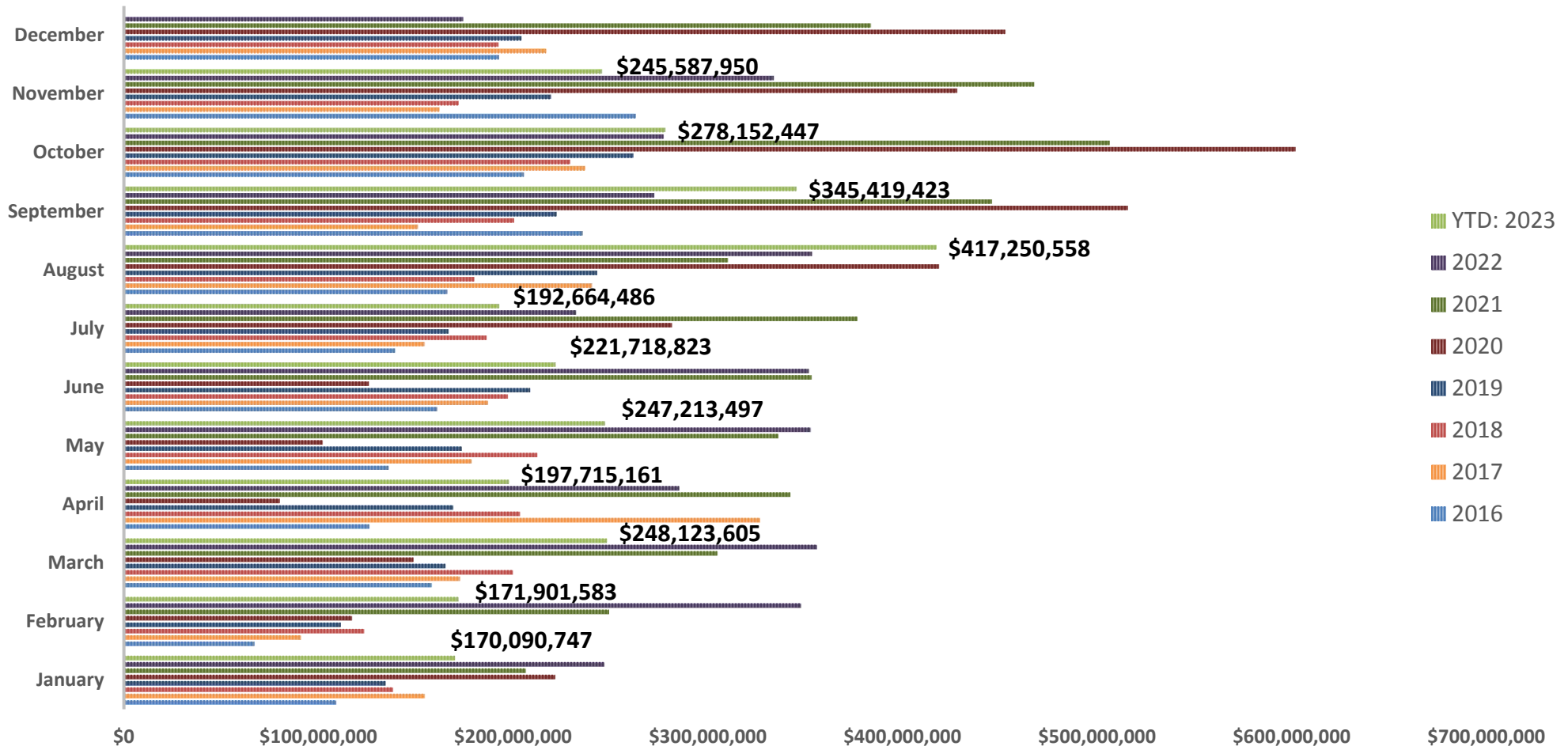
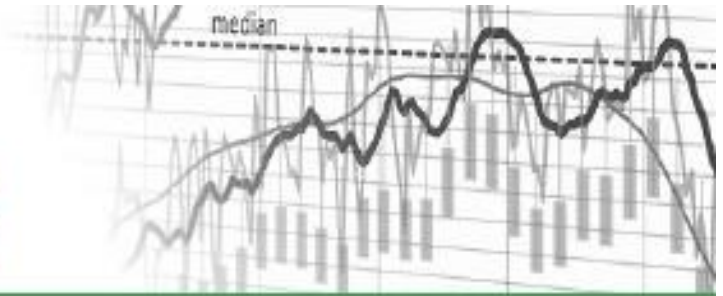




Eagle County Market ANALYSIS



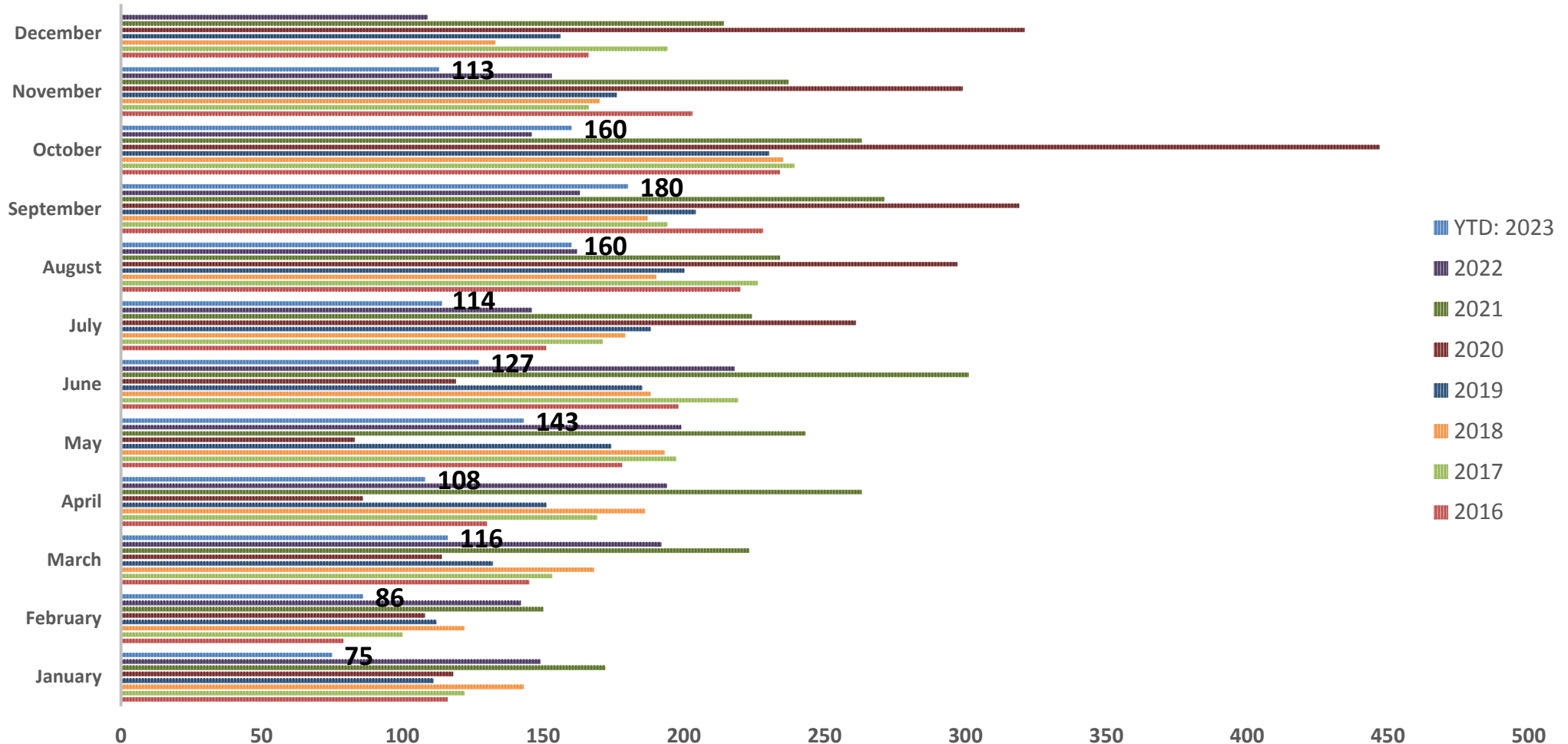
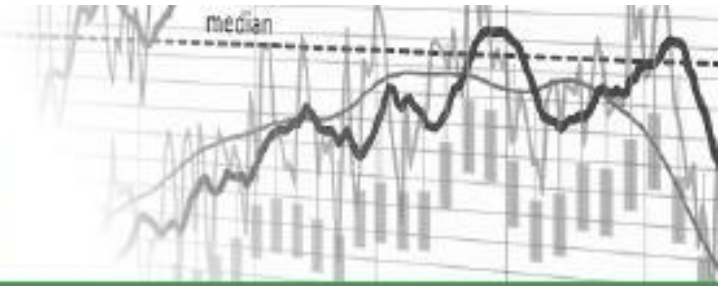
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Eagle County Market ANALYSIS



