

VAIL VALLEY REAL ESTATE

THE SLIFER REPORT

2010 SIX-MONTH MARKET REVIEW



VAILREALESTATE.COM

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& FRAMPTON
REAL ESTATE

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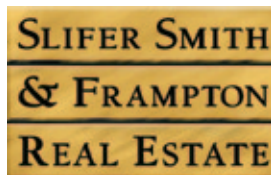
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THE VAIL VALLEY certainly saw heightened demand for real estate during the first six months of 2010. Dollar volume was up 88% compared to the same period in 2009 at over \$716 million and transactions were also up 77%. The average residential price for the first six months of 2010 increased to \$1,237,506 compared to \$1,107,680 in 2009.

In June of 2010, the market saw \$142 million in dollar volume which was the best month since 2008. There were also 121 transactions in June which was the second highest since October 2008.

The high-end of the market through June 2010 had 25 sales over \$5 million which accounted for over \$176 million in volume. The highest priced sale was a penthouse at Solaris, a new development in Vail, that sold for \$14,817,600 and SSF brought the buyer. Of the top 5 sales through June, Slifer Smith & Frampton Real Estate participated in every deal. SSF listed four of the five homes and had the buyers for all of the top sales.

The resort areas of Vail and Beaver Creek saw the most activity. Vail Village had nearly 20% of the sales volume during this time period with about \$130 million, Beaver Creek had approximately 12% and Lionshead had over 8.75%. Avon, primarily due to the 76 sales at the Westin Riverfront Resort & Spa, saw just over 8% of the sales volume (16% of the transactions – the highest area) for the first six months of 2010.

We are proud to offer this comprehensive market report for your review. When you are finished please feel free to contact your Slifer Smith & Frampton broker with questions so that they can guide you through the current local market trends.

