

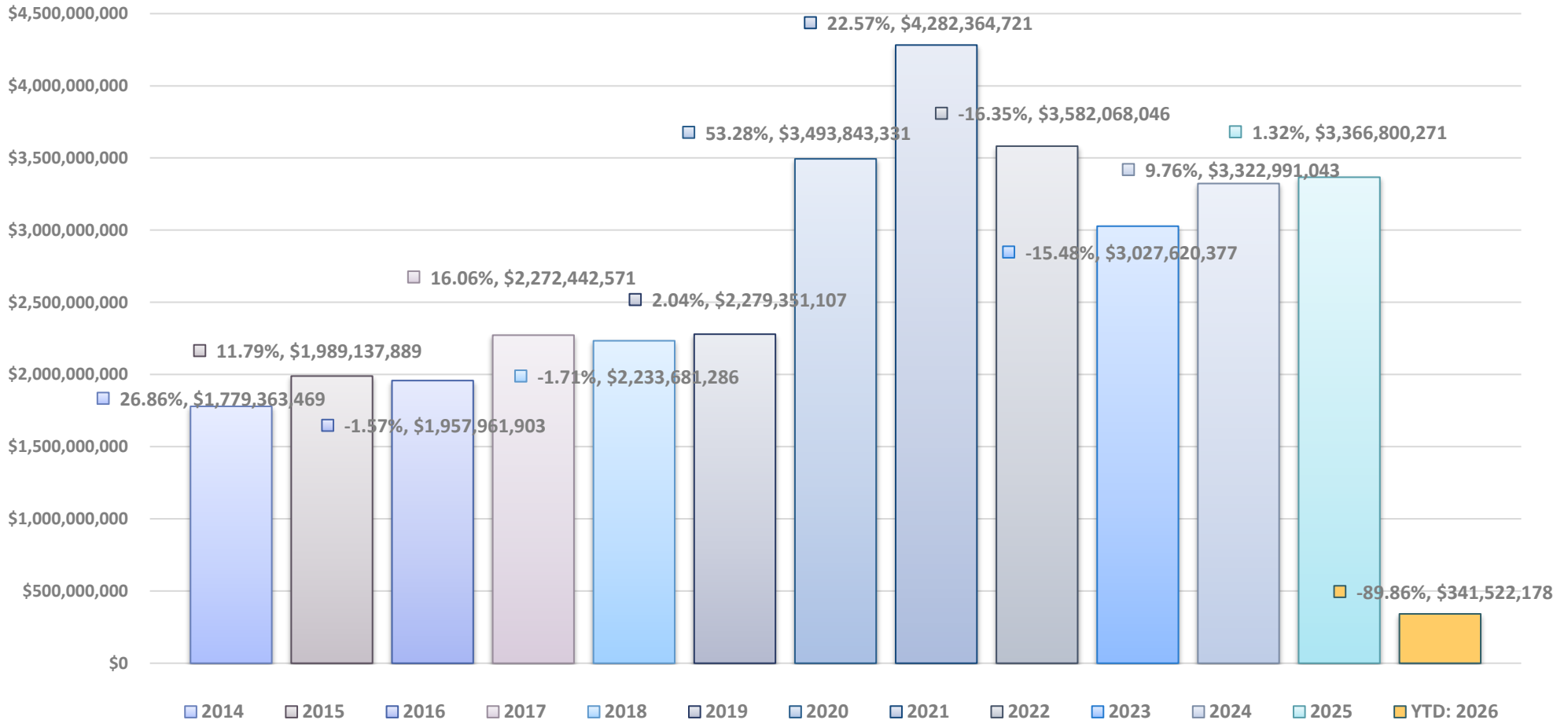


# Eagle County MARKET ANALYSIS



## Annual Gross Volume: All Property Types

Percentage Change from Prior Year & Current Year Gross Volume



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Compliments of:  
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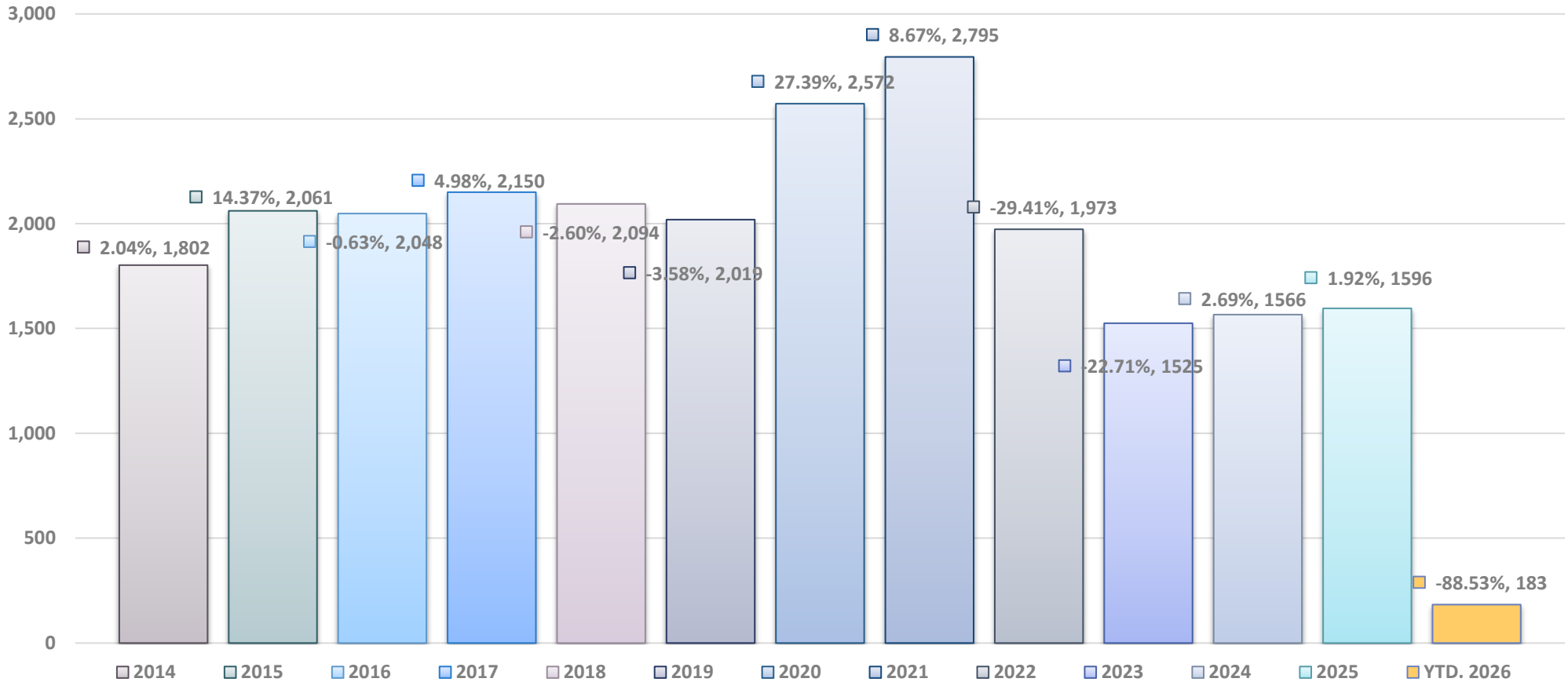


# Eagle County MARKET ANALYSIS



## Annual Number of Transactions: All Property Types

Percentage Change from Prior Year & Current Year Number of Transactions



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# Historic Gross Sales Volume

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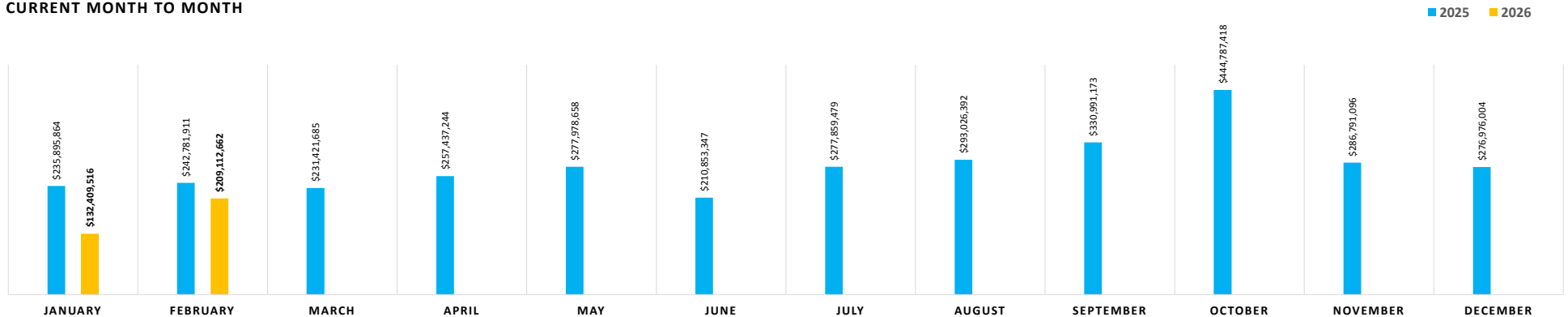
## Dollar Volume