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Historic Gross Sales Volume

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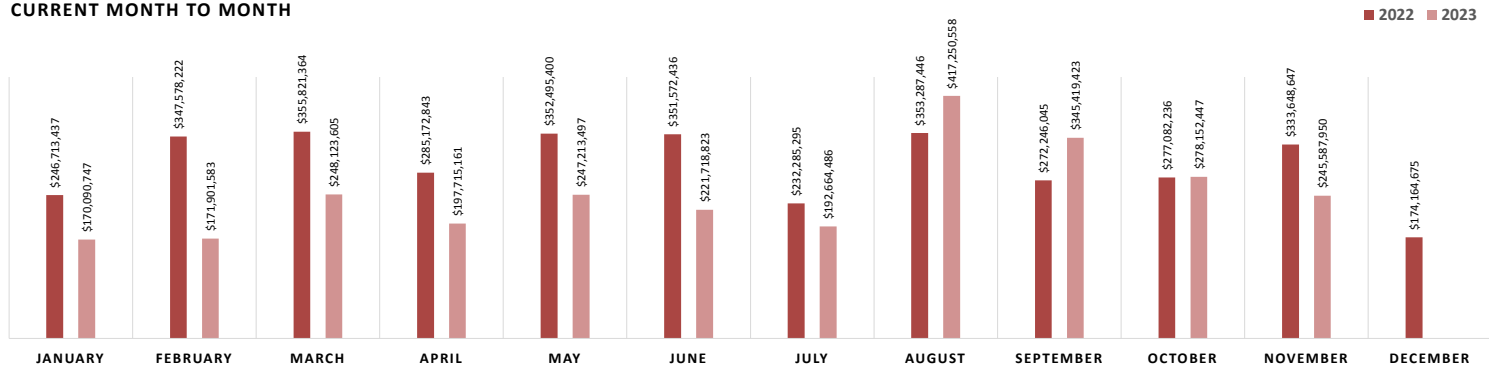
Dollar Volume

Month	2016	% of Previous Year	2017	% of Previous Year	2018	% of Previous Year	2019	% of Previous Year	2020	% of Previous Year	2021	% of Previous Year	2022	% of Previous Year	2023	% of Previous Year
January	\$109,003,485	75%	\$154,632,843	142%	\$138,215,560	89%	\$134,371,806	97%	\$221,534,813	165%	\$206,448,233	93%	\$246,713,437	120%	\$170,090,747	69%
February	\$67,025,367	75%	\$90,949,467	136%	\$123,360,065	136%	\$111,368,076	90%	\$117,259,979	105%	\$249,234,043	213%	\$347,578,222	139%	\$171,901,583	49%
March	\$157,915,927	113%	\$172,707,975	109%	\$199,715,886	116%	\$165,163,035	83%	\$148,690,532	90%	\$304,772,125	205%	\$355,821,364	117%	\$248,123,605	70%
April	\$125,972,987	110%	\$326,684,018	259%	\$203,332,435	62%	\$169,105,482	83%	\$80,045,782	47%	\$342,257,346	428%	\$285,172,843	83%	\$197,715,161	69%
May	\$135,802,891	85%	\$178,642,398	132%	\$212,230,636	119%	\$173,609,845	82%	\$102,205,379	59%	\$336,140,619	329%	\$352,495,400	105%	\$247,213,497	70%
June	\$160,867,600	71%	\$187,026,910	116%	\$197,092,758	105%	\$208,661,815	106%	\$125,776,335	60%	\$353,234,255	281%	\$351,572,436	100%	\$221,718,823	63%
July	\$139,255,646	81%	\$154,474,963	111%	\$186,177,151	121%	\$166,692,398	90%	\$281,577,553	169%	\$376,730,075	134%	\$232,285,295	62%	\$192,664,486	83%
August	\$165,997,000	107%	\$240,429,412	145%	\$179,899,439	75%	\$243,037,826	135%	\$418,674,547	172%	\$310,236,178	74%	\$353,287,446	114%	\$417,250,558	118%
September	\$235,519,445	103%	\$151,014,346	64%	\$200,406,714	133%	\$222,243,146	111%	\$515,605,017	232%	\$445,760,648	86%	\$272,246,045	61%	\$345,419,423	127%
October	\$205,290,354	115%	\$236,857,374	115%	\$229,120,322	97%	\$261,614,041	114%	\$601,738,961	230%	\$506,318,449	84%	\$277,082,236	55%	\$278,152,447	100%
November	\$262,710,295	192%	\$162,167,692	62%	\$171,899,482	106%	\$219,298,427	128%	\$427,994,899	195%	\$467,582,888	109%	\$333,648,647	71%	\$245,587,950	74%
December	\$192,600,906	79%	\$216,855,173	113%	\$192,230,838	89%	\$204,185,210	106%	\$452,739,534	222%	\$383,649,862	85%	\$174,164,675	45%		0%
YTD:	\$1,765,360,997	101%	\$2,055,587,398	116%	\$2,041,450,448	99%	\$2,075,165,897	102%	\$3,041,103,797	147%	\$3,898,714,859	123%	\$3,407,903,371	87%	\$2,735,838,280	80%
ANNUAL:	\$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%	\$4,282,364,721	123%	\$3,582,068,046	84%	\$2,735,838,280	76%

Number of Transactions

Month	2016	% of Previous Year	2017	% of Previous Year	2018	% of Previous Year	2019	% of Previous Year	2020	% of Previous Year	2021	% of Previous Year	2022	% of Previous Year	2023	% of Previous Year
January	116	100%	122	105%	143	117%	111	78%	118	106%	172	146%	149	87%	75	50%
February	79	81%	100	127%	122	122%	112	92%	108	96%	150	139%	142	95%	86	61%
March	145	112%	153	106%	168	110%	132	79%	114	86%	223	196%	192	86%	116	60%
April	130	97%	169	130%	186	110%	151	81%	86	57%	263	306%	194	74%	108	56%
May	178	110%	197	111%	193	98%	174	90%	83	48%	243	293%	199	82%	143	72%
June	198	90%	219	111%	188	86%	185	98%	119	64%	301	253%	218	72%	127	58%
July	151	69%	171	113%	179	105%	188	105%	261	139%	224	86%	146	65%	114	78%
August	220	111%	226	103%	190	84%	200	105%	297	149%	234	79%	162	69%	160	99%
September	228	97%	194	85%	187	96%	204	109%	319	156%	271	85%	163	60%	180	110%
October	234	117%	239	102%	235	98%	230	98%	447	194%	263	59%	146	56%	160	110%
November	203	122%	166	82%	170	102%	176	104%	299	170%	237	79%	153	65%	113	74%
December	166	89%	194	117%	133	69%	156	117%	321	206%	214	67%	109	51%		0%
YTD:	1,882	100%	1,956	104%	1,961	100%	1,863	95%	2,251	121%	2,581	109%	1,864	72%	1382	74%
ANNUAL:	2,048	99%	2,150	105%	2,094	97%	2,019	96%	2,572	127%	2,795	109%	1973	71%	1382	70%