Warm Regards,

Jim Flaum

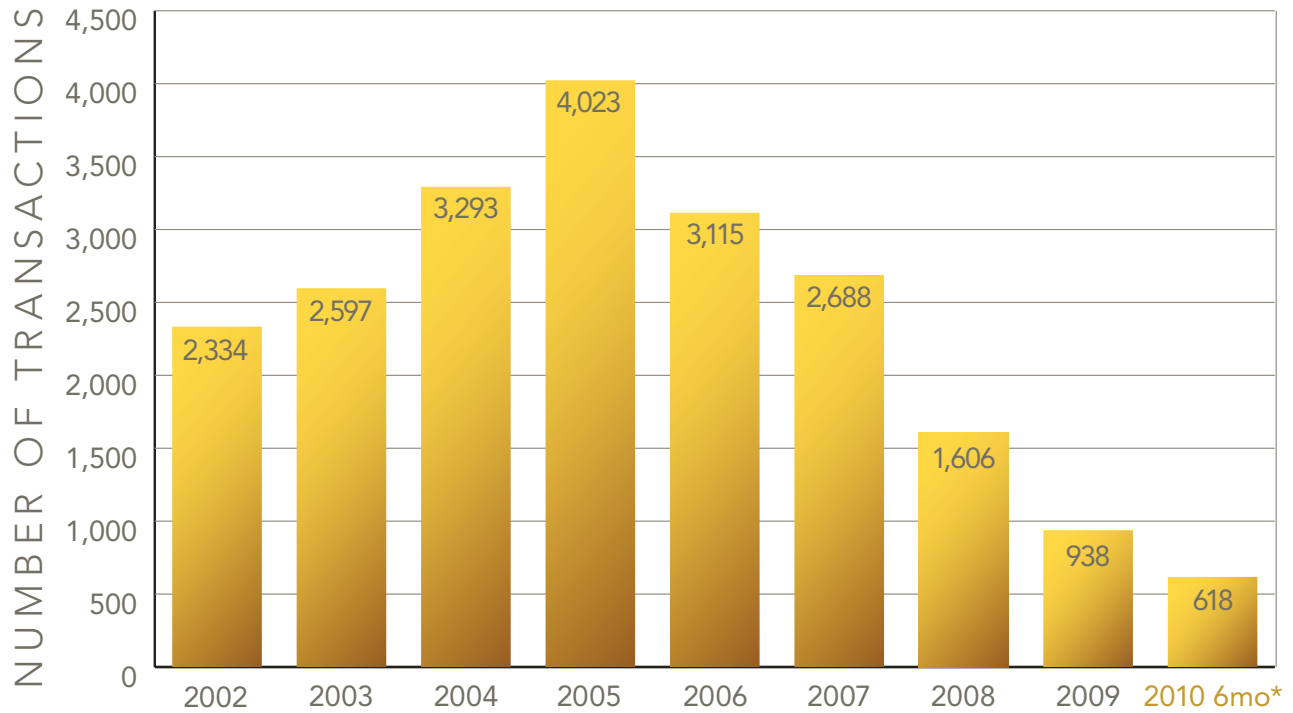
President and Managing Broker

Slifer Smith & Frampton Real Estate

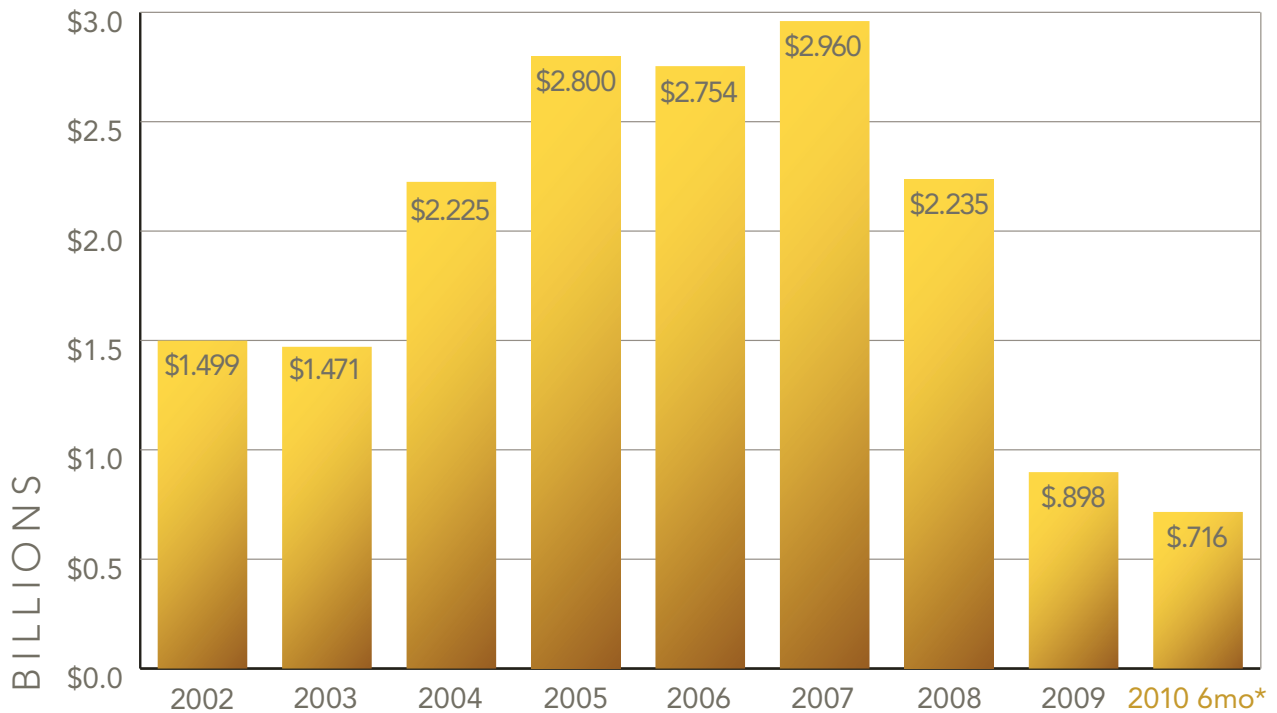


EAGLE COUNTY OVERVIEW

TRANSACTION VOLUME COMPARISON



SALES VOLUME COMPARISON

