

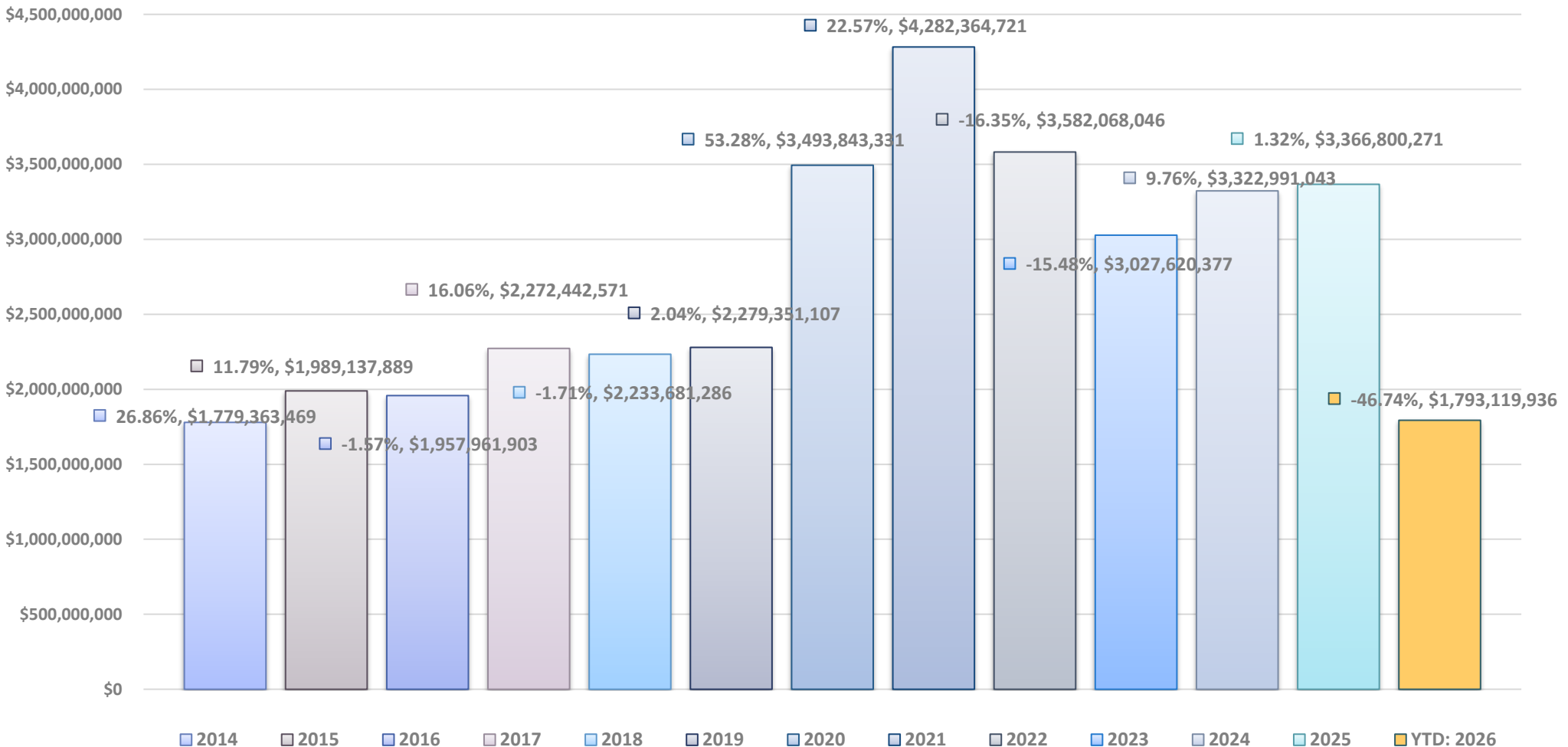


Eagle County MARKET ANALYSIS



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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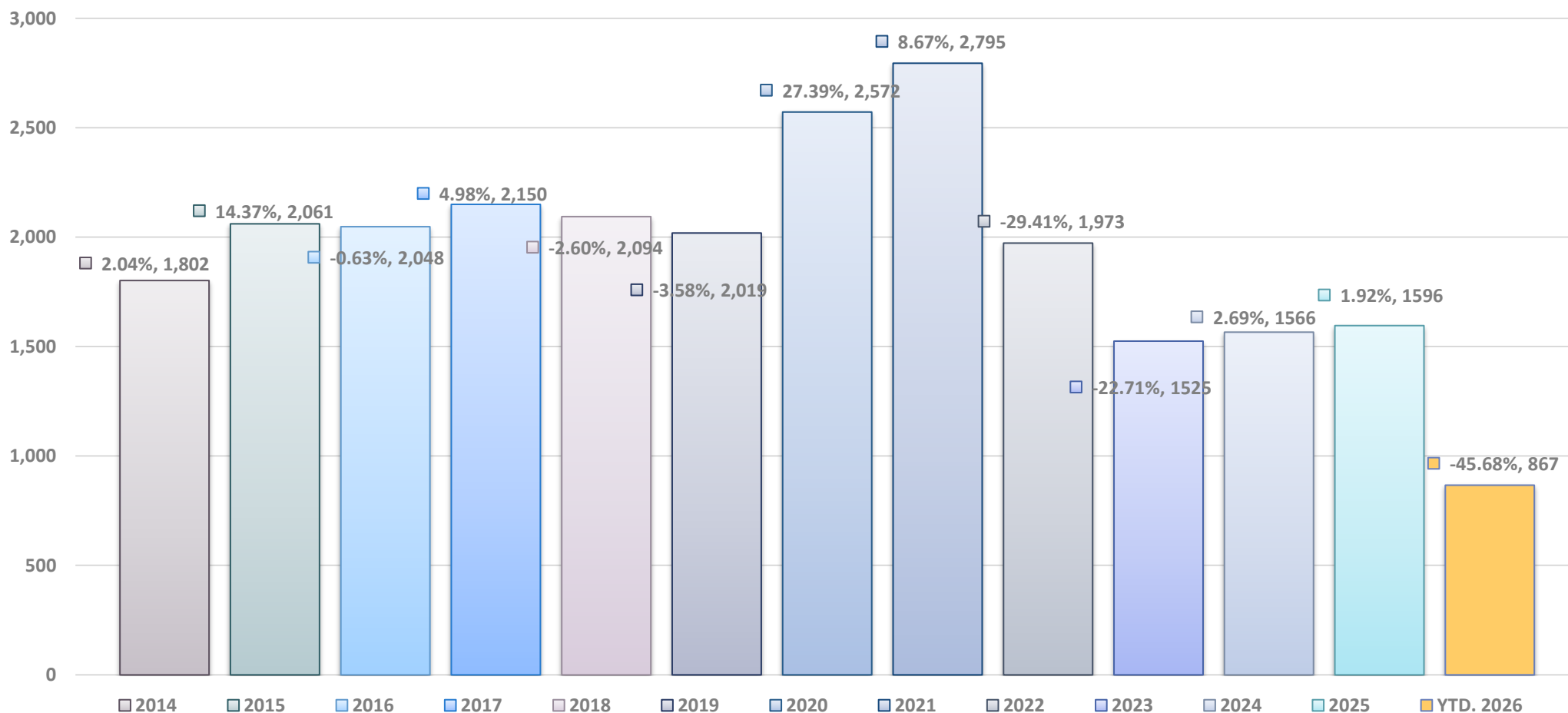


