollar Volume	YTD Average Sales Price
Commercial Improved	10	\$5,533,740	\$553,374	119	\$132,185,415	\$1,110,802
Commercial Vacant	3	\$2,140,000	\$713,333	53	\$23,919,819	\$451,317
Development	1	\$157,500	\$157,500	11	\$31,010,500	\$2,819,136
Total	14	\$7,831,240	\$559,374	183	\$187,115,734	\$1,022,490

Full Year: 2017

Sale	Number of Transactions	Total Dollar Volume	Average Sales Price	YTD Number of Transactions	YTD Total Dollar Volume	YTD Average Sales Price
Commercial Improved	11	\$11,739,750	\$1,067,250	107	\$263,933,417	\$2,466,667
Commercial Vacant	5	\$17,482,000	\$3,496,400	39	\$29,628,434	\$759,703
Development	1	\$3,200,000	\$3,200,000	8	\$25,285,624	\$3,160,703
Total	17	\$32,421,750	\$1,907,162	154	\$318,847,475	\$2,070,438

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Residential Analysis by Area

January 2021

Improved Residential Summary by Area

Area	Total Dollar Volume	% of Transactions	Number of Transactions	% of Volume	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	\$16,691,750	9.00%	9	7.03%	\$1,854,639	\$1,284,750
Booth Creek, The Falls	\$850,000	0.46%	1	0.78%	\$850,000	n/a
11th Filing, Vail Golf Course	\$3,495,000	1.89%	2	1.56%	\$1,747,500	n/a
Vail Village	\$13,890,000	7.49%	4	3.13%	\$3,472,500	\$3,257,500
Lionshead	\$12,380,000	6.68%	6	4.69%	\$2,063,333	\$1,802,500
Spraddle Creek	\$0	0.00%	0	0.00%	\$0	n/a
Potato Patch	\$0	0.00%	0	0.00%	\$0	n/a
Lionsridge, Sandstone, The Ridge, The Valley	\$2,979,000	1.61%	4	3.13%	\$744,750	\$609,500
Cascade Village, Glen Lyon	\$5,950,000	3.21%	2	1.56%	\$2,975,000	n/a
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$1,525,000	0.82%	1	0.78%	\$1,525,000	n/a
Highland Meadows	\$0	0.00%	0	0.00%	\$0	n/a
Intermountain, Matterhorn, Vail Village West	\$3,590,000	1.94%	3	2.34%	\$1,196,667	\$1,315,000
Minturn, Redcliff	\$3,027,000	1.63%	5	3.91%	\$605,400	\$690,000
Eagle Vail	\$5,879,000	3.17%	7	5.47%	\$839,857	\$505,000
Avon	\$8,905,000	4.80%	11	8.59%	\$809,545	\$555,000
Mountain Star	\$0	0.00%	0	0.00%	\$0	n/a
Wildridge	\$1,600,000	0.86%	2	1.56%	\$800,000	n/a
Beaver Creek	\$30,524,700	16.47%	12	9.38%	\$2,543,725	\$1,986,850
Bachelor Gulch	\$13,200,000	7.12%	6	4.69%	\$2,200,000	\$1,362,500
Arrowhead	\$18,768,705	10.13%	9	7.03%	\$2,085,412	\$1,250,000
Berry Creek, Singletree	\$1,425,000	0.77%	1	0.78%	\$1,425,000	n/a
Edwards	\$1,443,000	0.78%	3	2.34%	\$481,000	\$480,000
Homestead, South 40	\$6,161,000	3.32%	6	4.69%	\$1,026,833	\$1,033,000
Lake Creek, Squaw Creek	\$0	0.00%	0	0.00%	\$0	n/a
Cordillera Valley Club	\$3,750,000	2.02%	1	0.78%	\$3,750,000	n/a
Cordillera	\$2,700,000	1.46%	1	0.78%	\$2,700,000	n/a
Wolcott	\$0	0.00%	0	0.00%	\$0	n/a
Bellyache, Red Sky	\$5,322,000	2.87%	2	1.56%	\$2,661,000	n/a
Eagle	\$7,630,000	4.12%	10	7.81%	\$763,000	\$445,000
Gypsum	\$7,151,450	3.86%	14	10.94%	\$510,818	\$505,000
Basalt, El Jebel and Misc. In-County	\$6,530,375	3.52%	6	4.69%	\$1,088,396	\$962,500
TOTAL	\$185,367,980	100.00%	128	100.00%	\$1,448,187	\$950,000
(NEW UNIT SALES)	\$12,164,950	6.56%	14	10.94%	\$868,925	\$552,500