CURRENT MONTH TO MONTH





Transaction Analysis by Area

November 2023

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	\$10,291,000	4.19%	5	4.42%	\$2,058,200	\$1,795,000
Booth Creek, The Falls	\$0	0.00%	0	0.00%	\$0	n/a
11th Filing, Vail Golf Course	\$0	0.00%	0	0.00%	\$0	n/a
Vail Village	\$30,675,000	12.49%	4	3.54%	\$7,668,750	\$8,150,000
Lionshead	\$11,600,000	4.72%	1	0.88%	\$11,600,000	n/a
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	\$1,461,750	0.60%	2	1.77%	\$730,875	n/a
Cascade Village, Glen Lyon	\$0	0.00%	0	0.00%	\$0	n/a
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$2,374,500	0.97%	3	2.65%	\$791,500	\$775,000
Highland Meadows	\$0	0.00%	0	0.00%	\$0	n/a
Intermountain, Matterhorn, Vail Village West	\$8,400,000	3.42%	3	2.65%	\$2,800,000	\$2,300,000
Minturn, Redcliff	\$6,790,000	2.76%	3	2.65%	\$2,263,333	\$1,000,000
Eagle Vail	\$8,220,000	3.35%	6	5.31%	\$1,370,000	\$1,350,000
Avon	\$6,586,500	2.68%	5	4.42%	\$1,317,300	\$725,000
Mountain Star	\$0	0.00%	0	0.00%	\$0	n/a
Wildridge	\$5,975,000	2.43%	3	2.65%	\$1,991,667	\$1,800,000
Beaver Creek	\$5,150,000	2.10%	2	1.77%	\$2,575,000	n/a
Bachelor Gulch	\$15,900,000	6.47%	2	1.77%	\$7,950,000	n/a
Arrowhead	\$12,279,000	5.00%	3	2.65%	\$4,093,000	\$2,600,000
Berry Creek, Singletree	\$7,530,000	3.07%	4	3.54%	\$1,882,500	\$2,172,500
Edwards	\$1,575,000	0.64%	2	1.77%	\$787,500	n/a
Homestead, South 40	\$2,700,000	1.10%	1	0.88%	\$2,700,000	n/a
Lake Creek, Squaw Creek	\$25,300,000	10.30%	4	3.54%	\$6,325,000	\$5,100,000
Cordillera Valley Club	\$3,550,000	1.45%	1	0.88%	\$3,550,000	n/a
Cordillera	\$17,055,000	6.94%	7	6.19%	\$2,436,429	\$2,260,000
Wolcott	\$0	0.00%	0	0.00%	\$0	n/a
Bellyache, Red Sky	\$2,100,000	0.86%	1	0.88%	\$2,100,000	n/a
Eagle	\$17,103,521	6.96%	24	21.24%	\$712,647	\$450,000
Gypsum	\$24,929,950	10.15%	13	11.50%	\$1,917,688	\$537,000
Basalt, El Jebel and Misc. In-County	\$16,059,729	6.54%	10	8.85%	\$1,605,973	\$1,845,615
DEED RESTRICTED UNITS	\$1,982,000	0.81%	4	3.54%	\$495,500	\$555,000
Quit Claim Deeds	\$0	0.00%	0	0.00%	\$0	n/a
TOTAL	\$245,587,950	100.00%	113	100.00%	\$2,234,917	\$1,275,000
(NEW UNIT SALES)	\$9,191,054	3.74%	4	3.54%	\$2,297,764	\$2,189,494

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YTD. Transaction Analysis by Area

YTD: Nov. 2023

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	\$89,431,500	3.27%	55	3.98%	\$1,626,027	\$1,050,000
Booth Creek, The Falls	\$33,819,752	1.24%	10	0.72%	\$3,381,975	\$1,677,500
11th Filing, Vail Golf Course	\$50,697,916	1.85%	11	0.80%	\$4,608,901	\$4,250,000
Vail Village	\$323,055,960	11.81%	59	4.27%	\$5,475,525	\$3,175,000
Lionshead	\$102,575,000	3.75%	31	2.24%	\$3,308,871	\$2,450,000
Spraddle Creek	\$0	0.00%	0	0.00%	\$0	n/a
Potato Patch	\$20,875,000	0.76%	3	0.22%	\$6,958,333	\$3,600,000
Lionsridge, Sandstone, The Ridge, The Valley	\$35,581,400	1.30%	26	1.88%	\$1,368,515	\$932,500
Cascade Village, Glen Lyon	\$39,660,200	1.45%	8	0.58%	\$4,957,525	\$3,875,000
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$17,078,500	0.62%	17	1.23%	\$1,004,618	\$830,000
Highland Meadows	\$2,587,000	0.09%	1	0.07%	\$2,587,000	n/a
Intermountain, Matterhorn, Vail Village West	\$43,056,802	1.57%	20	1.45%	\$2,152,840	\$1,987,500
Minturn, Redcliff	\$17,301,500	0.63%	15	1.09%	\$1,153,433	\$785,000
Eagle Vail	\$64,775,500	2.37%	46	3.33%	\$1,408,163	\$1,237,500
Avon	\$153,082,246	5.60%	102	7.38%	\$1,500,806	\$992,500
Mountain Star	\$18,450,000	0.67%	2	0.14%	\$9,225,000	n/a
Wildridge	\$38,260,000	1.40%	21	1.52%	\$1,821,905	\$1,800,000
Beaver Creek	\$245,171,250	8.96%	66	4.78%	\$3,714,716	\$2,662,500
Bachelor Gulch	\$148,879,783	5.44%	26	1.88%	\$5,726,146	\$4,244,642
Arrowhead	\$169,643,220	6.20%	49	3.55%	\$3,462,107	\$3,100,000
Berry Creek, Singletree	\$93,491,177	3.42%	46	3.33%	\$2,032,417	\$1,629,500
Edwards	\$48,326,156	1.77%	41	2.97%	\$1,178,687	\$850,000
Homestead, South 40	\$27,523,900	1.01%	22	1.59%	\$1,251,086	\$1,132,750
Lake Creek, Squaw Creek	\$51,340,000	1.88%	14	1.01%	\$3,667,143	\$3,200,000
Cordillera Valley Club	\$29,030,000	1.06%	5	0.36%	\$5,806,000	\$5,895,000
Cordillera	\$153,305,000	5.60%	58	4.20%	\$2,643,190	\$2,375,000
Wolcott	\$5,035,000	0.18%	5	0.36%	\$1,007,000	\$580,000
Bellyache, Red Sky	\$17,655,000	0.65%	7	0.51%	\$2,522,143	\$2,100,000
Eagle	\$223,882,141	8.18%	222	16.06%	\$1,008,478	\$798,250
Gypsum	\$137,014,530	5.01%	181	13.10%	\$756,986	\$599,000
Basalt, El Jebel and Misc. In-County	\$317,435,970	11.60%	164	11.87%	\$1,935,585	\$1,422,700
DEED RESTRICTED UNITS	\$16,727,762	0.61%	37	2.68%	\$452,102	\$501,900
Quit Claim Deeds	\$1,089,115	0.04%	12	0.87%	\$90,760	\$3,500
TOTAL	\$2,735,838,280	100.00%	1,382	100.00%	\$2,039,026	\$1,210,000
(NEW UNIT SALES)	\$219,371,454	8.02%	73	5.28%	\$3,005,088	\$2,600,000