Eagle County MARKET ANALYSIS



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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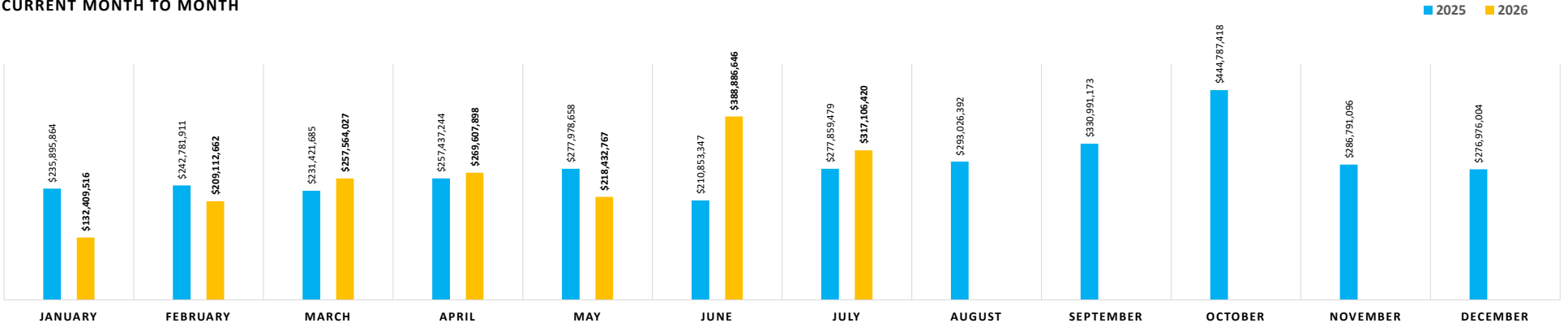
Dollar Volume