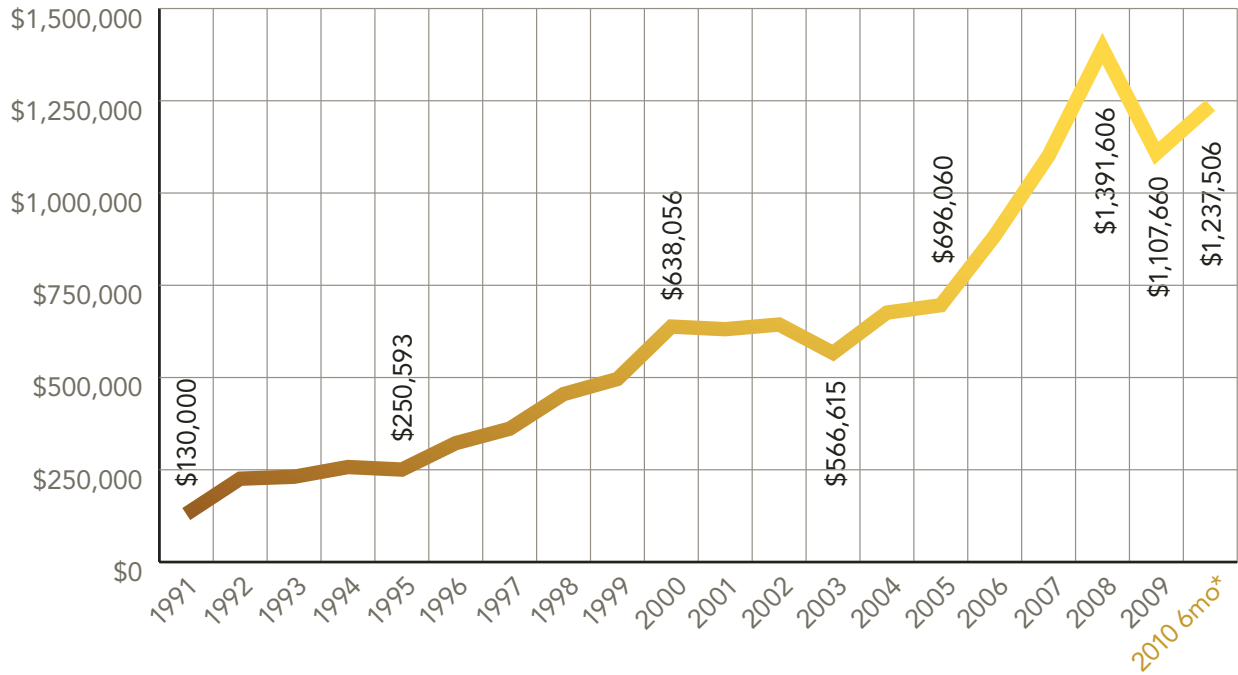


*Data collected January–June 2010, all other years are 12 months. Data includes all residential, commercial and vacant land sales. Does not include timeshares. Data provided by Land Title Guarantee and was compiled