Month	2018	% of Previous Year	2019	% of Previous Year	2020	% of Previous Year	2021	% of Previous Year	2022	% of Previous Year	2023	% of Previous Year	2024	% of Previous Year	2025	% of Previous Year	2026	% of Previous Year
January	\$138,215,560	89%	\$134,371,806	97%	\$221,534,813	165%	\$206,448,233	93%	\$246,713,437	120%	\$170,090,747	69%	\$202,874,602	119%	\$235,895,864	116%	\$132,409,516	56%
February	\$123,360,065	136%	\$111,368,076	90%	\$117,259,979	105%	\$249,234,043	213%	\$347,578,222	139%	\$171,901,583	49%	\$258,080,413	150%	\$242,781,911	94%	\$209,112,662	86%
March	\$199,715,886	116%	\$165,163,035	83%	\$148,690,532	90%	\$304,772,125	205%	\$355,821,364	117%	\$248,123,605	70%	\$200,743,044	81%	\$231,421,685	115%		0%
April	\$203,332,435	62%	\$169,105,482	83%	\$80,045,782	47%	\$342,257,346	428%	\$285,172,843	83%	\$197,715,161	69%	\$286,654,290	145%	\$257,437,244	90%		0%
May	\$212,230,636	119%	\$173,609,845	82%	\$102,205,379	59%	\$336,140,619	329%	\$352,495,400	105%	\$247,213,497	70%	\$239,047,784	97%	\$277,978,658	116%		0%
June	\$197,092,758	105%	\$208,661,815	106%	\$125,776,335	60%	\$353,234,255	281%	\$351,572,436	100%	\$221,718,823	63%	\$254,307,712	115%	\$210,853,347	83%		0%
July	\$186,177,151	121%	\$166,692,398	90%	\$281,577,553	169%	\$376,730,075	134%	\$232,285,295	62%	\$192,664,486	83%	\$255,782,102	133%	\$277,859,479	109%		0%
August	\$179,899,439	75%	\$243,037,826	135%	\$418,674,547	172%	\$310,236,178	74%	\$353,287,446	114%	\$417,250,558	118%	\$291,192,539	70%	\$293,026,392	101%		0%
September	\$200,406,714	133%	\$222,243,146	111%	\$515,605,017	232%	\$445,760,648	86%	\$272,246,045	61%	\$345,419,423	127%	\$291,199,495	84%	\$330,991,173	114%		0%
October	\$229,120,322	97%	\$261,614,041	114%	\$601,738,961	230%	\$506,318,449	84%	\$277,082,236	55%	\$278,152,447	100%	\$385,384,590	139%	\$444,787,418	115%		0%
November	\$171,899,482	106%	\$219,298,427	128%	\$427,994,899	195%	\$467,582,888	109%	\$333,648,647	71%	\$245,587,950	74%	\$296,526,284	121%	\$286,791,096	97%		0%
December	\$192,230,838	89%	\$204,185,210	106%	\$452,739,534	222%	\$383,649,862	85%	\$174,164,675	45%	\$291,782,097	168%	\$361,198,188	124%	\$276,976,004	77%		0%
YTD:	\$261,575,625	107%	\$245,739,882	94%	\$338,794,792	138%	\$455,682,276	135%	\$594,291,659	130%	\$341,992,330	58%	\$460,955,015	135%	\$478,677,775	104%	\$341,522,178	71%
ANNUAL:	\$2,233,681,286	98%	\$2,279,351,107	102%	\$3,493,843,331	153%	\$4,282,364,721	153%	\$3,582,068,046	123%	\$3,027,620,377	85%	\$3,322,991,043	110%	\$3,366,800,271	101%	\$341,522,178	10%

## Number of Transactions

Month	2018	% of Previous Year	2019	% of Previous Year	2020	% of Previous Year	2021	% of Previous Year	2022	% of Previous Year	2023	% of Previous Year	2024	% of Previous Year	2025	% of Previous Year	2026	% of Previous Year
January	143	117%	111	78%	118	106%	172	146%	149	87%	75	50%	99	132%	124	125%	83	67%
February	122	122%	112	92%	108	96%	150	139%	142	95%	86	61%	120	140%	101	84%	100	99%
March	168	110%	132	79%	114	86%	223	196%	192	86%	116	60%	130	112%	126	97%		0%
April	186	110%	151	81%	86	57%	263	306%	194	74%	108	56%	132	122%	100	76%		0%
May	193	98%	174	90%	83	48%	243	293%	199	82%	143	72%	123	86%	136	111%		0%
June	188	86%	185	98%	119	64%	201	253%	218	72%	127	58%	126	99%	128	102%		0%
July	179	105%	188	105%	261	139%	324	86%	146	65%	114	78%	121	106%	122	101%		0%
August	190	84%	200	105%	297	149%	234	79%	162	69%	160	99%	132	83%	153	116%		0%
September	187	96%	204	109%	319	156%	271	85%	163	60%	180	110%	135	75%	156	116%		0%
October	235	98%	230	98%	447	194%	263	59%	146	56%	160	110%	159	99%	185	116%		0%
November	170	102%	176	104%	299	170%	237	79%	153	65%	113	74%	145	128%	125	86%		0%
December	133	69%	156	117%	321	206%	214	67%	109	51%	143	131%	144	101%	140	97%		0%
YTD:	265	119%	223	84%	226	101%	322	142%	291	90%	161	55%	219	136%	225	103%	183	81%
ANNUAL:	2,094	97%	2,019	96%	2,572	127%	2,795	127%	1,973	109%	1,525	77%	1,566	103%	1,596	102%	183	11%

## CURRENT MONTH TO MONTH





## Transaction Analysis by Area

February 2026

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	\$4,000,000	1.91%	1	1.00%	\$4,000,000	n/a
Booth Creek, The Falls	\$630,000	0.30%	1	1.00%	\$630,000	n/a
11th Filing, Vail Golf Course	\$0	0.00%	0	0.00%	\$0	n/a
Vail Village	\$48,800,000	23.34%	5	5.00%	\$9,760,000	\$7,300,000
Lionshead	\$6,100,000	2.92%	3	3.00%	\$2,033,333	\$1,825,000
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	\$1,695,000	0.81%	1	1.00%	\$1,695,000	n/a
Cascade Village, Glen Lyon	\$0	0.00%	0	0.00%	\$0	n/a
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$657,500	0.31%	1	1.00%	\$657,500	n/a
Highland Meadows	\$0	0.00%	0	0.00%	\$0	n/a
Intermountain, Matterhorn, Vail Village West	\$11,000,000	5.26%	3	3.00%	\$3,666,667	\$2,800,000
Minturn, Redcliff	\$0	0.00%	0	0.00%	\$0	n/a
Eagle Vail	\$1,687,500	0.81%	1	1.00%	\$1,687,500	n/a
Avon	\$14,220,000	6.80%	7	7.00%	\$2,031,429	\$1,860,000
Mountain Star	\$6,500,000	3.11%	1	1.00%	\$6,500,000	n/a
Wildridge	\$4,705,000	2.25%	2	2.00%	\$2,352,500	n/a
Beaver Creek	\$24,730,000	11.83%	5	5.00%	\$4,946,000	\$4,315,000
Bachelor Gulch	\$19,500,000	9.33%	3	3.00%	\$6,500,000	\$3,000,000
Arrowhead	\$1,995,000	0.95%	1	1.00%	\$1,995,000	n/a
Berry Creek, Singletree	\$6,740,000	3.22%	2	2.00%	\$3,370,000	n/a
Edwards	\$3,133,000	1.50%	4	4.00%	\$783,250	\$774,000
Homestead, South 40	\$915,000	0.44%	1	1.00%	\$915,000	n/a
Lake Creek, Squaw Creek	\$3,100,000	1.48%	1	1.00%	\$3,100,000	n/a
Cordillera Valley Club	\$0	0.00%	0	0.00%	\$0	n/a
Cordillera	\$3,630,000	1.74%	2	2.00%	\$1,815,000	n/a
Wolcott	\$2,500,000	1.20%	1	1.00%	\$2,500,000	n/a
Bellyache, Red Sky	\$0	0.00%	0	0.00%	\$0	n/a
Eagle	\$13,840,200	6.62%	11	11.00%	\$1,258,200	\$1,005,000
Gypsum	\$5,265,989	2.52%	6	6.00%	\$877,665	\$858,245
Basalt, El Jebel and Misc. In-County	\$5,925,000	2.83%	3	3.00%	\$1,975,000	\$1,250,000
DEED RESTRICTED UNITS	\$17,839,723	8.53%	33	33.00%	\$540,598	\$488,173
Quit Claim Deeds	\$3,750	0.00%	1	1.00%	\$3,750	n/a
<b>TOTAL</b>	<b>\$209,112,662</b>	<b>100.00%</b>	<b>100</b>	<b>100.00%</b>	<b>\$2,898,018</b>	<b>\$1,842,500</b>
<b>(NEW UNIT SALES)</b>	<b>\$11,081,489</b>	<b>5.30%</b>	<b>4</b>	<b>4.00%</b>	<b>\$2,770,372</b>	<b>\$3,222,500</b>