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YTD. Residential Analysis by Area

YTD: Jan. 2021

Improved Residential Summary by Area

Area	Total Dollar Volume	% of Transactions	Number of Transactions	% of Volume	Average Transaction Price	Median Transaction Price
Bighorn, East Vail	\$16,691,750	9.00%	9	7.03%	\$1,854,639	\$1,284,750
Booth Creek, The Falls	\$850,000	0.46%	1	0.78%	\$850,000	n/a
11th Filing, Vail Golf Course	\$3,495,000	1.89%	2	1.56%	\$1,747,500	n/a
Vail Village	\$13,890,000	7.49%	4	3.13%	\$3,472,500	\$3,257,500
Lionshead	\$12,380,000	6.68%	6	4.69%	\$2,063,333	\$1,802,500
Spraddle Creek	\$0	0.00%	0	0.00%	\$0	n/a
Potato Patch	\$0	0.00%	0	0.00%	\$0	n/a
Lionsridge, Sandstone, The Ridge, The Valley	\$2,979,000	1.61%	4	3.13%	\$744,750	\$609,500
Cascade Village, Glen Lyon	\$5,950,000	3.21%	2	1.56%	\$2,975,000	n/a
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$1,525,000	0.82%	1	0.78%	\$1,525,000	n/a
Highland Meadows	\$0	0.00%	0	0.00%	\$0	n/a
Intermountain, Matterhorn, Vail Village West	\$3,590,000	1.94%	3	2.34%	\$1,196,667	\$1,315,000
Minturn, Redcliff	\$3,027,000	1.63%	5	3.91%	\$605,400	\$690,000
Eagle Vail	\$5,879,000	3.17%	7	5.47%	\$839,857	\$505,000
Avon	\$8,905,000	4.80%	11	8.59%	\$809,545	\$555,000
Mountain Star	\$0	0.00%	0	0.00%	\$0	n/a
Wildridge	\$1,600,000	0.86%	2	1.56%	\$800,000	n/a
Beaver Creek	\$30,524,700	16.47%	12	9.38%	\$2,543,725	\$1,986,850
Bachelor Gulch	\$13,200,000	7.12%	6	4.69%	\$2,200,000	\$1,362,500
Arrowhead	\$18,768,705	10.13%	9	7.03%	\$2,085,412	\$1,250,000
Berry Creek, Singletree	\$1,425,000	0.77%	1	0.78%	\$1,425,000	n/a
Edwards	\$1,443,000	0.78%	3	2.34%	\$481,000	\$480,000
Homestead, South 40	\$6,161,000	3.32%	6	4.69%	\$1,026,833	\$1,033,000
Lake Creek, Squaw Creek	\$0	0.00%	0	0.00%	\$0	n/a
Cordillera Valley Club	\$3,750,000	2.02%	1	0.78%	\$3,750,000	n/a
Cordillera	\$2,700,000	1.46%	1	0.78%	\$2,700,000	n/a
Wolcott	\$0	0.00%	0	0.00%	\$0	n/a
Bellyache, Red Sky	\$5,322,000	2.87%	2	1.56%	\$2,661,000	n/a
Eagle	\$7,630,000	4.12%	10	7.81%	\$763,000	\$445,000
Gypsum	\$7,151,450	3.86%	14	10.94%	\$510,818	\$505,000
Basalt, El Jebel and Misc. In-County	\$6,530,375	3.52%	6	4.69%	\$1,088,396	\$962,500
TOTAL	\$185,367,980	100.00%	128	100.00%	\$1,448,187	\$950,000
(NEW UNIT SALES)	\$12,164,950	6.56%	14	10.94%	\$868,925	\$552,500