from Eagle County Records, information is deemed reliable but not guaranteed. Consult your Slifer Smith & Frampton Broker for more information.
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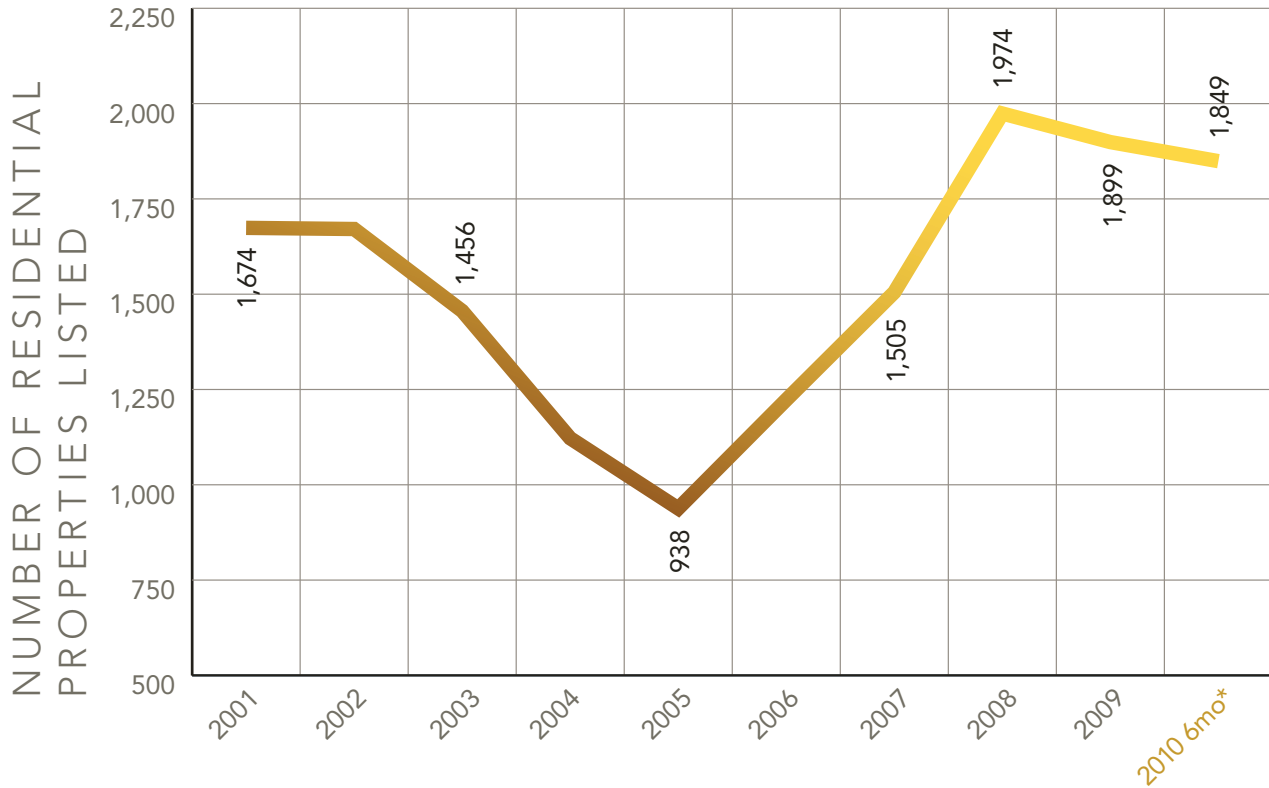
EAGLE COUNTY OVERVIEW