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Our Offices - Vail: 610 W. Lionshead Circle # 200, Avon: 30 Benchmark Road #107 & Eagle: 1180 Capitol Street #102



## YTD. Transaction Analysis by Area

YTD. February 2026

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	\$15,660,000	4.59%	5	2.73%	\$3,132,000	\$2,145,000
Booth Creek, The Falls	\$630,000	0.18%	1	0.55%	\$630,000	n/a
11th Filing, Vail Golf Course	\$0	0.00%	0	0.00%	\$0	n/a
Vail Village	\$61,881,250	18.12%	9	4.92%	\$6,875,694	\$3,431,250
Lionshead	\$10,925,000	3.20%	5	2.73%	\$2,185,000	\$1,825,000
Spraddle Creek	\$0	0.00%	0	0.00%	\$0	n/a
Potato Patch	\$2,760,000	0.81%	1	0.55%	\$2,760,000	n/a
Lionsridge, Sandstone, The Ridge, The Valley	\$4,500,000	1.32%	3	1.64%	\$1,500,000	\$1,475,000
Cascade Village, Glen Lyon	\$0	0.00%	0	0.00%	\$0	n/a
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$1,287,500	0.38%	2	1.09%	\$643,750	n/a
Highland Meadows	\$0	0.00%	0	0.00%	\$0	n/a
Intermountain, Matterhorn, Vail Village West	\$13,725,000	4.02%	4	2.19%	\$3,431,250	\$2,762,500
Minturn, Redcliff	\$725,000	0.21%	1	0.55%	\$725,000	\$725,000
Eagle Vail	\$1,687,500	0.49%	1	0.55%	\$1,687,500	n/a
Avon	\$28,511,250	8.35%	15	8.20%	\$1,900,750	\$1,360,000
Mountain Star	\$6,500,000	1.90%	1	0.55%	\$6,500,000	n/a
Wildridge	\$8,030,000	2.35%	3	1.64%	\$2,676,667	\$3,125,000
Beaver Creek	\$26,175,000	7.66%	6	3.28%	\$4,362,500	\$3,792,500
Bachelor Gulch	\$22,250,000	6.51%	4	2.19%	\$5,562,500	\$3,000,000
Arrowhead	\$12,670,000	3.71%	4	2.19%	\$3,167,500	\$3,200,000
Berry Creek, Singletree	\$11,185,000	3.28%	4	2.19%	\$2,796,250	\$1,250,000
Edwards	\$12,540,000	3.67%	11	6.01%	\$1,140,000	\$750,000
Homestead, South 40	\$915,000	0.27%	1	0.55%	\$915,000	n/a
Lake Creek, Squaw Creek	\$3,100,000	0.91%	1	0.55%	\$3,100,000	n/a
Cordillera Valley Club	\$4,150,000	1.22%	1	0.55%	\$4,150,000	n/a
Cordillera	\$6,430,000	1.88%	3	1.64%	\$2,143,333	\$2,800,000
Wolcott	\$2,500,000	0.73%	1	0.55%	\$2,500,000	n/a
Bellyache, Red Sky	\$0	0.00%	0	0.00%	\$0	n/a
Eagle	\$24,129,955	7.07%	19	10.38%	\$1,269,998	\$1,005,000
Gypsum	\$12,839,989	3.76%	17	9.29%	\$755,293	\$650,000
Basalt, El Jebel and Misc. In-County	\$20,955,000	6.14%	13	7.10%	\$1,611,923	\$1,125,000
DEED RESTRICTED UNITS	\$24,852,234	7.28%	45	24.59%	\$552,272	\$493,308
Quit Claim Deeds	\$7,500	0.00%	2	1.09%	\$3,750	n/a
<b>TOTAL</b>	<b>\$341,522,178</b>	<b>100.00%</b>	<b>183</b>	<b>100.00%</b>	<b>\$2,328,400</b>	<b>\$1,600,000</b>
<b>(NEW UNIT SALES)</b>	<b>\$23,156,489</b>	<b>6.78%</b>	<b>8</b>	<b>4.37%</b>	<b>\$2,894,561</b>	<b>\$3,237,500</b>

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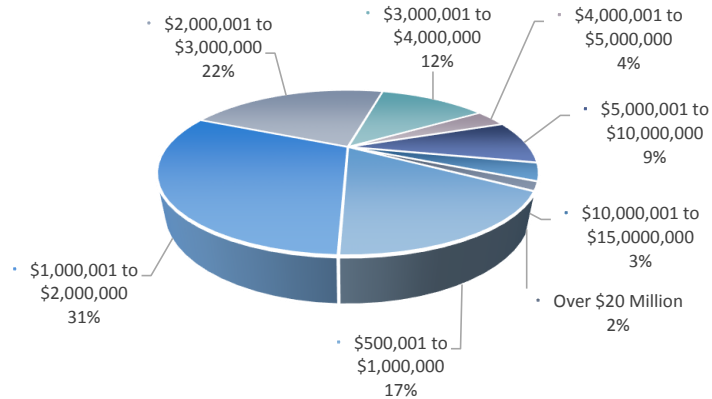


## February 2026

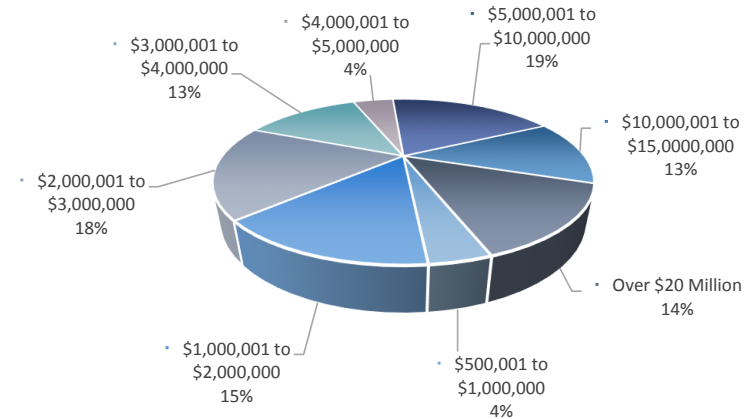
## Residential Cost Breakdown

	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	0	\$0	\$0	Single Family	25	\$105,391,989	\$4,215,680
	\$500,001 to \$1,000,000	10	\$7,619,189	\$761,919	Multi Family	33	\$83,022,700	\$2,515,839
	\$1,000,001 to \$2,000,000	18	\$27,461,500	\$1,525,639	Vacant Residential Land	4	\$904,500	\$226,125
	\$2,000,001 to \$3,000,000	13	\$34,409,000	\$2,646,846				
	\$3,000,001 to \$4,000,000	7	\$24,295,000	\$3,470,714				
	\$4,000,001 to \$5,000,000	2	\$8,605,000	\$4,302,500				
	\$5,000,001 to \$10,000,000	5	\$35,125,000	\$7,025,000				
	\$10,000,001 to \$15,000,000	2	\$24,300,000	\$12,150,000				
	\$15,000,001 to \$20,000,000	0	\$0	\$0				
	Over \$20 Million	1	\$26,600,000	\$26,600,000				
<b>Improved Residential Total:</b>		<b>58</b>	<b>\$188,414,689</b>	<b>\$3,248,529</b>	<b>Total</b>	<b>62</b>	<b>\$189,319,189</b>	<b>\$3,053,535</b>
Residential Vacant Land and Commercial Total*:		42	\$20,697,973	\$492,809	<i>* includes all non-improved residential transactions</i>			

### Number of Transactions



### Dollar Volume



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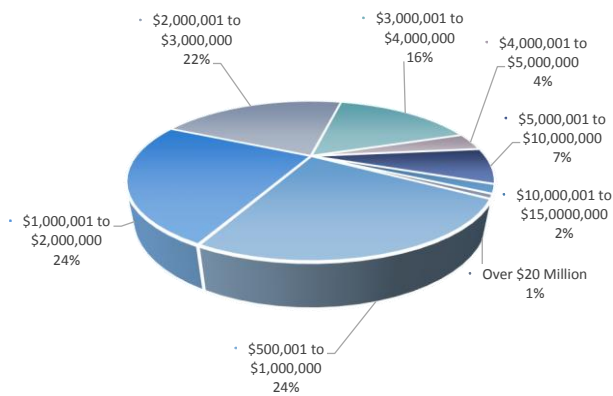
# YTD. Cost Breakdown