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Market Snapshot by Area

Full Year: 2020 versus YTD: 2021

Market Snapshot Average Price

Area	Average Price Single Family YTD: 2020	Average Price Single Family YTD: 2021	% Change vs. Previous Year-to- Date	Average Price Multi- Family YTD: 2020	Average Price Multi- Family YTD: 2021	% Change vs. Previous Year-to- Date	Average Price Vacant/Land YTD: 2020	Average Price Vacant/Land YTD: 2021	% Change vs. Previous Year-to- Date
Bighorn, East Vail	\$2,318,775	\$3,121,188	35%	\$925,280	\$841,400	-9%	\$780,000	\$0	n/a
Booth Creek, The Falls	\$1,238,073	\$0	n/a	\$1,071,000	\$850,000	-21%	\$1,695,000	\$0	n/a
11th Filing, Vail Golf Course	\$9,965,000	\$0	n/a	\$1,420,360	\$1,747,500	23%	\$0	\$0	0%
Vail Village	\$15,531,973	\$0	n/a	\$4,034,064	\$3,472,500	-14%	\$0	\$0	0%
Lionshead	\$9,275,000	\$0	n/a	\$2,620,170	\$2,063,333	-21%	\$9,500,000	\$0	n/a
Spraddle Creek	\$6,703,125	\$0	n/a	\$0	\$0	0%	\$0	\$0	0%
Potato Patch	\$3,317,875	\$0	n/a	\$1,795,889	\$0	n/a	\$2,125,000	\$0	n/a
Lionsridge, Sandstone, The Ridge, The Valley	\$3,511,929	\$0	n/a	\$710,797	\$744,750	5%	\$1,165,000	\$0	n/a
Cascade Village, Glen Lyon	\$4,289,000	\$0	n/a	\$1,973,125	\$2,975,000	51%	\$0	\$0	0%
Buffer Creek, Vail Das Schone, Vail Heights, Vail Ridge	\$1,728,475	\$1,525,000	-12%	\$610,863	\$0	n/a	\$0	\$0	0%
Highland Meadows	\$2,612,727	\$0	n/a	\$1,650,000	\$0	n/a	\$0	\$0	0%
Intermountain, Matterhorn, Vail Village West	\$1,739,333	\$1,557,500	-10%	\$797,348	\$475,000	-40%	\$1,150,000	\$0	n/a
Minturn, Redcliff	\$805,552	\$545,667	-32%	\$680,833	\$695,000	2%	\$308,750	\$0	n/a
Eagle-Vail	\$1,244,186	\$1,197,000	-4%	\$581,907	\$780,333	34%	\$0	\$0	0%
Avon	\$450,000	\$0	n/a	\$857,806	\$809,545	-6%	\$0	\$0	0%
Mountain Star	\$6,010,000	\$0	n/a	\$0	\$0	0%	\$736,750	\$0	n/a
Wildridge	\$1,335,804	\$1,100,000	-18%	\$626,942	\$500,000	-20%	\$490,000	\$0	n/a
Beaver Creek	\$6,578,500	\$4,500,000	-32%	\$1,717,552	\$2,365,882	38%	\$1,919,000	\$0	n/a
Bachelor Gulch	\$6,251,531	\$6,025,000	-4%	\$2,410,180	\$1,435,000	-40%	\$3,300,000	\$0	n/a
Arrowhead	\$3,231,070	\$4,338,103	34%	\$1,287,536	\$1,441,786	12%	\$1,850,000	\$0	n/a
Berry Creek, Singletree	\$1,404,492	\$1,425,000	1%	\$993,059	\$0	n/a	\$0	\$0	0%
Edwards	\$1,849,583	\$0	n/a	\$457,853	\$481,000	5%	\$400,000	\$0	n/a
Homestead, South Forty	\$1,147,049	\$1,366,667	19%	\$645,165	\$687,000	6%	\$248,750	\$0	n/a
Lake Creek, Squaw Creek	\$2,460,588	\$0	n/a	\$961,500	\$0	n/a	\$750,000	\$0	n/a
Cordillera Valley Club	\$3,034,494	\$3,750,000	24%	\$0	\$0	0%	\$0	\$0	0%
Cordillera	\$2,053,972	\$2,700,000	31%	\$1,090,000	\$0	n/a	\$167,733	\$255,000	52%
Wolcott	\$1,286,000	\$0	n/a	\$0	\$0	0%	\$306,333	\$238,750	-22%
Bellyache, Red Sky	\$2,396,033	\$2,661,000	11%	\$0	\$0	0%	\$330,438	\$0	n/a
Eagle	\$956,691	\$965,833	1%	\$446,461	\$458,750	3%	\$256,332	\$340,833	33%
Gypsum	\$556,482	\$507,695	-9%	\$322,970	\$518,625	61%	\$130,812	\$55,542	-58%
Basalt, El Jebel & Misc. In-County	\$1,272,404	\$1,256,344	-1%	\$837,874	\$752,500	-10%	\$459,582	\$387,500	-16%
Gross Mean:	\$1,783,661	\$1,669,415	-6%	\$1,216,709	\$1,332,306	10%	\$381,068	\$223,797	-41%