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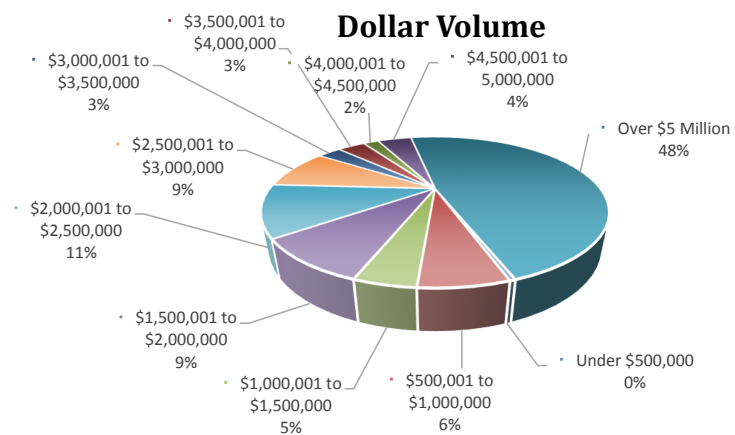
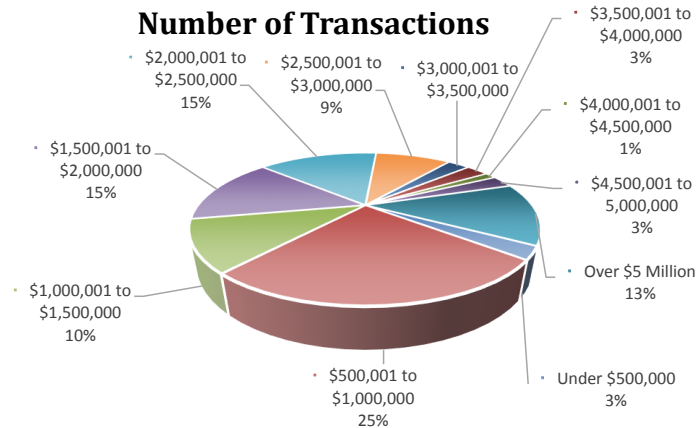
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November 2023

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	2	\$904,450	\$452,225	Single Family	38	\$140,640,554	\$3,701,067
	\$500,001 to \$1,000,000	19	\$14,057,750	\$739,882	Multi Family	37	\$80,833,700	\$2,184,695
	\$1,000,001 to \$1,500,000	8	\$9,802,000	\$1,225,250	Vacant Residential Land	13	\$5,014,500	\$385,731
	\$1,500,001 to \$2,000,000	11	\$20,096,066	\$1,826,915				
	\$2,000,001 to \$2,500,000	11	\$24,833,988	\$2,257,635				
	\$2,500,001 to \$3,000,000	7	\$19,305,000	\$2,757,857				
	\$3,000,001 to \$3,500,000	2	\$6,250,000	\$3,125,000				
	\$3,500,001 to \$4,000,000	2	\$7,500,000	\$3,750,000				
	\$4,000,001 to \$4,500,000	1	\$4,200,000	\$4,200,000				
	\$4,500,001 to 5,000,000	2	\$9,350,000	\$4,675,000				
	Over \$5 Million	10	\$105,175,000	\$10,517,500				
Improved Residential Total:		75	\$221,474,254	\$2,952,990	Total	88	\$226,488,754	\$2,573,736
Residential Vacant Land and Commercial Total*:		38	\$24,113,696	\$634,571	* includes all non-improved residential transactions			



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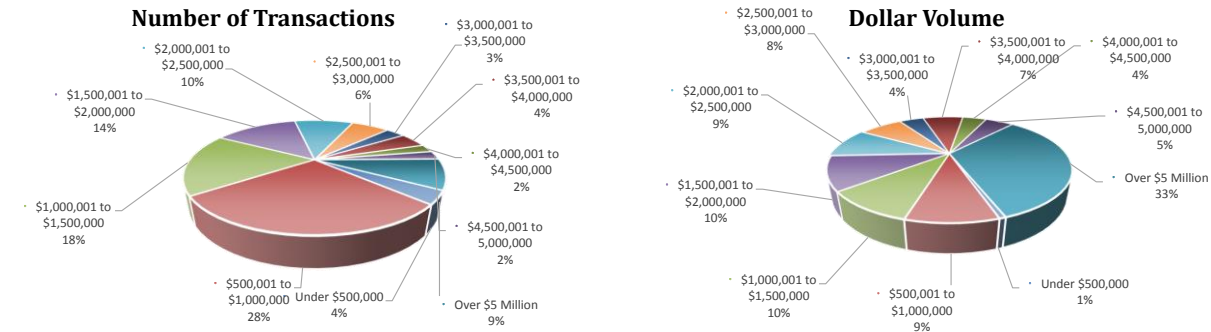
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YTD. Cost Breakdown

YTD: Nov. 2023

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	38	\$16,416,120	\$432,003	Single Family	516	\$1,384,930,473	\$2,683,974
	\$500,001 to \$1,000,000	296	\$226,087,090	\$763,808	Multi Family	532	\$1,057,172,869	\$1,987,167
	\$1,000,001 to \$1,500,000	188	\$233,782,920	\$1,243,526	Vacant Residential Land	121	\$66,315,306	\$548,060
	\$1,500,001 to \$2,000,000	142	\$251,703,389	\$1,772,559				
	\$2,000,001 to \$2,500,000	102	\$228,969,799	\$2,244,802				
	\$2,500,001 to \$3,000,000	65	\$180,602,862	\$2,778,506				
	\$3,000,001 to \$3,500,000	32	\$104,450,000	\$3,264,063				
	\$3,500,001 to \$4,000,000	46	\$173,474,000	\$3,771,174				
	\$4,000,001 to \$4,500,000	24	\$102,504,835	\$4,271,035				
	\$4,500,001 to 5,000,000	25	\$120,628,500	\$4,825,140				
	Over \$5 Million	90	\$803,483,827	\$8,927,598				
Improved Residential Total:		1,048	\$2,442,103,342	\$2,330,251	Total	1169	\$2,508,418,648	\$2,145,782
Residential Vacant Land and Commercial Total*:		334	\$293,734,938	\$879,446	* includes all non-improved residential transactions			



2022

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	98	\$38,459,273	\$392,442	Single Family	673	\$1,658,316,427	\$2,464,066
	\$500,001 to \$1,000,000	521	\$384,894,579	\$738,761	Multi Family	812	\$1,269,287,670	\$1,563,162
	\$1,000,001 to \$1,500,000	303	\$376,170,244	\$1,241,486	Vacant Residential Land	209	\$94,343,756	\$451,406
	\$1,500,001 to \$2,000,000	163	\$284,802,700	\$1,747,256				
	\$2,000,001 to \$2,500,000	91	\$205,485,117	\$2,258,078				
	\$2,500,001 to \$3,000,000	68	\$187,726,000	\$2,760,676				
	\$3,000,001 to \$3,500,000	46	\$150,936,804	\$3,281,235				
	\$3,500,001 to \$4,000,000	38	\$144,865,500	\$3,812,250				
	\$4,000,001 to \$4,500,000	30	\$128,114,880	\$4,270,496				
	\$4,500,001 to 5,000,000	27	\$129,632,000	\$4,801,185				
	Over \$5 Million	100	\$896,517,000	\$8,965,170				
Improved Residential Total:		1,485	\$2,927,604,097	\$1,971,451	Total	1694	\$3,021,947,853	\$1,783,913
Residential Vacant Land and Commercial Total*:		488	\$654,463,949	\$1,341,115	* includes all non-improved residential transactions			