## YTD. February 2026

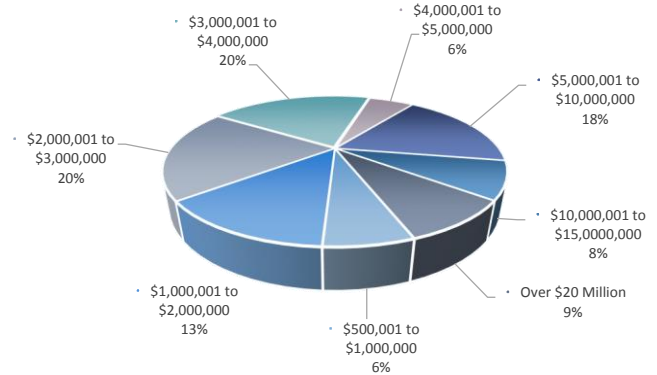
## Residential Cost Breakdown

	Improved Residential			Residential Cost Breakdown				
	Sale	Number of Transactions	Total Dollar Volume	Average Sales Price	Sale	Number of Transactions	Total Dollar Volume	Average Sales Price
	Under \$500,000	0	\$0	#DIV/0!	Single Family	44	\$153,390,989	\$3,486,159
	\$500,001 to \$1,000,000	27	\$19,492,444	\$721,942	Multi Family	67	\$150,699,455	\$2,249,246
	\$1,000,001 to \$2,000,000	27	\$40,482,750	\$1,499,361	Vacant Residential Land	10	\$4,074,500	\$407,450
	\$2,000,001 to \$3,000,000	24	\$61,139,000	\$2,547,458				
	\$3,000,001 to \$4,000,000	18	\$61,321,250	\$3,406,736				
	\$4,000,001 to \$5,000,000	4	\$17,030,000	\$4,257,500				
	\$5,000,001 to \$10,000,000	8	\$53,725,000	\$6,715,625				
	\$10,000,001 to \$15,000,000	2	\$24,300,000	\$12,150,000				
	\$15,000,001 to \$20,000,000	0	\$0	#DIV/0!				
	Over \$20 Million	1	\$26,600,000	\$26,600,000				
	<b>Improved Residential Total:</b>	<b>111</b>	<b>\$304,090,444</b>	<b>\$2,739,554</b>	<b>Total</b>	<b>121</b>	<b>\$308,164,944</b>	<b>\$2,546,818</b>
	Residential Vacant Land and Commercial Total*:	72	\$37,431,734	\$519,885				* includes all non-improved residential transactions

### Number of Transactions



### Dollar Volume



## 2025

## Residential Cost Breakdown

	Improved Residential			Residential Cost Breakdown				
	Sale	Number of Transactions	Total Dollar Volume	Average Sales Price	Sale	Number of Transactions	Total Dollar Volume	Average Sales Price
	Under \$500,000	30	\$11,983,813	\$399,460	Single Family	532	\$1,624,134,370	\$3,052,884
	\$500,001 to \$1,000,000	301	\$228,383,652	\$758,750	Multi Family	582	\$1,200,507,507	\$2,062,728
	\$1,000,001 to \$2,000,000	368	\$535,190,685	\$1,454,323	Vacant Residential Land	121	\$55,013,200	\$454,655
	\$2,000,001 to \$3,000,000	150	\$370,149,114	\$2,467,661				
	\$3,000,001 to \$4,000,000	91	\$316,962,142	\$3,483,100				
	\$4,000,001 to \$5,000,000	57	\$256,914,675	\$4,507,275				
	\$5,000,001 to \$10,000,000	81	\$541,864,994	\$6,689,691				
	\$10,000,001 to \$15,000,000	24	\$292,655,302	\$12,193,971				
	\$15,000,001 to \$20,000,000	5	\$82,787,500	\$16,557,500				
	Over \$20 Million	7	\$187,750,000	\$26,821,429				
	<b>Improved Residential Total:</b>	<b>1,114</b>	<b>\$2,824,641,877</b>	<b>\$2,535,585</b>	<b>Total</b>	<b>1235</b>	<b>\$2,879,655,077</b>	<b>\$2,331,705</b>
	Residential Vacant Land and Commercial Total*:	482	\$542,158,394	\$1,124,810				* includes all non-improved residential transactions



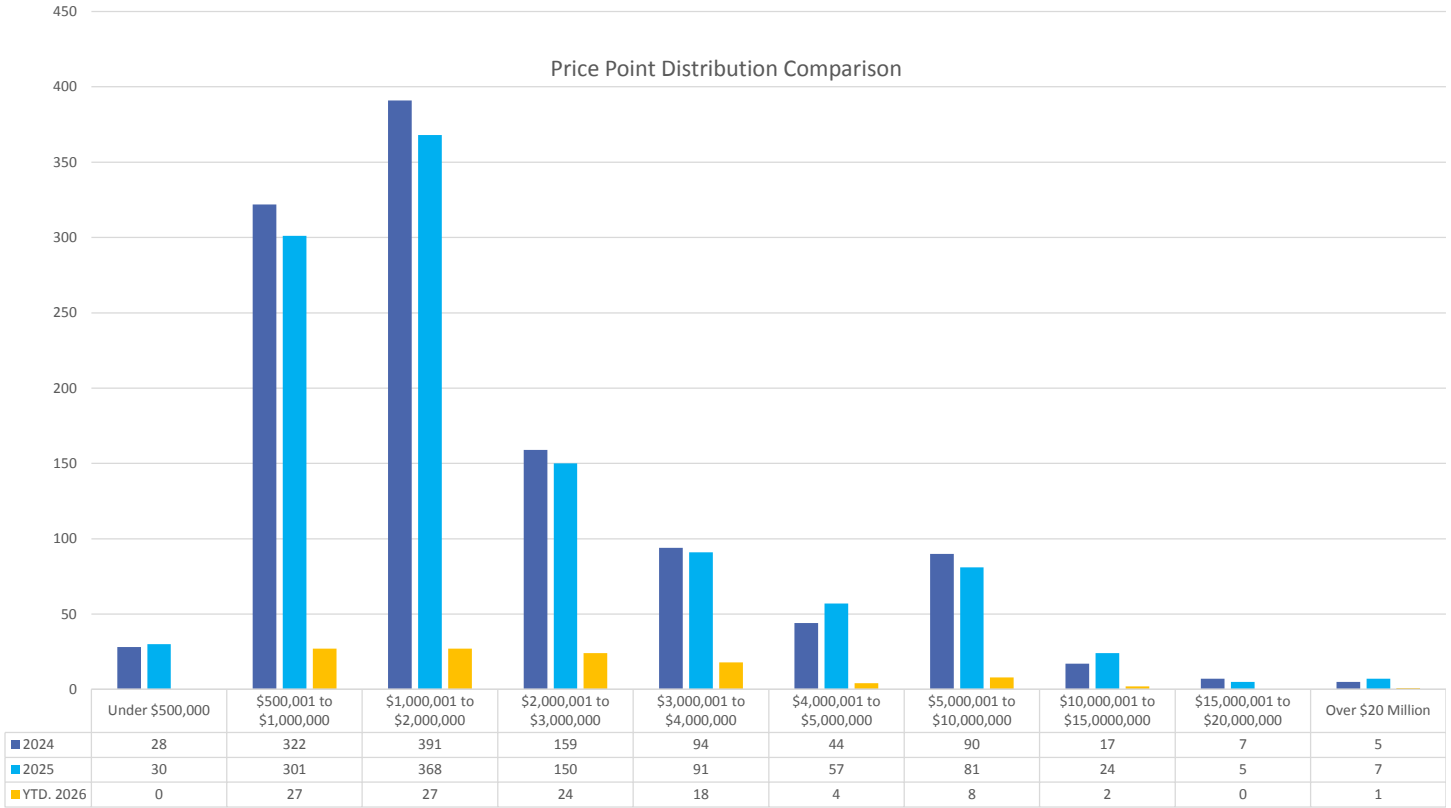
# YTD. Cost Breakdown

2024

## Residential Cost Breakdown

	Improved Residential				Residential Vacant Land and Commercial Total*			
	Sale	Number of Transactions	Total Dollar Volume	Average Sales Price	Sale	Number of Transactions	Total Dollar Volume	Average Sales Price
Under \$500,000	28	\$11,960,885	\$427,174	Single Family	502	\$1,546,009,319	\$3,079,700	
\$500,001 to \$1,000,000	322	\$251,853,472	\$782,154	Multi Family	655	\$1,334,249,566	\$2,037,022	
\$1,000,001 to \$2,000,000	391	\$574,569,966	\$1,469,488	Vacant Residential Land	151	\$72,288,672	\$478,733	
\$2,000,001 to \$3,000,000	159	\$399,526,729	\$2,512,747					
\$3,000,001 to \$4,000,000	94	\$331,570,388	\$3,527,345					
\$4,000,001 to \$5,000,000	44	\$199,545,040	\$4,535,115					
\$5,000,001 to \$10,000,000	90	\$625,725,310	\$6,952,503					
\$10,000,001 to \$15,000,000	17	\$207,757,095	\$12,221,006					
\$15,000,001 to \$20,000,000	7	\$131,050,000	\$18,721,429					
Over \$20 Million	5	\$146,700,000	\$29,340,000					
<b>Improved Residential Total:</b>	<b>1,157</b>	<b>\$2,880,258,885</b>	<b>\$2,489,420</b>	<b>Total</b>	<b>1308</b>	<b>\$2,952,547,557</b>	<b>\$2,257,299</b>	