Market Snapshot by Area

Full Year: 2020 versus YTD: 2021

Market Snapshot Price Per Square Foot

Area	Average PPSF Single Family YTD: 2020	Average PPSF Single Family YTD: 2021	% Change vs. Previous Year-to- Date	Average PPSF Multi-Family YTD: 2020	Average PPSF Multi-Family YTD: 2021	% Change vs. Previous Year-to- Date	Average PPAC Vacant Land YTD: 2020	Average PPAC Vacant Land YTD: 2021	% Change vs. Previous Year-to- Date
Bighorn, East Vail	\$713.34	\$1,156.68	62%	\$706.98	\$677.32	-4%	\$1,655,262	\$0	n/a
Booth Creek, The Falls	\$487.12	\$0.00	n/a	\$654.14	\$539.68	-17%	\$3,861,048	\$0	n/a
11th Filing, Vail Golf Course	\$2,326.60	\$0.00	n/a	\$712.17	\$774.78	9%	\$0	\$0	0%
Vail Village	\$2,809.24	\$0.00	n/a	\$1,929.30	\$1,837.74	-5%	\$0	\$0	0%
Lionshead	\$2,059.99	\$0.00	n/a	\$1,517.55	\$1,532.26	-4%	\$9,566,969	\$0	n/a
Spraddle Creek	\$1,187.66	\$0.00	n/a	\$0.00	\$0.00	0%	\$0	\$0	0%
Potato Patch	\$760.40	\$0.00	n/a	\$714.63	\$0.00	n/a	\$5,221,130	\$0	n/a
Lionsridge, Sandstone, The Ridge, The Valley	\$811.88	\$0.00	n/a	\$621.86	\$646.05	4%	\$1,685,962	\$0	n/a
Cascade Village, Glen Lyon	\$1,211.21	\$0.00	n/a	\$1,078.12	\$1,246.66	16%	\$0	\$0	0%
Buffer Creek, Vail Das Schone, Vail Heights, Vail Ridge	\$543.08	\$346.28	-36%	\$508.18	\$0.00	n/a	\$0	\$0	0%
Highland Meadows	\$691.02	\$0.00	n/a	\$384.57	\$0.00	n/a	\$0	\$0	0%
Intermountain, Matterhorn, Vail Village West	\$632.05	\$667.31	6%	\$552.02	\$674.72	22%	\$4,372,624	\$0	n/a
Minturn, Redcliff	\$519.42	\$459.47	-12%	\$474.10	\$437.39	-8%	\$2,594,381	\$0	n/a
Eagle-Vail	\$440.84	\$560.92	27%	\$385.03	\$534.17	39%	\$0	\$0	0%
Avon	\$426.14	\$0.00	n/a	\$666.74	\$1,013.40	52%	\$0	\$0	0%
Mountain Star	\$765.94	\$0.00	n/a	\$0.00	\$0.00	0%	\$208,046	\$0	n/a
Wildridge	\$384.91	\$362.68	-6%	\$376.70	\$425.17	13%	\$753,846	\$0	n/a