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	369	\$152,140,280	\$412,304	Single Family	910	\$2,054,726,236	\$2,257,941
	\$500,001 to \$1,000,000	722	\$525,518,482	\$727,865	Multi Family	1210	\$1,643,221,023	\$1,358,034
	\$1,000,001 to \$1,500,000	331	\$418,257,037	\$1,263,616	Vacant Residential Land	354	\$165,545,205	\$467,642
	\$1,500,001 to \$2,000,000	196	\$342,723,930	\$1,748,591				
	\$2,000,001 to \$2,500,000	102	\$228,319,200	\$2,238,424				
	\$2,500,001 to \$3,000,000	96	\$267,179,957	\$2,783,125				
	\$3,000,001 to \$3,500,000	67	\$220,218,070	\$3,286,837				
	\$3,500,001 to \$4,000,000	57	\$215,688,370	\$3,784,006				
	\$4,000,001 to \$4,500,000	37	\$157,808,377	\$4,265,091				
	\$4,500,001 to 5,000,000	19	\$90,856,500	\$4,781,921				
	Over \$5 Million	124	\$1,079,237,056	\$8,703,525				
Improved Residential Total:		2,120	\$3,697,947,259	\$1,744,315	Total	2474	\$3,863,492,464	\$1,561,638
Residential Vacant Land and Commercial Total*:		675	\$584,417,462	\$865,804	* includes all non-improved residential transactions			

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Historic Cost Breakdown

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			

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			

2018

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	496	\$188,014,713	\$379,062	Single Family	808	\$1,060,832,905	\$1,312,912
	\$500,001 to \$1,000,000	638	\$448,163,932	\$702,451	Multi Family	815	\$862,265,205	\$1,057,994
	\$1,000,001 to \$1,500,000	195	\$236,641,400	\$1,213,546	Vacant Residential Land	154	\$77,088,371	\$500,574
	\$1,500,001 to \$2,000,000	99	\$173,180,766	\$1,749,301				
	\$2,000,001 to \$2,500,000	55	\$125,526,000	\$2,282,291				
	\$2,500,001 to \$3,000,000	32	\$88,009,000	\$2,750,281				
	\$3,000,001 to \$3,500,000	22	\$72,063,549	\$3,275,616				
	\$3,500,001 to \$4,000,000	20	\$75,587,500	\$3,779,375				
	\$4,000,001 to \$4,500,000	9	\$38,896,500	\$4,321,833				
	\$4,500,001 to 5,000,000	2	\$9,800,000	\$4,900,000				
	Over \$5 Million	55	\$467,214,750	\$8,494,814				
Improved Residential Total:		1,623	\$1,923,098,109	\$1,184,903	Total	1777	\$2,000,186,480	\$1,125,597
Residential Vacant Land and Commercial Total*:		471	\$310,583,177	\$659,412	* includes all non-improved residential transactions			

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Historic Cost Breakdown

2017

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	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			

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			

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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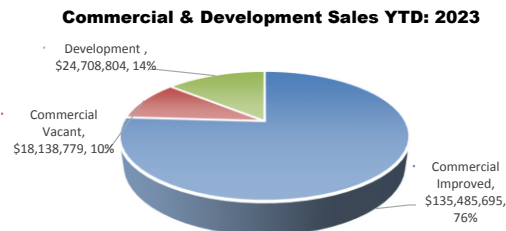
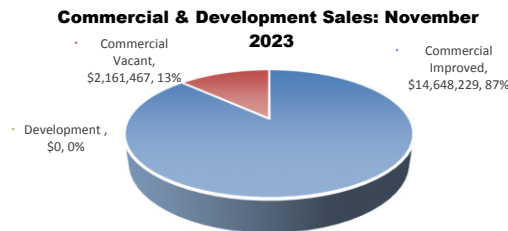
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Commercial Market Analysis

November & YTD: 2023

Commercial Cost Breakdown

Current Month	Number of Transactions	Total Dollar Volume	Average Sales Price	YTD Number of Transactions	YTD Total Dollar Volume	YTD Average Sales Price
Commercial Improved	15	\$14,648,229	\$976,549	80	\$135,485,695	\$1,693,571
Commercial Vacant	3	\$2,161,467	\$720,489	34	\$18,138,779	\$533,494
Development	0	\$0	--	8	\$24,708,804	\$3,088,601
Total	18	\$16,809,696	\$933,872	122	\$178,333,278	\$1,461,748



2022

Current Month	Number of Transactions	Total Dollar Volume	Average Sales Price	YTD Number of Transactions	YTD Total Dollar Volume	YTD Average Sales Price
Commercial Improved	7	\$8,727,400	\$1,246,771	118	\$375,259,360	\$3,180,164
Commercial Vacant	5	\$1,823,500	\$364,700	66	\$57,361,206	\$869,109
Development	0	\$0	\$0	8	\$73,671,630	\$9,208,954
Total	12	\$10,550,900	\$879,242	192	\$506,292,196	\$2,636,939

2021

Current Month	Number of Transactions	Total Dollar Volume	Average Sales Price	YTD Number of Transactions	YTD Total Dollar Volume	YTD Average Sales Price
Commercial Improved	19	\$45,335,706	\$2,386,090	140	\$260,630,482	\$1,861,646
Commercial Vacant	7	\$2,956,061	\$422,294	82	\$46,706,240	\$569,588
Development	1	\$6,250,000	\$6,250,000	5	\$14,610,000	\$2,922,000
Total	27	\$54,541,767	\$2,020,065	227	\$321,946,722	\$1,418,267

2020

Current Month	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

2019

Current Month	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

2018

Current Month	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

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Residential Analysis by Area

November 2023

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	\$10,187,000	4.60%	4	5.33%	\$2,546,750	\$1,885,000
Booth Creek, The Falls	\$0	0.00%	0	0.00%	\$0	n/a
11th Filing, Vail Golf Course	\$0	0.00%	0	0.00%	\$0	n/a
Vail Village	\$30,675,000	13.85%	4	5.33%	\$7,668,750	\$8,150,000
Lionshead	\$11,600,000	5.24%	1	1.33%	\$11,600,000	n/a
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	\$1,461,750	0.66%	2	2.67%	\$730,875	n/a
Cascade Village, Glen Lyon	\$0	0.00%	0	0.00%	\$0	n/a
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$2,374,500	1.07%	3	4.00%	\$791,500	\$775,000
Highland Meadows	\$0	0.00%	0	0.00%	\$0	n/a
Intermountain, Matterhorn, Vail Village West	\$8,400,000	3.79%	3	4.00%	\$2,800,000	\$2,300,000
Minturn, Redcliff	\$1,000,000	0.45%	1	1.33%	\$1,000,000	n/a
Eagle Vail	\$6,375,000	2.88%	5	6.67%	\$1,275,000	\$1,150,000
Avon	\$6,586,500	2.97%	5	6.67%	\$1,317,300	\$725,000
Mountain Star	\$0	0.00%	0	0.00%	\$0	n/a
Wildridge	\$5,975,000	2.70%	3	4.00%	\$1,991,667	\$1,800,000
Beaver Creek	\$5,150,000	2.33%	2	2.67%	\$2,575,000	n/a
Bachelor Gulch	\$15,900,000	7.18%	2	2.67%	\$7,950,000	n/a
Arrowhead	\$12,279,000	5.54%	3	4.00%	\$4,093,000	\$2,600,000
Berry Creek, Singletree	\$7,530,000	3.40%	4	5.33%	\$1,882,500	\$1,842,500
Edwards	\$1,250,000	0.56%	1	1.33%	\$1,250,000	n/a
Homestead, South 40	\$2,700,000	1.22%	1	1.33%	\$2,700,000	n/a
Lake Creek, Squaw Creek	\$23,800,000	10.75%	3	4.00%	\$7,933,333	\$6,000,000
Cordillera Valley Club	\$3,550,000	1.60%	1	1.33%	\$3,550,000	n/a
Cordillera	\$16,160,000	7.30%	5	6.67%	\$3,232,000	\$2,550,000
Wolcott	\$0	0.00%	0	0.00%	\$0	n/a
Bellyache, Red Sky	\$2,100,000	0.95%	1	1.33%	\$2,100,000	n/a
Eagle	\$9,114,554	4.12%	7	9.33%	\$1,302,079	\$985,000
Gypsum	\$23,590,950	10.65%	7	9.33%	\$3,370,136	\$650,000
Basalt, El Jebel and Misc. In-County	\$13,715,000	6.19%	7	9.33%	\$1,959,286	\$2,250,000
TOTAL	\$221,474,254	100.00%	75	100.00%	\$2,952,990	\$1,975,000
(NEW UNIT SALES)	\$9,191,054	4.15%	4	5.33%	\$2,297,764	\$2,189,494