Residential Vacant Land and Commercial Total\*: 409 \$442,732,158 \$1,082,475 *\* includes all non-improved residential transactions*



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# Historic Cost Breakdown

2023

## Residential Cost Breakdown

Improved Residential:	Sale	Number of Transactions	Total Dollar Volume	Average Sales Price	Sale	Number of Transactions	Total Dollar Volume	Average Sales Price
		Under \$500,000	40	\$17,315,120	\$432,878	Single Family	556	\$1,480,437,116
	\$500,001 to \$1,000,000	316	\$241,499,090	\$764,238	Multi Family	603	\$1,219,039,163	\$2,021,624
	\$1,000,001 to \$1,500,000	205	\$254,585,991	\$1,241,883	Vacant Residential Land	129	\$69,577,306	\$539,359
	\$1,500,001 to \$2,000,000	152	\$269,305,389	\$1,771,746				
	\$2,000,001 to \$2,500,000	125	\$281,505,471	\$2,252,044				
	\$2,500,001 to \$3,000,000	78	\$216,697,862	\$2,778,178				
	\$3,000,001 to \$3,500,000	39	\$127,209,444	\$3,261,781				
	\$3,500,001 to \$4,000,000	57	\$215,910,750	\$3,787,908				
	\$4,000,001 to \$4,500,000	25	\$106,629,835	\$4,265,193				
	\$4,500,001 to 5,000,000	27	\$130,253,500	\$4,824,204				
	Over \$5 Million	95	\$838,563,827	\$8,826,988				
<b>Improved Residential Total:</b>		<b>1,159</b>	<b>\$2,699,476,279</b>	<b>\$2,329,143</b>	<b>Total</b>	<b>1288</b>	<b>\$2,769,053,585</b>	<b>\$2,149,886</b>
	Residential Vacant Land and Commercial Total*:	366	\$328,144,098	\$896,569	<i>* includes all non-improved residential transactions</i>			

2022

## Residential Cost Breakdown

Improved Residential:	Sale	Number of Transactions	Total Dollar Volume	Average Sales Price	Sale	Number of Transactions	Total Dollar Volume	Average Sales Price
		Under \$500,000	98	\$38,459,273	\$392,442	Single Family	673	\$1,658,316,427
	\$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				
<b>Improved Residential Total:</b>		<b>1,485</b>	<b>\$2,927,604,097</b>	<b>\$1,971,451</b>	<b>Total</b>	<b>1694</b>	<b>\$3,021,947,853</b>	<b>\$1,783,913</b>
	Residential Vacant Land and Commercial Total*:	488	\$654,463,949	\$1,341,115	<i>* includes all non-improved residential transactions</i>			

2021

## Residential Cost Breakdown

Improved Residential:	Sale	Number of Transactions	Total Dollar Volume	Average Sales Price	Sale	Number of Transactions	Total Dollar Volume	Average Sales Price
		Under \$500,000	369	\$152,140,280	\$412,304	Single Family	910	\$2,054,726,236
	\$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				
<b>Improved Residential Total:</b>		<b>2,120</b>	<b>\$3,697,947,259</b>	<b>\$1,744,315</b>	<b>Total</b>	<b>2474</b>	<b>\$3,863,492,464</b>	<b>\$1,561,638</b>
	Residential Vacant Land and Commercial Total*:	675	\$584,417,462	\$865,804	<i>* includes all non-improved residential transactions</i>			

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# Historic Cost Breakdown

## 2020

## Residential Cost Breakdown

	Improved Residential				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				
<b>Improved Residential Total:</b>	<b>2,109</b>	<b>\$3,140,361,072</b>	<b>\$1,489,028</b>	<b>Total</b>	<b>2357</b>	<b>\$3,234,865,954</b>	<b>\$1,372,451</b>	
Residential Vacant Land and Commercial Total*:	463	\$353,482,259	\$763,461	<i>* includes all non-improved residential transactions</i>				

## 2019

## Residential Cost Breakdown

	Improved Residential				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				
<b>Improved Residential Total:</b>	<b>1,677</b>	<b>\$2,048,780,838</b>	<b>\$1,221,694</b>	<b>Total</b>	<b>1790</b>	<b>\$2,085,298,024</b>	<b>\$1,164,971</b>	
Residential Vacant Land and Commercial Total*:	342	\$230,570,270	\$674,182	<i>* includes all non-improved residential transactions</i>				

## 2018

## Residential Cost Breakdown

	Improved Residential				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				
	\$2,500,001 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				
	<b>Improved Residential Total:</b>	<b>1,623</b>	<b>\$1,923,098,109</b>	<b>\$1,184,903</b>	<b>Total</b>	<b>1777</b>	<b>\$2,000,186,480</b>	<b>\$1,125,597</b>
Residential Vacant Land and Commercial Total*:	471	\$310,583,177	\$659,412	<i>* includes all non-improved residential transactions</i>				

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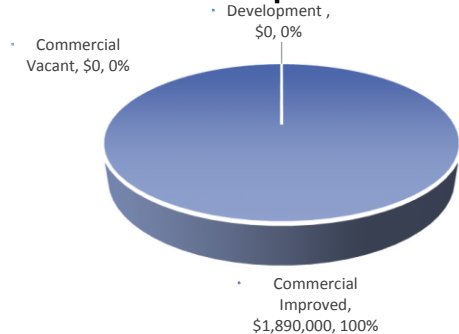
# Commercial Market Analysis

## February & YTD. 2026

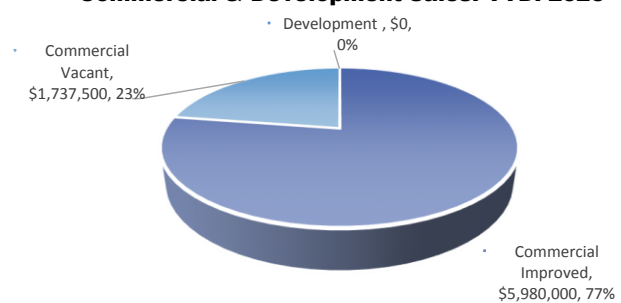
## Commercial Cost Breakdown

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	3	\$1,890,000	\$630,000	9	\$5,980,000	\$664,444
Commercial Vacant	0	\$0	--	4	\$1,737,500	\$434,375
Development	0	\$0	--	0	\$0	--
<b>Total</b>	<b>3</b>	<b>\$1,890,000</b>	<b>\$630,000</b>	<b>13</b>	<b>\$7,717,500</b>	<b>\$593,654</b>

**Commercial & Development Sales: Feb. 2026**



**Commercial & Development Sales: YTD. 2026**



## 2025

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	8	\$14,096,000	\$1,762,000	95	\$247,778,349	\$2,608,193
Commercial Vacant	1	\$1,100,000	\$1,100,000	25	\$20,271,154	\$810,846
Development	1	\$23,500,000	\$23,500,000	14	\$92,820,000	\$6,630,000
<b>Total</b>	<b>10</b>	<b>\$38,696,000</b>	<b>\$3,869,600</b>	<b>134</b>	<b>\$360,869,503</b>	<b>\$2,693,056</b>

## 2024

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	\$64,840,000	\$9,262,857	73	\$188,092,886	\$2,576,615
Commercial Vacant	1	\$56,400	\$56,400	26	\$22,628,435	\$870,324
Development	1	\$550,000	\$550,000	8	\$32,380,980	\$4,047,623
<b>Total</b>	<b>9</b>	<b>\$65,446,400</b>	<b>\$7,271,822</b>	<b>107</b>	<b>\$243,102,301</b>	<b>\$2,271,984</b>

## 2023

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	9	\$9,393,970	\$1,043,774	89	\$144,879,665	\$1,627,861
Commercial Vacant	7	\$3,023,848	\$431,978	41	\$21,162,627	\$516,162
Development	2	\$7,022,500	\$3,511,250	10	\$31,731,304	\$3,173,130
<b>Total</b>	<b>18</b>	<b>\$19,440,318</b>	<b>\$1,080,018</b>	<b>140</b>	<b>\$197,773,596</b>	<b>\$1,412,669</b>