Beaver Creek	\$991.44	\$592.02	-40%	\$817.70	\$910.67	11%	\$2,263,000	\$0	n/a
Bachelor Gulch	\$923.96	\$1,302.20	41%	\$1,042.40	\$882.77	-15%	\$1,195,652	\$0	n/a
Arrowhead	\$655.19	\$677.30	3%	\$730.64	\$820.78	12%	\$5,441,176	\$0	n/a
Berry Creek, Singletree	\$409.44	\$497.07	21%	\$426.58	\$0.00	n/a	\$0	\$0	0%
Edwards	\$459.08	\$0.00	-100%	\$431.22	\$502.15	16%	\$397,614	\$0	n/a
Homestead, South Forty	\$386.18	\$415.27	8%	\$357.24	\$357.28	0%	\$681,119	\$0	n/a
Lake Creek, Squaw Creek	\$522.44	\$0.00	n/a	\$358.19	\$0.00	n/a	\$132,328	\$0	n/a
Cordillera Valley Club	\$585.15	\$595.91	2%	\$0.00	\$0.00	0%	\$0	\$0	0%
Cordillera	\$367.62	\$351.20	-4%	\$325.43	\$0.00	n/a	\$95,021	\$50,769	-47%
Wolcott	\$370.05	\$0.00	n/a	\$0.00	\$0.00	0%	\$8,307	\$5,969	-28%
Bellyache, Red Sky	\$422.24	\$431.59	2%	\$0.00	\$0.00	0%	\$175,558	\$0	n/a
Eagle	\$323.91	\$257.42	-21%	\$302.22	\$306.86	2%	\$209,605	\$300,617	43%
Gypsum	\$263.22	\$229.81	-13%	\$359.75	\$438.78	22%	\$178,951	\$128,608	-28%
Basalt, El Jebel & Misc. In-County	\$451.15	\$457.95	2%	\$499.21	\$331.69	-34%	\$867,282	\$665,375	-23%
Gross Mean PSF:	\$471.28	\$479.23	2%	\$715.94	\$831.26	16%	\$489,884	\$228,471	-53%

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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Market Highlights

January 2021

Top Priced Improved Residential Sale:		Top Priced PSF Improved Residential Sale:	
ACCOUNT	R031788	ACCOUNT	R064399
BEDROOM	4	BEDROOM	3
BATH	5.00	BATH	3.00
YOC	1990	YOC	2010
HEATED SQFT	4896	HEATED SQFT	1806
LANDSIZE	0.4630	LANDSIZE	
RECEPTION	202100594	RECEPTION	202100815
PRICE	\$ 9,000,000.00	PRICE	\$ 4,780,000.00
AREA	14	AREA	04
LEGAL	THE CHATEAU CONDO UNIT CHALET 9	LEGAL	RESIDENCES AT SOLARIS-VAIL CONDO UNIT 3B WEST
PPSF	\$ 1,838.31	PPSF	\$ 2,646.15
DATE	1/11/2021	DATE	1/13/2021