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YTD. Residential Analysis by Area

YTD: Nov. 2023

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	\$89,327,500	3.66%	54	5.15%	\$1,654,213	\$1,090,000
Booth Creek, The Falls	\$33,819,752	1.38%	10	0.95%	\$3,381,975	\$1,677,500
11th Filing, Vail Golf Course	\$50,425,000	2.06%	10	0.95%	\$5,042,500	\$4,575,000
Vail Village	\$298,284,250	12.21%	49	4.68%	\$6,087,434	\$3,900,000
Lionshead	\$102,575,000	4.20%	31	2.96%	\$3,308,871	\$2,450,000
Spraddle Creek	\$0	0.00%	0	0.00%	\$0	n/a
Potato Patch	\$20,875,000	0.85%	3	0.29%	\$6,958,333	\$3,600,000
Lionsridge, Sandstone, The Ridge, The Valley	\$35,331,400	1.45%	24	2.29%	\$1,472,142	\$1,057,500
Cascade Village, Glen Lyon	\$20,600,000	0.84%	4	0.38%	\$5,150,000	\$3,425,000
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$17,078,500	0.70%	17	1.62%	\$1,004,618	\$830,000
Highland Meadows	\$2,587,000	0.11%	1	0.10%	\$2,587,000	n/a
Intermountain, Matterhorn, Vail Village West	\$41,456,802	1.70%	19	1.81%	\$2,181,937	\$2,150,000
Minturn, Redcliff	\$10,716,500	0.44%	11	1.05%	\$974,227	\$799,000
Eagle Vail	\$58,519,500	2.40%	41	3.91%	\$1,427,305	\$1,275,000
Avon	\$147,867,246	6.05%	95	9.06%	\$1,556,497	\$1,137,500
Mountain Star	\$18,450,000	0.76%	2	0.19%	\$9,225,000	n/a
Wildridge	\$36,615,000	1.50%	18	1.72%	\$2,034,167	\$2,050,000
Beaver Creek	\$238,106,250	9.75%	61	5.82%	\$3,903,381	\$2,712,500
Bachelor Gulch	\$138,279,783	5.66%	24	2.29%	\$5,761,658	\$4,044,642
Arrowhead	\$167,087,000	6.84%	47	4.48%	\$3,555,043	\$3,200,000
Berry Creek, Singletree	\$91,646,177	3.75%	43	4.10%	\$2,131,306	\$1,800,000
Edwards	\$34,447,500	1.41%	29	2.77%	\$1,187,845	\$885,000
Homestead, South 40	\$25,993,400	1.06%	20	1.91%	\$1,299,670	\$1,151,000
Lake Creek, Squaw Creek	\$47,475,000	1.94%	11	1.05%	\$4,315,909	\$3,700,000
Cordillera Valley Club	\$29,030,000	1.19%	5	0.48%	\$5,806,000	\$5,895,000
Cordillera	\$141,246,500	5.78%	36	3.44%	\$3,923,514	\$3,850,000
Wolcott	\$3,650,000	0.15%	2	0.19%	\$1,825,000	n/a
Bellyache, Red Sky	\$15,855,000	0.65%	5	0.48%	\$3,171,000	\$3,450,000
Eagle	\$171,188,962	7.01%	130	12.40%	\$1,316,838	\$1,100,000
Gypsum	\$104,031,420	4.26%	116	11.07%	\$896,823	\$680,000
Basalt, El Jebel and Misc. In-County	\$249,537,900	10.22%	130	12.40%	\$1,919,522	\$1,674,000
TOTAL	\$2,442,103,342	100.00%	1,048	100.00%	\$2,330,251	\$1,525,000
(NEW UNIT SALES)	\$219,371,454	8.98%	73	6.97%	\$3,005,088	\$2,600,000

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Vail, CO 81657
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AVON
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Market Snapshot by Area

2022 versus 2023

Market Snapshot Average Price

Area	Average Price Single Family: 2022	Average Price Single Family YTD: 2023	% Change vs. Previous Year-to- Date	Average Price Multi- Family: 2022	Average Price Multi- Family YTD: 2023	% Change vs. Previous Year-to- Date	Average Price Vacant/Land: 2022	Average Price Vacant/Land YTD: 2023	% Change vs. Previous Year-to- Date
Bighorn, East Vail	\$3,053,923	\$3,879,000	27%	\$980,934	\$1,148,580	17%	\$0	\$0	0%
Booth Creek, The Falls	\$12,850,000	\$5,459,950	-58%	\$1,453,333	\$1,304,000	-10%	\$0	\$0	0%
11th Filing, Vail Golf Course	\$8,883,333	\$6,800,000	-23%	\$2,070,313	\$3,285,000	59%	\$0	\$0	0%
Vail Village	\$24,000,000	\$11,845,929	-51%	\$4,929,330	\$5,127,685	4%	\$0	\$0	0%
Lionshead	\$19,211,667	\$3,995,000	-79%	\$3,022,440	\$3,286,000	9%	\$0	\$0	0%
Spraddle Creek	\$0	--	0%	\$0	--	0%	\$0	\$0	0%
Potato Patch	\$3,474,000	\$15,000,000	332%	\$2,775,000	\$2,937,500	6%	\$0	\$0	0%
Lionsridge, Sandstone, The Ridge, The Valley	\$3,600,000	\$4,307,067	20%	\$1,129,000	\$1,067,152	-5%	\$0	\$0	0%
Cascade Village, Glen Lyon	\$6,662,500	\$8,675,000	30%	\$2,971,429	\$1,625,000	-45%	\$0	\$0	0%
Buffer Creek, Vail Das Schone, Vail Heights, Vail Ridge	\$2,979,750	\$1,683,750	-43%	\$691,095	\$795,654	15%	\$850,000	\$0	n/a
Highland Meadows	\$4,056,400	\$2,587,000	-36%	\$1,900,000	--	n/a	\$0	\$0	0%
Intermountain, Matterhorn, Vail Village West	\$2,850,038	\$2,843,618	0%	\$822,077	\$1,272,125	55%	\$0	\$1,600,000	n/a
Minturn, Redcliff	\$1,143,409	\$1,004,611	-12%	\$906,188	\$837,500	-8%	\$153,500	\$162,500	6%
Eagle-Vail	\$1,699,419	\$1,811,810	7%	\$897,733	\$1,023,575	14%	\$750,000	\$878,000	17%
Avon	\$1,150,000	\$1,355,033	18%	\$994,633	\$1,563,067	57%	\$0	--	0%
Mountain Star	\$10,089,917	\$9,225,000	-9%	\$0	--	0%	\$1,350,000	--	n/a
Wildridge	\$1,897,008	\$2,310,769	22%	\$1,045,846	\$1,315,000	26%	\$489,667	\$548,333	12%
Beaver Creek	\$6,766,962	\$6,408,271	-5%	\$2,418,667	\$3,289,939	36%	\$0	--	0%
Bachelor Gulch	\$7,648,417	\$10,971,250	43%	\$3,684,639	\$3,156,861	-14%	\$0	\$5,300,000	n/a
Arrowhead	\$5,002,604	\$4,471,042	-11%	\$1,818,655	\$2,599,217	43%	\$2,800,000	\$2,350,000	-16%
Berry Creek, Singletree	\$2,241,737	\$2,318,700	3%	\$1,413,333	\$1,512,907	7%	\$0	\$540,000	n/a
Edwards	\$1,558,333	\$2,763,900	77%	\$799,745	\$859,500	7%	\$0	--	0%
Homestead, South Forty	\$1,608,440	\$1,700,488	6%	\$879,403	\$1,032,458	17%	\$353,750	\$415,000	17%
Lake Creek, Squaw Creek	\$5,336,944	\$4,559,500	-15%	\$1,800,000	\$1,880,000	4%	\$1,527,857	\$1,288,333	-16%
Cordillera Valley Club	\$5,366,333	\$5,806,000	8%	\$0	--	0%	\$0	--	0%
Cordillera	\$3,774,910	\$4,081,712	8%	\$0	\$2,183,333	n/a	\$428,910	\$548,114	28%
Wolcott	\$0	\$1,825,000	n/a	\$0	--	0%	\$177,615	\$461,667	160%
Bellyache, Red Sky	\$2,829,167	\$3,171,000	12%	\$0	--	0%	\$533,600	\$900,000	69%
Eagle	\$1,431,852	\$1,502,514	5%	\$618,419	\$640,449	4%	\$408,491	\$386,724	-5%
Gypsum	\$754,846	\$973,734	29%	\$440,095	\$478,081	9%	\$163,226	\$220,197	35%
Basalt, El Jebel & Misc. In-County	\$1,752,416	\$2,177,849	24%	\$1,170,437	\$1,588,682	36%	\$1,151,895	\$564,231	-51%
Gross Average Price:	\$2,464,066	\$2,683,974	9%	\$1,563,162	\$1,987,167	27%	\$451,406	\$548,060	21%