AVERAGE SALES PRICE



*Data collected January–June 2010, all other years are 12 months.
Residential average sales price only. Data provided by Land Title Guarantee and was compiled from Eagle County Records, information is deemed reliable but not guaranteed. Consult your Slifer Smith & Frampton Broker for more information.

ACTIVE LISTING INVENTORY

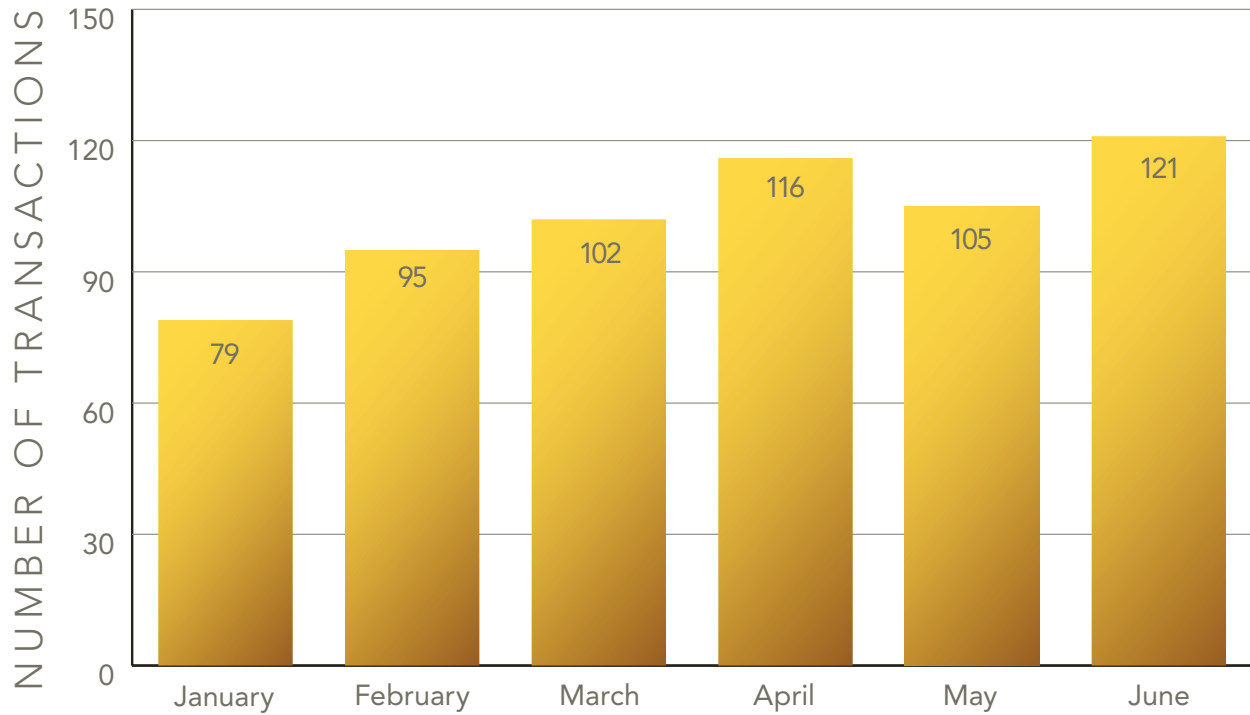


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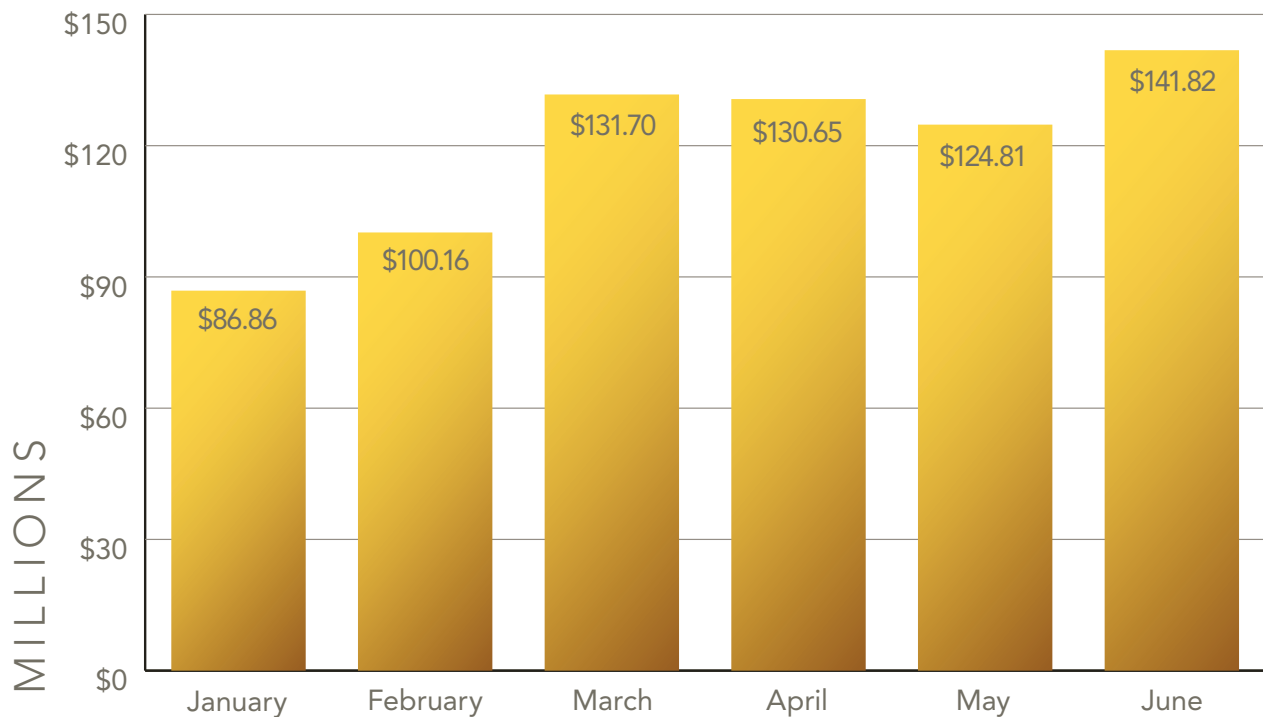