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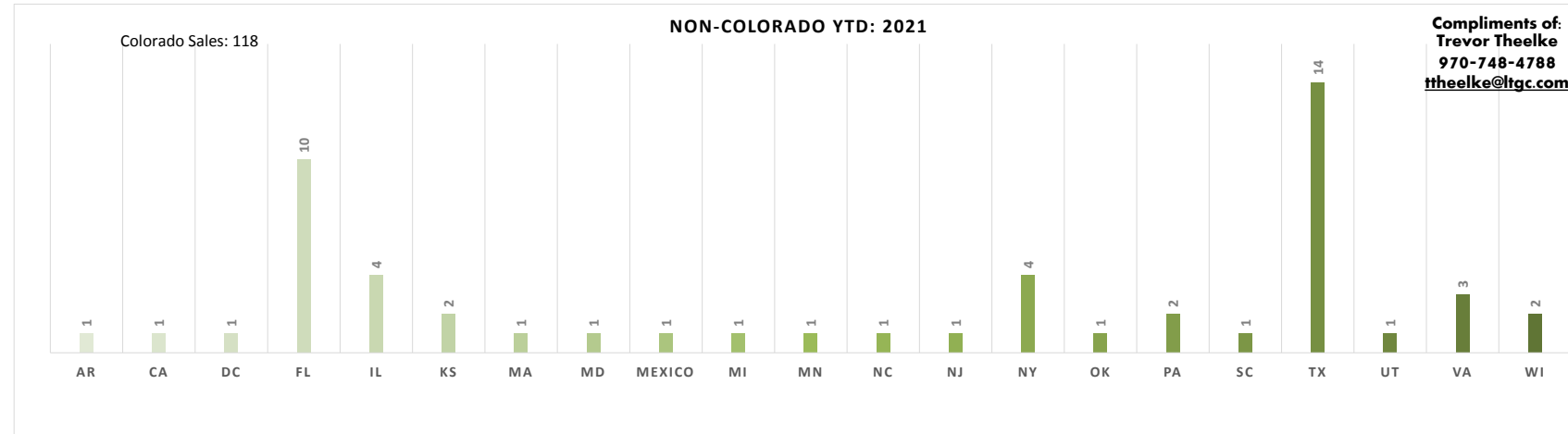
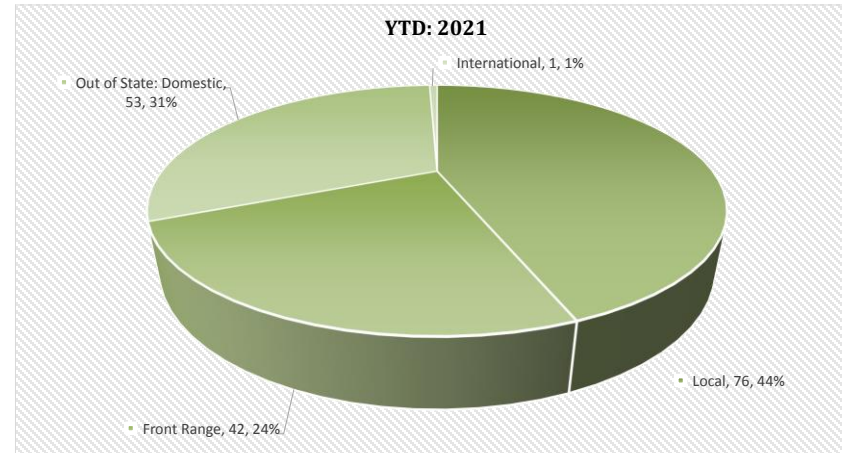
Purchaser Titlement Abstract