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Market Snapshot by Area

2022 versus 2023

Market Snapshot Price Per Square Foot

Area	Average PPSF Single Family: 2022	Average PPSF Single Family YTD: 2023	% Change vs. Previous Year-to- Date	Average PPSF Multi-Family: 2022	Average PPSF Multi-Family YTD: 2023	% Change vs. Previous Year-to- Date	Average PPAC Vacant Land: 2022	Average PPAC Vacant Land YTD: 2023	% Change vs. Previous Year-to- Date
Bighorn, East Vail	\$1,076.32	\$1,205.25	12%	\$975.10	\$1,081.40	11%	\$0	\$0	0%
Booth Creek, The Falls	\$1,962.96	\$1,443.41	-26%	\$904.38	\$834.90	-8%	\$0	\$0	0%
11th Filing, Vail Golf Course	\$1,898.78	\$2,452.91	29%	\$1,105.10	\$1,333.40	21%	\$0	\$0	0%
Vail Village	\$3,759.95	\$2,831.86	-25%	\$2,397.34	\$2,720.25	13%	\$0	\$0	0%
Lionshead	\$2,982.55	\$2,773.15	-7%	\$1,862.83	\$2,311.95	24%	\$0	\$0	0%
Spraddle Creek	\$0	--	0%	\$0	--	0%	\$0	\$0	0%
Potato Patch	\$988.48	\$2,504.88	153%	\$1,059.21	\$1,183.45	12%	\$0	\$0	0%
Lionsridge, Sandstone, The Ridge, The Valley	\$1,254.37	\$1,110.22	-11%	\$897.12	\$982.74	10%	\$0	\$0	0%
Cascade Village, Glen Lyon	\$1,535.47	\$1,984.15	29%	\$1,626.64	\$1,744.60	7%	\$0	\$0	0%
Buffer Creek, Vail Das Schone, Vail Heights, Vail Ridge	\$972.39	\$800.89	-18%	\$767.85	\$744.34	-3%	\$2,931,034	\$0	n/a
Highland Meadows	\$871.70	\$803.67	-8%	\$809.89	--	n/a	\$0	\$0	0%
Intermountain, Matterhorn, Vail Village West	\$821.13	\$1,077.51	31%	\$628.93	\$822.18	31%	\$0	\$6,926,407	n/a
Minturn, Redcliff	\$639.56	\$598.05	-6%	\$657.38	\$572.30	-13%	\$931,078	\$2,356,604	153%
Eagle-Vail	\$649.63	\$689.35	6%	\$633.10	\$686.47	8%	\$1,027,397	\$1,061,168	3%
Avon	\$453.43	\$643.83	42%	\$907.71	\$1,113.79	23%	\$0	--	0%
Mountain Star	\$1,351.43	\$1,017.02	-25%	\$0	--	0%	\$606,597	--	n/a
Wildridge	\$601.68	\$696.93	16%	\$538.29	\$532.52	-1%	\$680,919	\$508,619	-25%
Beaver Creek	\$1,198.12	\$1,043.94	-13%	\$1,344.54	\$1,568.44	17%	\$0	--	0%
Bachelor Gulch	\$1,243.39	\$1,404.90	13%	\$1,583.63	\$1,691.31	7%	\$0	\$3,062,500	n/a
Arrowhead	\$932.53	\$1,069.85	15%	\$1,158.53	\$1,311.60	13%	\$8,235,294	\$6,657,224	-19%
Berry Creek, Singletree	\$630.54	\$754.00	20%	\$754.62	\$703.65	-7%	\$0	\$1,421,053	n/a
Edwards	\$596.89	\$773.80	30%	\$683.83	\$729.44	7%	\$0	--	0%
Homestead, South Forty	\$561.57	\$624.71	11%	\$518.17	\$583.22	13%	\$1,033,728	\$1,037,500	0%
Lake Creek, Squaw Creek	\$769.74	\$1,069.76	39%	\$535.71	\$559.52	4%	\$41,734	\$264,496	534%
Cordillera Valley Club	\$1,017.81	\$1,212.95	19%	\$0	--	0%	\$0	--	0%
Cordillera	\$722.42	\$742.61	3%	\$0	\$1,072.97	n/a	\$224,117	\$401,608	79%
Wolcott	\$0	\$470.52	n/a	\$0	--	0%	\$4,880	\$12,207	150%
Bellyache, Red Sky	\$605.73	\$578.30	-5%	\$0	--	0%	\$183,432	\$491,118	168%
Eagle	\$472.87	\$527.27	12%	\$436.70	\$488.34	12%	\$399,076	\$455,154	14%
Gypsum	\$374.86	\$387.80	3%	\$374.44	\$525.55	40%	\$789,425	\$539,097	-32%
Basalt, El Jebel & Misc. In-County	\$651.62	\$736.40	13%	\$725.07	\$934.34	29%	\$906,670	\$925,081	2%
Gross Average PSF:	\$655.24	\$749.76	14%	\$998.89	\$1,222.89	22%	\$593,019	\$704,289	19%

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Market Highlights

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November 2023

Top Priced Improved Residential Sale:

ACCOUNT	R014734
BEDROOM	4
BATH	4.50
YOC	2005
HEATED SQFT	6368
LANDSIZE	40.0000
RECEPTION	202315480
PRICE	\$ 13,600,000.00
AREA	19
LEGAL	M&B: SEC 20 TWP 5 RNG 82 Includes Caretaker Unit
PPSF	\$ 2,135.68
DATE	11/15/2023



Top Priced PSF Improved Residential Sale:

R064426	
2	
5.00	
2010	
3123	
202315442	
\$	11,275,000.00
04	
RESIDENCES AT SOLARIS-VAIL CONDO UNIT 5H-WEST	
\$	3,609.96
11/14/2023	