EAGLE COUNTY OVERVIEW

2010 SIX-MONTH TRANSACTION VOLUME COMPARISON



2010 SIX-MONTH SALES VOLUME COMPARISON

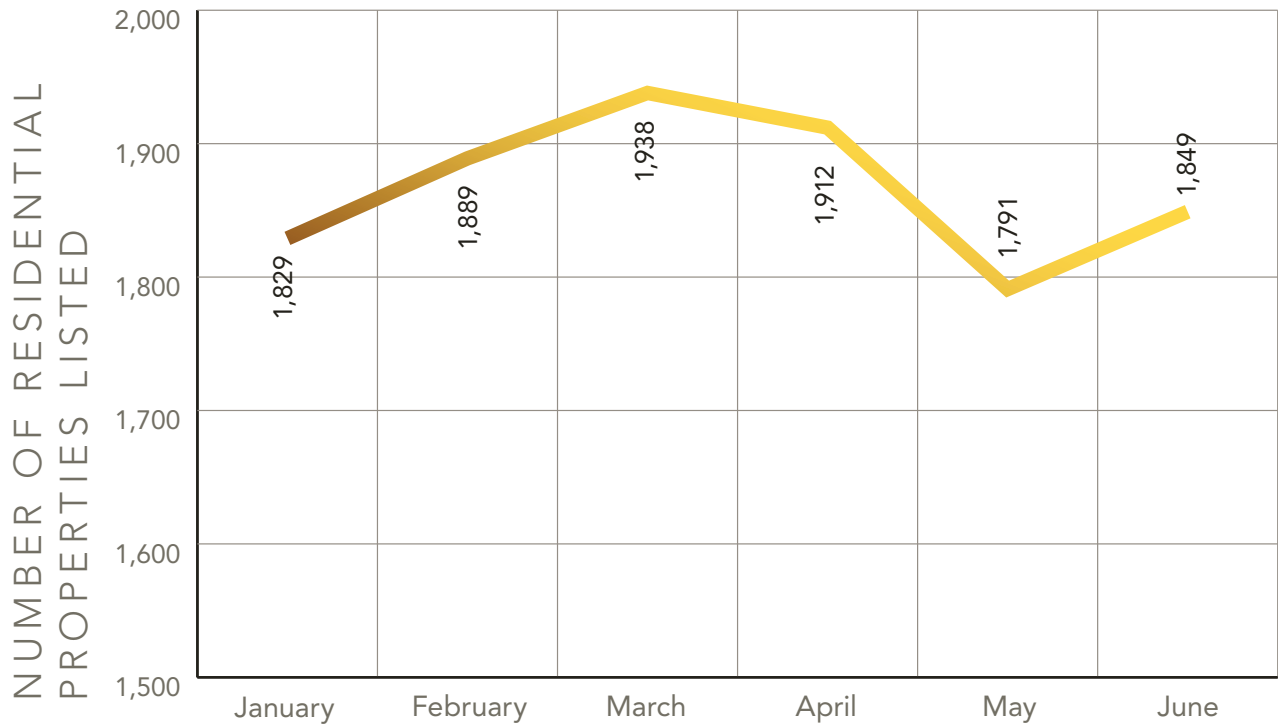


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EAGLE COUNTY OVERVIEW

2010 SIX-MONTH ACTIVE LISTING INVENTORY

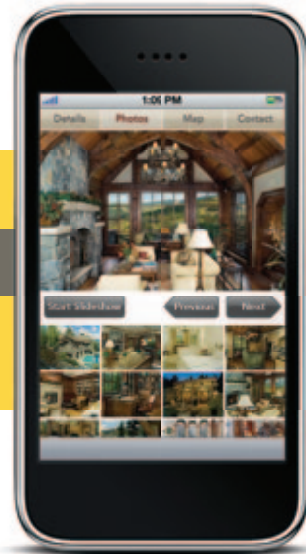


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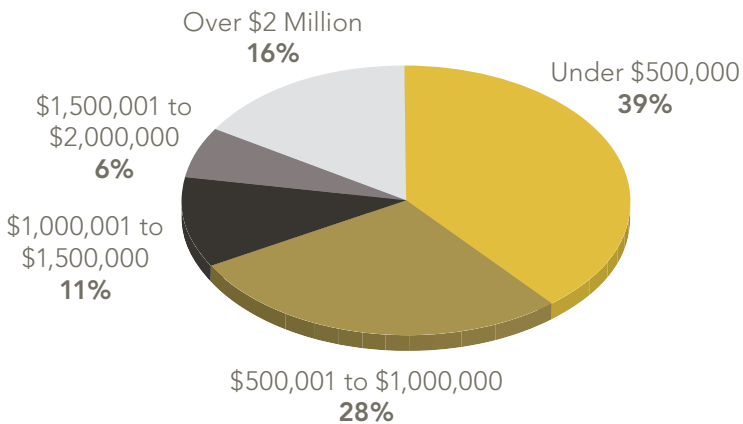


EAGLE COUNTY OVERVIEW

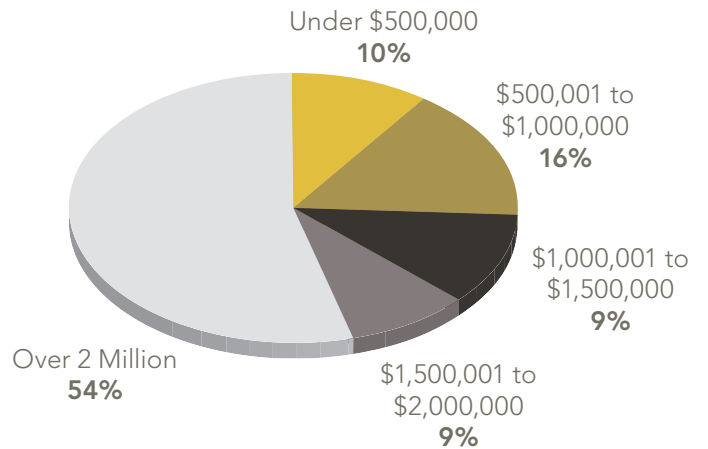
2010 RESIDENTIAL TRANSACTIONS BY PRICE POINT