January 2021

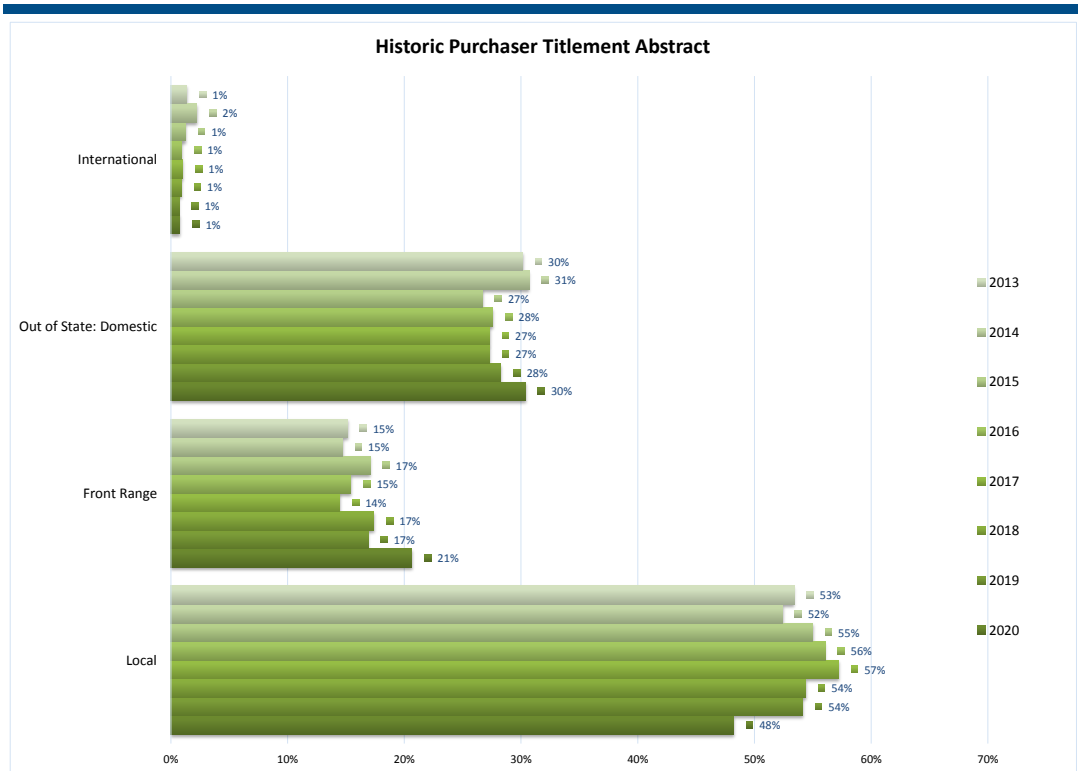
Origin of Buyer	# of Trans.	% Overall
Local	76	44%
Front Range	42	24%
Out of State: Domestic	53	31%
International	1	1%
Total Sales	172	100%

All Sales YTD: 2021

Origin of Buyer	# of Trans.	% Overall
Local	76	44%
Front Range	42	24%
Out of State: Domestic	53	31%
International	1	1%
Total Sales	172	100%



Purchaser Titlement Abstract History



All Sales: 2020

Origin of Buyer	# of Trans.	% Overall
Local	1240	48%
Front Range	531	21%
Out of State: Domestic	781	30%
International	20	1%
Total Sales	2572	100%

All Sales: 2016

Origin of Buyer	# of Trans.	% Overall
Local	1148	56%
Front Range	316	15%
Out of State: Domestic	565	28%
International	19	1%
Total Sales	2048	100%

All Sales: 2019

Origin of Buyer	# of Trans.	% Overall
Local	1093	54%
Front Range	341	17%
Out of State: Domestic	571	28%
International	14	1%
Total Sales	2019	100%

All Sales: 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: 2018

Origin of Buyer	# of Trans.	% Overall
Local	1139	54%
Front Range	364	17%
Out of State: Domestic	572	27%
International	19	1%
Total Sales	2094	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: 2017