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# Market Snapshot by Area

## 2025 versus 2026

## Market Snapshot Average Price

Area	Average Price Single Family 2025	Average Price Single Family YTD: 2026	% Change	Average Price Multi-Family 2025	Average Price Multi-Family YTD: 2026	% Change	Average Price Vacant Land 2025	Average Price Vacant Land YTD: 2026	% Change
Bighorn, East Vail	\$3,004,455	\$5,350,000	78%	\$1,031,935	\$1,653,333	60%	--	--	--
Booth Creek, The Falls	\$7,316,500	--	--	\$1,678,333	\$630,000	-62%	--	--	--
11th Filing, Vail Golf Course	\$12,000,000	--	--	\$2,317,500	--	--	--	--	--
Vail Village	\$24,135,714	\$18,300,000	-24%	\$5,650,289	\$4,096,875	-27%	--	--	--
Lionshead	--	--	--	\$4,421,739	\$2,185,000	-51%	--	--	--
Spraddle Creek	--	--	--	--	--	--	--	--	--
Potato Patch	\$5,666,667	--	--	\$2,231,667	\$2,760,000	24%	--	--	--
Lionsridge, Sandstone, The Ridge, The Valley	\$4,471,278	--	--	\$1,314,078	\$1,500,000	14%	--	--	--
Cascade Village, Glen Lyon	\$8,625,000	--	--	\$2,981,250	--	--	--	--	--
Buffer Creek, Vail Das Schone, Vail Heights, Vail Ridge	\$4,546,667	--	--	\$959,523	\$643,750	-33%	--	--	--
Highland Meadows	\$3,137,500	--	--	--	--	--	--	--	--
Intermountain, Matterhorn, Vail Village West	\$2,636,870	\$3,641,667	38%	\$1,304,556	\$2,800,000	115%	--	--	--
Minturn, Redcliff	\$1,263,348	--	--	\$1,088,750	--	--	\$619,767	\$725,000	17%
Eagle-Vail	\$1,858,490	\$1,687,500	-9%	\$1,100,128	--	--	\$950,000	--	--
Avon	--	--	--	\$1,488,256	\$1,900,750	28%	--	--	--
Mountain Star	\$10,410,002	\$6,500,000	-38%	--	--	--	\$2,500,000	--	--
Wildridge	\$2,594,083	\$3,225,000	24%	\$1,232,500	\$1,580,000	28%	--	--	--
Beaver Creek	\$8,249,000	--	--	\$3,105,255	\$4,362,500	40%	--	--	--
Bachelor Gulch	\$12,433,826	\$13,500,000	9%	\$4,048,077	\$2,916,667	-28%	--	--	--
Arrowhead	\$4,925,935	\$4,275,000	-13%	\$2,356,761	\$2,798,333	19%	--	--	--
Berry Creek, Singletree	\$2,532,359	\$3,682,500	45%	\$1,372,286	\$1,910,000	39%	--	--	--
Edwards	\$3,650,000	\$5,300,000	45%	\$918,959	\$855,714	-7%	\$600,000	--	--
Homestead, South Forty	\$2,215,750	--	--	\$991,483	\$915,000	-8%	--	--	--
Lake Creek, Squaw Creek	\$6,962,500	\$3,100,000	-55%	\$1,635,000	--	--	\$1,900,000	--	--
Cordillera Valley Club	\$5,995,000	\$4,150,000	-31%	--	--	--	--	--	--
Cordillera	\$3,697,395	\$3,100,000	-16%	\$2,425,000	--	--	\$572,850	\$230,000	-60%
Wolcott	\$3,125,000	\$2,500,000	-20%	--	--	--	\$214,000	--	--
Bellyache, Red Sky	\$4,307,249	--	--	--	--	--	\$525,000	--	--
Eagle	\$1,852,651	\$2,054,222	11%	\$752,384	\$607,228	-19%	\$503,914	\$562,500	12%
Gypsum	\$895,416	\$1,126,311	26%	\$566,425	\$530,000	-6%	\$160,347	\$254,900	59%
Basalt, El Jebel & Misc. In-County	\$1,911,181	\$1,106,667	-42%	\$1,992,436	\$3,093,750	55%	\$487,963	\$720,000	48%
<b>Gross Average Price:</b>	<b>\$3,052,884</b>	<b>\$3,486,159</b>	<b>14%</b>	<b>\$2,062,728</b>	<b>\$2,249,246</b>	<b>9%</b>	<b>\$454,655</b>	<b>\$407,450</b>	<b>-10%</b>

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# Market Snapshot by Area

2025 versus 2026

Market Snapshot Price Per Square Foot

Area	Average PPSF Single Family 2025	Average PPSF Single Family YTD: 2026	% Change	Average PPSF Multi-Family 2025	Average PPSF Multi-Family YTD: 2026	% Change	Average PPAC Vacant Land 2025	Average PPAC Vacant Land YTD: 2026	% Change
Bighorn, East Vail	\$1,160.90	\$1,285.47	11%	\$1,085.88	\$1,214.25	12%	--	--	--
Booth Creek, The Falls	\$1,849.27	--	--	\$924.05	\$820.31	-11%	--	--	--
11th Filing, Vail Golf Course	\$3,021.15	--	--	\$1,279.32	--	--	--	--	--
Vail Village	\$3,723.57	\$3,954.74	6%	\$3,172.09	\$3,137.18	-1%	--	--	--
Lionshead	--	--	--	\$2,715.19	\$2,084.21	-23%	--	--	--
Spraddle Creek	--	--	--	--	--	--	--	--	--
Potato Patch	\$1,216.92	--	--	\$988.92	\$1,084.05	10%	--	--	--
Lionsridge, Sandstone, The Ridge, The Valley	\$1,252.19	--	--	\$1,030.71	\$1,203.88	17%	--	--	--
Cascade Village, Glen Lyon	\$2,055.42	--	--	\$1,433.34	--	--	--	--	--
Buffer Creek, Vail Das Schone, Vail Heights, Vail Ridge	\$1,196.16	--	--	\$695.70	\$908.86	31%	--	--	--
Highland Meadows	\$1,066.08	--	--	--	--	--	--	--	--
Intermountain, Matterhorn, Vail Village West	\$900.55	\$1,169.59	30%	\$916.58	\$1,387.51	51%	--	--	--
Minturn, Redcliff	\$820.43	--	--	\$654.34	--	--	\$3,385,260	\$4,617,834	36%
Eagle-Vail	\$758.77	\$693.59	-9%	\$696.69	--	--	\$1,680,063	--	--
Avon	--	--	--	\$1,143.98	\$1,280.33	12%	--	--	--
Mountain Star	\$1,152.25	\$1,148.61	0%	--	--	--	\$739,645	--	--
Wildridge	\$776.68	\$838.63	8%	\$587.35	\$688.15	17%	--	--	--
Beaver Creek	\$1,426.30	--	--	\$1,690.03	\$1,615.76	-4%	--	--	--
Bachelor Gulch	\$1,722.60	\$1,669.14	-3%	\$1,913.39	\$1,901.58	-1%	--	--	--
Arrowhead	\$1,093.40	\$1,250.00	14%	\$1,409.12	\$1,292.56	-8%	--	--	--
Berry Creek, Singletree	\$782.10	\$709.38	-9%	\$831.82	\$911.37	10%	--	--	--
Edwards	\$807.36	\$1,022.97	27%	\$744.91	\$704.58	-5%	\$596,421	--	--
Homestead, South Forty	\$815.33	--	--	\$620.48	\$430.59	-31%	--	--	--
Lake Creek, Squaw Creek	\$1,104.28	\$600.08	-46%	\$631.52	--	--	\$50,561	--	--
Cordillera Valley Club	\$1,301.07	\$1,176.64	-10%	--	--	--	--	--	--
Cordillera	\$794.43	\$821.43	3%	\$739	--	--	\$305,285	\$110,577	-64%
Wolcott	\$762	\$801.03	5%	--	--	--	\$5,350	--	--
Bellyache, Red Sky	\$909.31	--	--	--	--	--	\$243,926	--	--
Eagle	\$518.53	\$537.06	4%	\$484.12	\$541.57	12%	\$477,184	\$698,645	46%
Gypsum	\$480.42	\$429.95	-11%	\$458.34	\$669.19	46%	\$614,456	\$261,724	-57%
Basalt, El Jebel & Misc. In-County	\$727.42	\$561.88	-23%	\$1,095.24	\$1,142.08	4%	\$669,349	\$64,865	-90%
<b>Gross Average PSF:</b>	<b>\$819.99</b>	<b>\$880.33</b>	<b>7%</b>	<b>\$1,287.64</b>	<b>\$1,407.23</b>	<b>9%</b>	<b>\$868,922</b>	<b>\$749,918</b>	<b>-14%</b>

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## Residential Analysis by Area