AMOUNT OF SALE	NUMBER OF TRANSACTIONS	SALES VOLUME	AVERAGE SALES PRICE
Under \$500,000	198	\$62,337,574	\$314,836
\$500,001 to \$1,000,000	142	\$100,911,800	\$710,646
\$1,000,001 to \$1,500,000	55	\$68,717,900	\$1,249,416
\$1,500,001 to \$2,000,000	32	\$55,652,200	\$1,739,131
\$2,000,001 to \$2,500,000	22	\$48,391,300	\$2,199,605
\$2,500,001 to \$3,000,000	15	\$41,766,000	\$2,784,400
\$3,000,001 to \$3,500,000	8	\$25,601,200	\$3,200,150
\$3,500,001 to \$4,000,000	5	\$19,154,000	\$3,830,800
\$4,000,001 to \$4,500,000	4	\$17,175,000	\$4,293,750
\$4,500,001 to \$5,000,000	3	\$14,180,000	\$4,726,667
Over \$5 Million	25	\$176,003,600	\$7,040,144
RESIDENTIAL TOTAL:	509	\$629,890,574	\$1,237,506

NUMBER OF TRANSACTIONS



SALES VOLUME



Residential properties only. Data provided by Land Title Guarantee and was compiled from Eagle County Records, information is deemed reliable but not guaranteed. Consult your Slifer Smith & Frampton Broker for more information. ©2010 Slifer Smith & Frampton Real Estate