Origin of Buyer	# of Trans.	% Overall
Local	1230	57%
Front Range	311	14%
Out of State: Domestic	587	27%
International	22	1%
Total Sales	2150	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%

New Unit Sales Detail

Improved Residential New Unit Sales Data

January 2021

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
2	2.00	2019	995	\$ 1,495,000.00	RIVERFRONT LODGE CONDO UNIT 402	MULTIFAM	\$ 1,502.51	1 WATERFRONT WAY
2	2.00	2019	1024	\$ 1,445,000.00	RIVERFRONT LODGE CONDO UNIT 308	MULTIFAM	\$ 1,411.13	1 WATERFRONT WAY
3	2.00	2019	1422	\$ 1,895,000.00	RIVERFRONT LODGE CONDO UNIT 300	MULTIFAM	\$ 1,332.63	1 WATERFRONT WAY
3	3.00	2020	1346	\$ 350,950.00	STRATTON FLATS PUD FILING 1 LOT 706	SINGLEFAM	\$ 260.74	406 CHICKADEE LANE
1	1.00	2019	522	\$ 555,000.00	RIVERFRONT LODGE CONDO UNIT 107	MULTIFAM	\$ 1,063.22	1 WATERFRONT WAY
1	1.00	2019	522	\$ 555,000.00	RIVERFRONT LODGE CONDO UNIT 105	MULTIFAM	\$ 1,063.22	1 WATERFRONT WAY
2	2.00	2016	1216	\$ 2,275,000.00	LION CONDO UNIT E604	MULTIFAM	\$ 1,871.35	701 W LIONSHEAD CIR
3	3.50	2020	2398	\$ 975,000.00	SHADOW ROCK TH UNIT 252 BLDG S PH 7	MULTIFAM	\$ 406.59	252 OVERLOOK RIDGE
2	2.00	2019	1029	\$ 415,000.00	WATER STREET RESIDENCES LOT 5	SINGLEFAM	\$ 403.30	197 WATER STREET
2	2.50	2018	1281	\$ 440,000.00	316 WALL STREET TH UNIT 3	MULTIFAM	\$ 343.48	316 WALL STREET
2	3.00	2020	1312	\$ 450,000.00	EAGLE LANDING @ BRUSH CREEK TH UNIT M3 PH 3	MULTIFAM	\$ 342.99	54 FLAT TOPS COURT
3	3.00	2020	1480	\$ 389,000.00	STRATTON FLATS PUD FILING 1 LOT 707	SINGLEFAM	\$ 262.84	408 CHICKADEE LANE
3	3.00	2020	1480	\$ 375,000.00	STRATTON FLATS PUD FILING 1 LOT 705	SINGLEFAM	\$ 253.38	404 CHICKADEE LANE
3	2.50	2015	3149	\$ 550,000.00	VILLAS AT COTTON RANCH FILING 1 LOT 3	SINGLEFAM	\$ 174.64	86 BLACK BEAR DR

Summary of Improved Residential New Unit Sales

Average Price:	\$	868,925
Average PPSF:	\$	763.72
Median Price:	\$	552,500
# Transactions:		14
Gross Volume:	\$	12,164,950

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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.



Property Type Transaction Analysis

YTD: 2020 Gross Sales Reconciliation by Transaction Type

	# Transactions		Gross Volume
Single Family	44	\$	73,454,280.00
Multi Family	84	\$	111,913,700.00
Vacant Land	32	\$	7,161,500.00
Commercial & Development	10	\$	12,997,100.00
Not Arms Length/Low Doc Fee	1	\$	579,000.00
Quit Claim Deed			
Related Parties			
Bulk Multi-Family Unit/Project Sales			
Partial Interest Sales			
Deed Restricted / Mobile Homes	1	\$	342,653.00
Multiple Units & Sites/Same Deed			
Water Rights / Open Space / Easements			
Exempt / Political Transfers			
Total Transactions:	172	\$	206,448,233.00

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