February 2026

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	\$4,000,000	2.12%	1	1.72%	\$4,000,000	n/a
Booth Creek, The Falls	\$630,000	0.33%	1	1.72%	\$630,000	n/a
11th Filing, Vail Golf Course	\$0	0.00%	0	0.00%	\$0	n/a
Vail Village	\$48,800,000	25.90%	5	8.62%	\$9,760,000	\$7,300,000
Lionshead	\$6,100,000	3.24%	3	5.17%	\$2,033,333	\$1,825,000
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	\$1,695,000	0.90%	1	1.72%	\$1,695,000	n/a
Cascade Village, Glen Lyon	\$0	0.00%	0	0.00%	\$0	n/a
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$657,500	0.35%	1	1.72%	\$657,500	n/a
Highland Meadows	\$0	0.00%	0	0.00%	\$0	n/a
Intermountain, Matterhorn, Vail Village West	\$11,000,000	5.84%	3	5.17%	\$3,666,667	\$2,800,000
Minturn, Redcliff	\$0	0.00%	0	0.00%	\$0	n/a
Eagle Vail	\$1,687,500	0.90%	1	1.72%	\$1,687,500	n/a
Avon	\$14,220,000	7.55%	7	12.07%	\$2,031,429	\$1,860,000
Mountain Star	\$6,500,000	3.45%	1	1.72%	\$6,500,000	n/a
Wildridge	\$4,705,000	2.50%	2	3.45%	\$2,352,500	n/a
Beaver Creek	\$24,730,000	13.13%	5	8.62%	\$4,946,000	\$4,315,000
Bachelor Gulch	\$19,500,000	10.35%	3	5.17%	\$6,500,000	\$3,000,000
Arrowhead	\$1,995,000	1.06%	1	1.72%	\$1,995,000	n/a
Berry Creek, Singletree	\$6,740,000	3.58%	2	3.45%	\$3,370,000	n/a
Edwards	\$2,798,000	1.49%	3	5.17%	\$932,667	\$940,000
Homestead, South 40	\$915,000	0.49%	1	1.72%	\$915,000	n/a
Lake Creek, Squaw Creek	\$3,100,000	1.65%	1	1.72%	\$3,100,000	n/a
Cordillera Valley Club	\$0	0.00%	0	0.00%	\$0	n/a
Cordillera	\$3,400,000	1.80%	1	1.72%	\$3,400,000	n/a
Wolcott	\$2,500,000	1.33%	1	1.72%	\$2,500,000	n/a
Bellyache, Red Sky	\$0	0.00%	0	0.00%	\$0	n/a
Eagle	\$12,100,200	6.42%	7	12.07%	\$1,728,600	\$1,770,000
Gypsum	\$4,716,489	2.50%	4	6.90%	\$1,179,122	\$1,165,000
Basalt, El Jebel and Misc. In-County	\$5,925,000	3.14%	3	5.17%	\$1,975,000	\$1,250,000
<b>TOTAL</b>	<b>\$188,414,689</b>	<b>100.00%</b>	<b>58</b>	<b>100.00%</b>	<b>\$3,248,529</b>	<b>\$2,170,000</b>
<b>(NEW UNIT SALES)</b>	<b>\$11,081,489</b>	<b>5.88%</b>	<b>4</b>	<b>6.90%</b>	<b>\$2,770,372</b>	<b>\$3,222,500</b>

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Our Offices - Vail: 610 W. Lionshead Circle # 200, Avon: 30 Benchmark Road #107 & Eagle: 1180 Capitol Street #102



## YTD. Residential Analysis by Area

YTD. February 2026

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	\$15,660,000	5.15%	5	4.50%	\$3,132,000	\$2,145,000
Booth Creek, The Falls	\$630,000	0.21%	1	0.90%	\$630,000	n/a
11th Filing, Vail Golf Course	\$0	0.00%	0	0.00%	\$0	n/a
Vail Village	\$61,181,250	20.12%	8	7.21%	\$7,647,656	\$5,015,625
Lionshead	\$10,925,000	3.59%	5	4.50%	\$2,185,000	\$1,825,000
Spraddle Creek	\$0	0.00%	0	0.00%	\$0	n/a
Potato Patch	\$2,760,000	0.91%	1	0.90%	\$2,760,000	n/a
Lionsridge, Sandstone, The Ridge, The Valley	\$4,500,000	1.48%	3	2.70%	\$1,500,000	\$1,475,000
Cascade Village, Glen Lyon	\$0	0.00%	0	0.00%	\$0	n/a
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$1,287,500	0.42%	2	1.80%	\$643,750	n/a
Highland Meadows	\$0	0.00%	0	0.00%	\$0	n/a
Intermountain, Matterhorn, Vail Village West	\$13,725,000	4.51%	4	3.60%	\$3,431,250	\$2,762,500
Minturn, Redcliff	\$0	0.00%	0	0.00%	\$0	n/a
Eagle Vail	\$1,687,500	0.55%	1	0.90%	\$1,687,500	n/a
Avon	\$28,511,250	9.38%	15	13.51%	\$1,900,750	\$1,360,000
Mountain Star	\$6,500,000	2.14%	1	0.90%	\$6,500,000	n/a
Wildridge	\$8,030,000	2.64%	3	2.70%	\$2,676,667	\$3,125,000
Beaver Creek	\$26,175,000	8.61%	6	5.41%	\$4,362,500	\$3,792,500
Bachelor Gulch	\$22,250,000	7.32%	4	3.60%	\$5,562,500	\$3,000,000
Arrowhead	\$12,670,000	4.17%	4	3.60%	\$3,167,500	\$3,200,000
Berry Creek, Singletree	\$11,185,000	3.68%	4	3.60%	\$2,796,250	\$2,762,500
Edwards	\$11,290,000	3.71%	8	7.21%	\$1,411,250	\$852,500
Homestead, South 40	\$915,000	0.30%	1	0.90%	\$915,000	n/a
Lake Creek, Squaw Creek	\$3,100,000	1.02%	1	0.90%	\$3,100,000	n/a
Cordillera Valley Club	\$4,150,000	1.36%	1	0.90%	\$4,150,000	n/a
Cordillera	\$6,200,000	2.04%	2	1.80%	\$3,100,000	n/a
Wolcott	\$2,500,000	0.82%	1	0.90%	\$2,500,000	n/a
Bellyache, Red Sky	\$0	0.00%	0	0.00%	\$0	n/a
Eagle	\$19,702,455	6.48%	11	9.91%	\$1,791,132	\$1,770,000
Gypsum	\$9,540,489	3.14%	9	8.11%	\$1,060,054	\$800,000
Basalt, El Jebel and Misc. In-County	\$19,015,000	6.25%	10	9.01%	\$1,901,500	\$1,475,000
<b>TOTAL</b>	<b>\$304,090,444</b>	<b>100.00%</b>	<b>111</b>	<b>100.00%</b>	<b>\$2,739,554</b>	<b>\$2,050,000</b>
<b>(NEW UNIT SALES)</b>	<b>\$23,156,489</b>	<b>7.62%</b>	<b>8</b>	<b>7.21%</b>	<b>\$2,894,561</b>	<b>\$3,237,500</b>

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## Market Highlights

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February 2026

### Top Priced Improved Residential Sale:

<b>ACCOUNT</b>	R070485
<b>BEDROOM</b>	6
<b>BATH</b>	7.50
<b>YOC</b>	2021
<b>HEATED SQFT</b>	6335
<b>LANDSIZE</b>	0.3290
<b>RECEPTION</b>	202602489
<b>PRICE</b>	\$ 26,600,000.00
<b>AREA</b>	04
<b>LEGAL</b>	VAIL VILLAGE FILING 3 LOT 2 BLK 1 PARCEL A
<b>PPSF</b>	\$ 4,198.90
<b>DATE</b>	2/27/2026

### Top Priced PSF Improved Residential Sale:

<b>ACCOUNT</b>	R070485
<b>BEDROOM</b>	6
<b>BATH</b>	7.50
<b>YOC</b>	2021
<b>HEATED SQFT</b>	6335
<b>LANDSIZE</b>	0.3290
<b>RECEPTION</b>	202602489
<b>PRICE</b>	\$ 26,600,000.00
<b>AREA</b>	04
<b>LEGAL</b>	VAIL VILLAGE FILING 3 LOT 2 BLK 1 PARCEL A
<b>PPSF</b>	\$ 4,198.90
<b>DATE</b>	2/27/2026