EAGLE COUNTY OVERVIEW

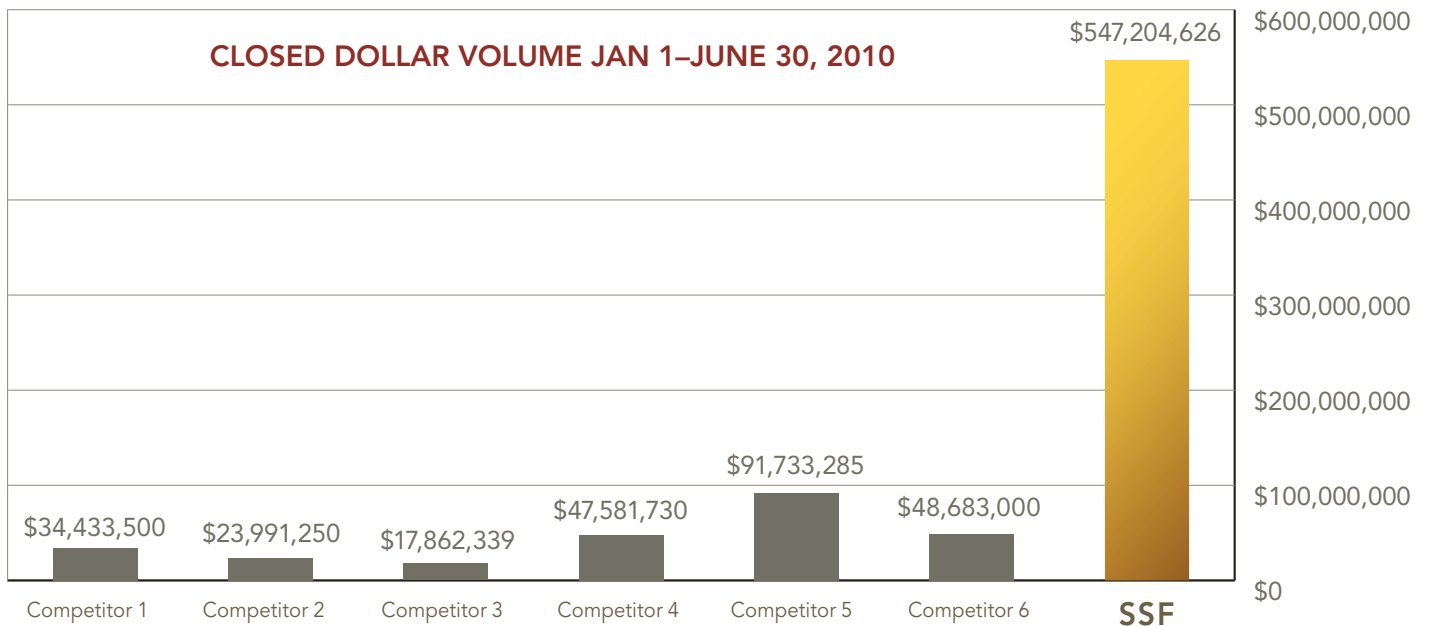
2010 SIX-MONTH MARKET ANALYSIS BY AREA

AREA	SALES VOLUME	% OF VOLUME	NUMBER OF TRANSACTIONS	% OF TRANSACTIONS	AVERAGE SALES PRICE	MEDIAN SALES PRICE
Bighorn, East Vail	\$24,303,600	3.39%	27	4.37%	\$900,133	\$625,000
Booth Creek, The Falls	\$495,000	0.07%	1	0.16%	\$495,000	n/a
11th Filing, Vail Golf Course	\$18,915,000	2.64%	6	0.97%	\$3,152,500	\$3,342,500
Vail Village	\$129,239,600	18.05%	39	6.31%	\$3,313,836	\$2,162,000
Lionshead	\$62,744,000	8.76%	25	4.05%	\$2,509,760	\$2,187,500
Spraddle Creek	\$9,000,000	1.26%	1	0.16%	\$9,000,000	n/a
Potato Patch	\$5,289,600	0.74%	4	0.65%	\$1,322,400	\$1,247,500
Lionsridge, Sandstone, The Ridge, The Valley	\$13,341,390	1.86%	19	3.07%	\$702,178	\$412,500
Cascade Village, Glen Lyon	\$25,900,000	3.62%	9	1.46%	\$2,877,778	\$2,675,000
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$5,831,450	0.81%	8	1.29%	\$728,931	\$470,163
Highland Meadows	\$5,374,500	0.75%	3	0.49%	\$1,791,500	\$1,800,000
Intermountain, Matterhorn, Vail Village West	\$5,199,000	0.73%	6	0.97%	\$866,500	\$774,500
Minturn, Redcliff	\$3,224,500	0.45%	8	1.29%	\$403,063	\$337,500
Eagle Vail	\$10,719,100	1.50%	21	3.40%	\$510,433	\$520,000
Avon	\$56,753,834	7.93%	104	16.83%	\$545,710	\$397,250
Mountain Star	\$4,075,000	0.57%	2	0.32%	\$2,037,500	n/a
Wildridge	\$4,306,200	0.60%	10	1.62%	\$430,620	\$423,100
Beaver Creek	\$92,589,000	12.93%	39	6.31%	\$2,374,077	\$1,610,000
Bachelor Gulch	\$11,698,200	1.63%	7	1.13%	\$1,671,171	\$1,470,100
Arrowhead	\$31,812,000	4.44%	22	3.56%	\$1,446,000	\$1,112,500
Berry Creek, Singletree	\$12,502,300	1.75%	15	2.43%	\$833,487	\$720,000
Edwards	\$12,212,350	1.71%	31	5.02%	\$393,947	\$286,000
Homestead, South 40	\$6,876,000	0.96%	11	1.78%	\$625,091	\$425,000
Lake Creek, Squaw Creek	\$9,026,200	1.26%	4	0.65%	\$2,256,550	\$1,929,350
Cordillera Valley Club	\$7,875,400	1.10%	4	0.65%	\$1,968,850	\$1,825,200
Cordillera	\$30,706,000	4.29%	24	3.88%	\$1,279,417	\$1,035,000
Wolcott	\$0	0.00%	0	0.00%	\$0	\$0
Bellyache, Red Sky	\$6,496,900	0.91%	7	1.13%	\$928,129	\$325,000
Eagle	\$36,421,900	5.09%	72	11.65%	\$505,860	\$315,750
Gypsum	\$27,395,300	3.83%	41	6.63%	\$668,178	\$330,000
Basalt, El Jebel and Misc. In-County	\$42,263,800	5.90%	40	6.47%	\$1,056,595	\$545,000
Quit Claim Deeds	\$3,425,000	0.48%	8	1.29%	\$428,125	n/a
TOTAL	\$716,012,124	100.00%	618	100.00%	\$1,158,596	\$592,750

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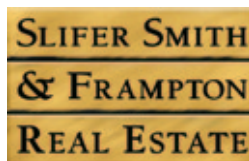
48 YEARS OF HARD WORK PAYS OFF



Based on VBOR MLS residential and land sold data from 1/1/10 through 6/30/10. Sell sides and list sides combined for totals. Includes closest competitors only.

Today's real estate market can be extremely complicated. Now more than ever it is important that you work with the market experts. Slifer Smith & Frampton Real Estate has a 48-year perspective and over 100 seasoned Vail Valley real estate brokers.

Whether you are maximizing exposure to sell your home or seeking the best values in our resort market, clients across the globe trust the Vail Valley's leading real estate company.



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Toll free: (888)412-6620

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