Purchaser Titlement Abstract

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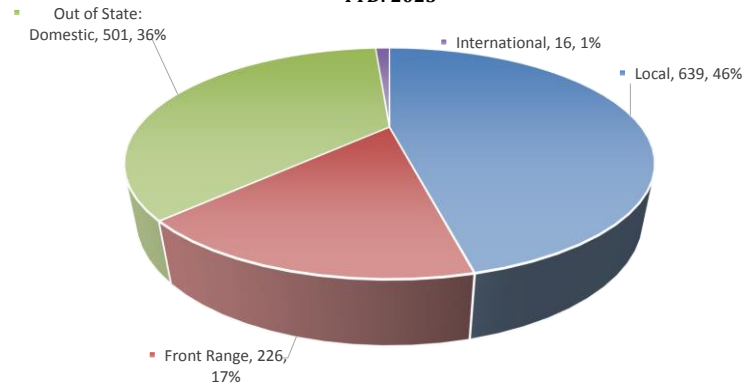
November 2023

Origin of Buyer	# of Trans.	% Overall
Local	49	43%
Front Range	16	14%
Out of State: Domestic	48	42%
International	0	0%
Total Sales	113	100%

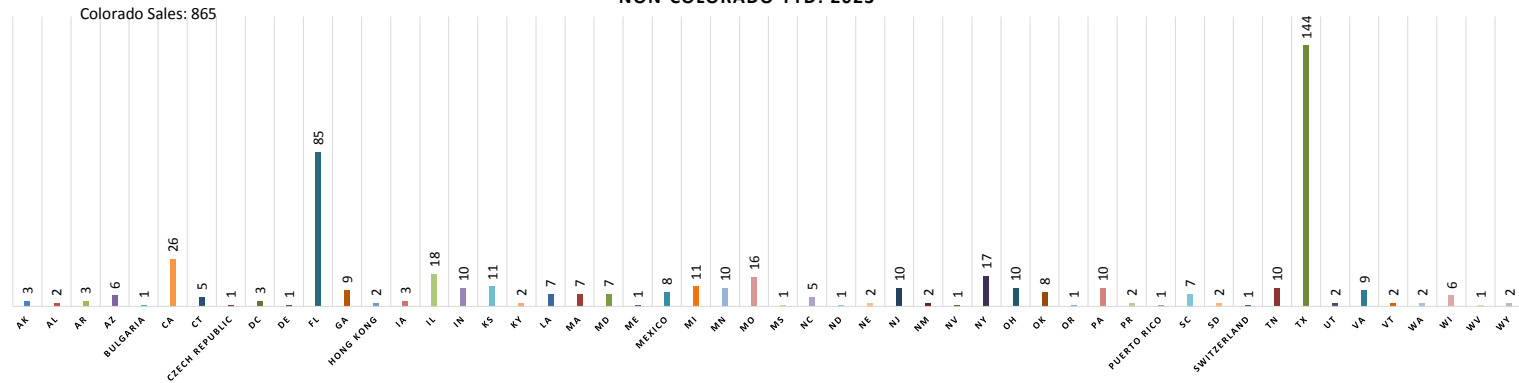
All Sales YTD: 2023

Origin of Buyer	# of Trans.	% Overall
Local	639	46%
Front Range	226	16%
Out of State: Domestic	501	36%
International	16	1%
Total Sales	1382	100%

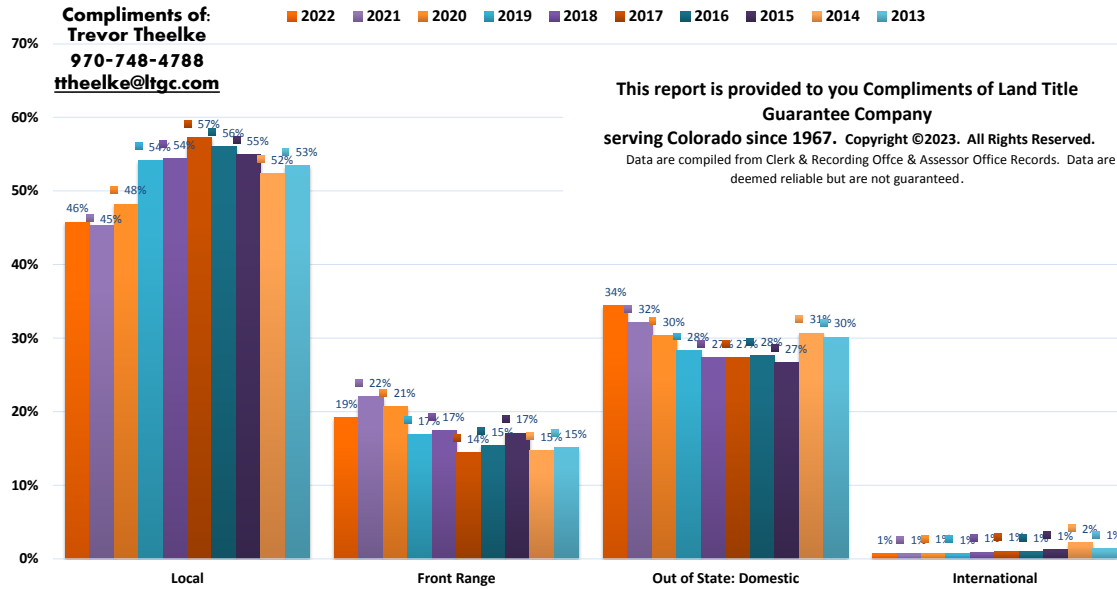
YTD: 2023



NON-COLORADO YTD: 2023



Purchaser Titlement Abstract History



2021

Origin of Buyer	# of Trans.	% Overall
Local	1266	45%
Front Range	615	22%
Out of State: Domestic	896	32%
International	18	1%
Total Sales	2795	100%

2022

Origin of Buyer	# of Trans.	% Overall
Local	903	46%
Front Range	378	19%
Out of State: Domestic	678	34%
International	14	1%
Total Sales	1973	100%

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%

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%

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%

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%

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%

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%

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%

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

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Improved Residential New Unit Sales

November 2023

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
4	4.00	2023	2680	\$ 2,136,680.00	FROST CREEK FILING NO 5 LOT 136	SINGLEFAM	\$ 797.27	710 HUNTERS VIEW LANE
4	4.00	2023	2875	\$ 2,242,308.00	FROST CREEK FILING NO 5 LOT 140	SINGLEAM	\$ 779.93	745 HUNTERS VIEW LANE
4	4.00	2023	2875	\$ 1,912,066.00	FROST CREEK FILING NO 5 LOT 145	SINGLEFAM	\$ 665.07	731 HUNTERS VIEW LANE
5	4.00	2021	3462	\$ 2,900,000.00	WILDRIDGE SUBD LOT 61B BLK 4	SINGLEFAM	\$ 837.67	5150 LONGSUN LN

Summary of Improved Residential New Unit Sales

Average Price: \$ 2,297,764
Average PPSF: \$ 769.98
Median Price: \$ 2,189,494
Transactions: 4
Gross Volume: \$ 9,191,054



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: 2023 Gross Sales Reconciliation by Transaction Type

	# Transactions		Gross Volume
Single Family	516	\$	1,384,930,473
Multi Family	532	\$	1,057,172,869
Vacant Land	121	\$	66,315,306
Commercial	115	\$	154,779,849
Development	8	\$	24,708,804
Not Arms Length/Low Doc Fee	10	\$	4,707,500
Quit Claim Deed	12	\$	1,089,115
Related Parties	8	\$	6,697,546
Bulk Multi-Family Unit/Project Sales	4	\$	940,000
Partial Interest Sales	11	\$	16,651,546
Deed Restricted / Mobile Homes	39	\$	17,192,762
Multiple Units & Sites/Same Deed			
Water Rights / Open Space / Easements / Mining	6	\$	652,510
Exempt / Political Transfers / HOA			
Total Transactions:	1382	\$	2,735,838,280

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