# Purchaser Titlement Abstract

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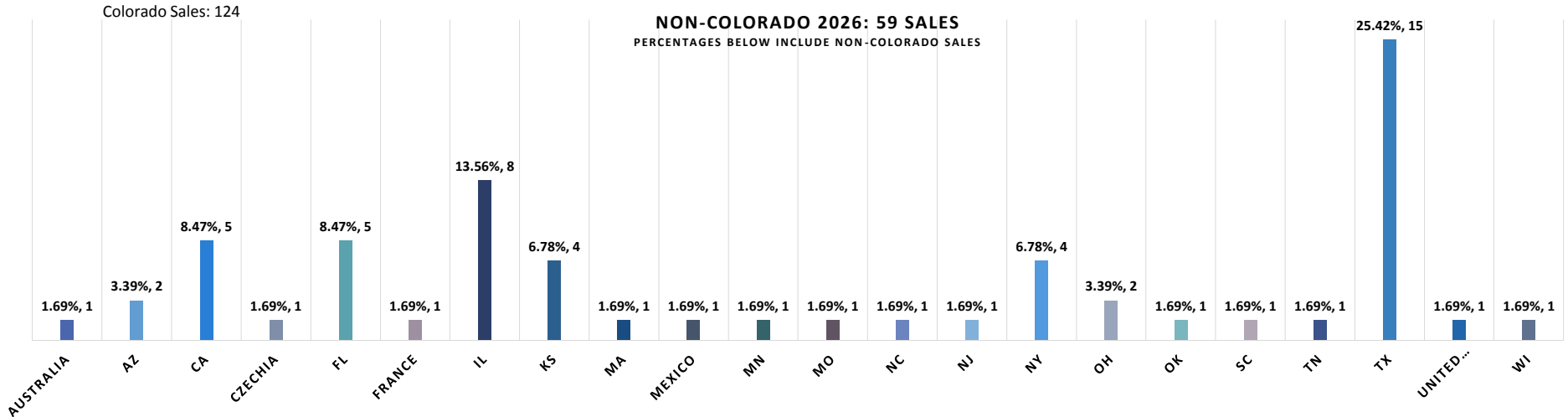
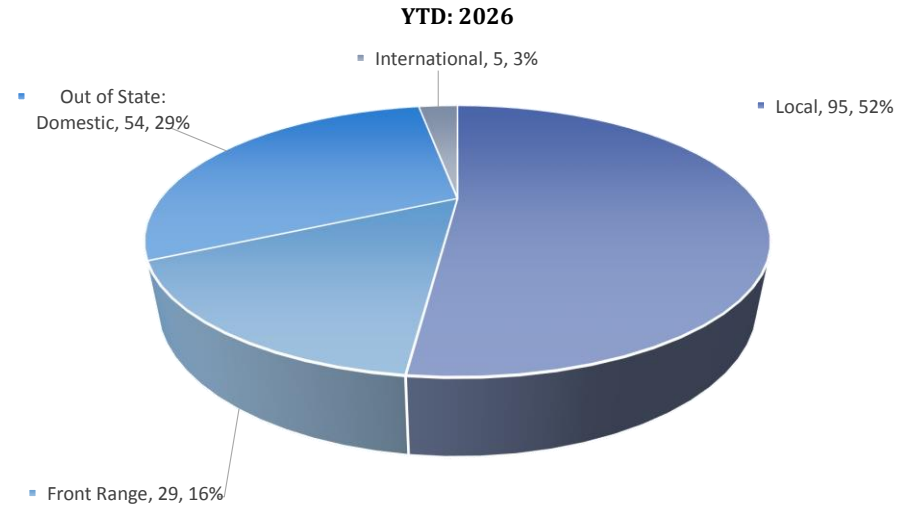
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**February 2026**

Origin of Buyer	# of Trans.	% Overall
Local	57	57%
Front Range	15	15%
Out of State: Domestic	25	25%
International	3	3%
<b>Total Sales</b>	<b>100</b>	<b>100%</b>

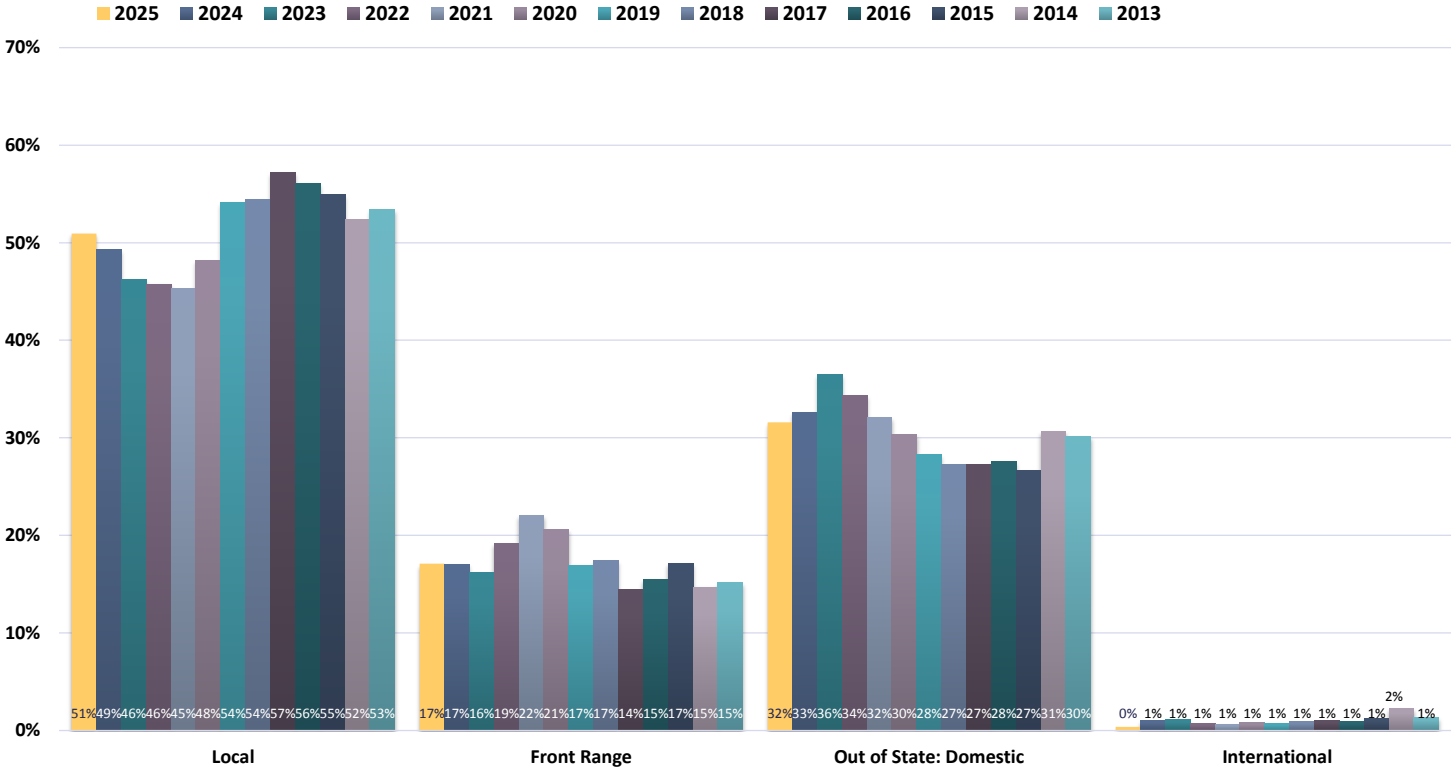
## All Transactions: YTD. 2026

Origin of Buyer	# of Trans.	% Overall
Local	95	52%
Front Range	29	16%
Out of State: Domestic	54	30%
International	5	3%
<b>Total Sales</b>	<b>183</b>	<b>100%</b>





# 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%
<b>Total Sales</b>	<b>2795</b>	<b>100%</b>

## 2022

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

## 2023

Origin of Buyer	# of Trans.	% Overall
Local	705	46%
Front Range	247	16%
Out of State: Domestic	556	36%
International	17	1%
<b>Total Sales</b>	<b>1525</b>	<b>100%</b>

## 2024

Origin of Buyer	# of Trans.	% Overall
Local	772	49%
Front Range	267	17%
Out of State: Domestic	511	33%
International	16	1%
<b>Total Sales</b>	<b>1566</b>	<b>100%</b>

## 2025

Origin of Buyer	# of Trans.	% Overall
Local	813	51%
Front Range	273	17%
Out of State: Domestic	504	32%
International	6	0%
<b>Total Sales</b>	<b>1596</b>	<b>100%</b>

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## New Unit Sales Detail

Compliments of:  
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### Improved Residential New Unit Sales

#### February 2026

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
3	2.00	2022	1552	\$ 2,895,000.00	FRONTGATE AVON CONDO UNIT 427 PH 2	MULTIFAM	\$ 1,865.34	38460 HWY 6 #427
4	4.50	2022	3705	\$ 3,850,000.00	KESTREL TH UNIT 2D PH I	MULTIFAM	\$ 1,039.14	100 GOLDFINCH LN #D
3	4.50	2024	3310	\$ 3,550,000.00	LAKE HOUSE AT THE TREE FARM TH UNIT 3	MULTIFAM	\$ 1,072.51	159 LAKEVIEW DR
3	2.50	2024	1612	\$ 786,489.00	SIENA LAKE PUD LOT 2 BLK 2	SINGLEFAM	\$ 487.90	123 KALI LN

### Summary of Improved Residential New Unit Sales

Average Price:	\$	2,770,372
Average PPSF:	\$	1,116.22
Median Price:	\$	3,222,500
# Transactions:		4
Gross Volume:	\$	11,081,489



Note: The information above does not show the following types of transactions; Deed Restricted Units, Interval Unit interests, New Vacant Site transactions, or New Commercial Unit transactions.



# Property Type Transaction Analysis

## YTD: 2026 Gross Sales Reconciliation by Transaction Type

	# Transactions		Gross Volume
Single Family	44	\$	153,390,989
Multi Family	67	\$	150,699,455
Vacant Land	10	\$	4,074,500
Commercial	13	\$	7,717,500
Development			
Not Arms Length/Low Doc Fee	1	\$	60,000
Quit Claim Deed	2	\$	7,500
Related Parties	1	\$	720,000
Bulk Multi-Family Unit/Project Sales			
Partial Interest Sales			
Deed Restricted / Mobile Homes	45	\$	24,852,234
Multiple Units & Sites/Same Deed			
Water Rights / Open Space / Easements / Mining			
Exempt / Political Transfers / HOA			
<b>Total Transactions:</b>	<b>183</b>	<b>\$</b>	<b>341,522,178</b>

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