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%	\$257,564,027	111%
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%	\$269,607,898	105%
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%	\$218,432,767	79%
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%	\$388,886,646	184%
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%	\$317,106,420	114%
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%	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%	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%	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%	\$286,526,284	121%	\$286,791,096	97%	0%	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%	0%
YTD:	\$1,260,124,491	113%	\$1,128,972,457	90%	\$1,077,090,373	95%	\$2,168,816,696	201%	\$2,171,638,997	100%	\$1,449,427,902	67%	\$1,697,489,947	117%	\$1,734,228,188	102%	\$1,793,119,936	103%
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%	\$1,793,119,936	53%

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%	124	98%
April	186	110%	151	81%	86	57%	263	306%	194	74%	108	56%	132	122%	100	76%	128	128%
May	193	98%	174	90%	83	48%	243	293%	199	82%	143	72%	123	86%	136	111%	139	102%
June	188	86%	185	98%	119	64%	301	253%	218	72%	127	58%	126	99%	128	102%	146	114%
July	179	105%	188	105%	261	139%	224	86%	146	65%	114	78%	121	106%	122	101%	147	120%
August	190	84%	200	105%	297	149%	234	79%	162	69%	160	99%	132	83%	153	116%	0%	0%
September	187	96%	204	109%	319	156%	271	85%	163	60%	180	110%	135	75%	156	116%	0%	0%
October	235	98%	230	98%	447	194%	263	59%	146	56%	160	110%	159	99%	185	116%	0%	0%
November	170	102%	176	104%	299	170%	237	79%	153	65%	113	74%	145	128%	125	86%	0%	0%
December	133	69%	156	117%	321	206%	214	67%	109	51%	143	131%	144	101%	140	97%	0%	0%
YTD:	1,179	123%	1,053	89%	889	84%	1,576	177%	1,240	79%	769	62%	851	111%	837	98%	867	104%
ANNUAL:	2,094	97%	2,019	96%	2,572	127%	2,795	127%	1,973	109%	1525	77%	1566	103%	1596	102%	867	54%

CURRENT MONTH TO MONTH





Transaction Analysis by Area

July 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	\$10,085,753	3.18%	7	4.76%	\$1,440,822	\$1,160,000
Booth Creek, The Falls	\$3,675,000	1.16%	1	0.68%	\$3,675,000	n/a
11th Filing, Vail Golf Course	\$0	0.00%	0	0.00%	\$0	n/a
Vail Village	\$35,420,000	11.17%	6	4.08%	\$5,903,333	\$4,437,500
Lionshead	\$21,665,000	6.83%	3	2.04%	\$7,221,667	\$7,040,000
Spraddle Creek	\$12,750,000	4.02%	1	0.68%	\$12,750,000	n/a
Potato Patch	\$0	0.00%	0	0.00%	\$0	n/a
Lionsridge, Sandstone, The Ridge, The Valley	\$9,995,000	3.15%	2	1.36%	\$4,997,500	n/a
Cascade Village, Glen Lyon	\$12,600,000	3.97%	2	1.36%	\$6,300,000	n/a
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$1,690,000	0.53%	1	0.68%	\$1,690,000	n/a
Highland Meadows	\$0	0.00%	0	0.00%	\$0	n/a
Intermountain, Matterhorn, Vail Village West	\$2,259,000	0.71%	2	1.36%	\$1,129,500	n/a
Minturn, Redcliff	\$4,403,986	1.39%	3	2.04%	\$1,467,995	\$1,714,220
Eagle Vail	\$15,333,000	4.84%	9	6.12%	\$1,703,667	\$1,675,000
Avon	\$31,179,000	9.83%	8	5.44%	\$3,897,375	\$2,737,500
Mountain Star	\$0	0.00%	0	0.00%	\$0	n/a
Wildridge	\$4,120,000	1.30%	3	2.04%	\$1,373,333	\$1,550,000
Beaver Creek	\$21,450,000	6.76%	6	4.08%	\$3,575,000	\$2,825,000
Bachelor Gulch	\$2,975,000	0.94%	1	0.68%	\$2,975,000	n/a
Arrowhead	\$16,050,000	5.06%	4	2.72%	\$4,012,500	\$3,677,500
Berry Creek, Singletree	\$11,453,000	3.61%	5	3.40%	\$2,290,600	\$1,150,000
Edwards	\$9,937,000	3.13%	9	6.12%	\$1,104,111	\$825,000
Homestead, South 40	\$1,112,500	0.35%	1	0.68%	\$1,112,500	n/a
Lake Creek, Squaw Creek	\$6,200,000	1.96%	1	0.68%	\$6,200,000	n/a
Cordillera Valley Club	\$5,500,000	1.73%	1	0.68%	\$5,500,000	n/a
Cordillera	\$6,240,000	1.97%	2	1.36%	\$3,120,000	n/a
Wolcott	\$389,000	0.12%	1	0.68%	\$389,000	n/a
Bellyache, Red Sky	\$4,500,000	1.42%	2	1.36%	\$2,250,000	n/a
Eagle	\$18,267,250	5.76%	12	8.16%	\$1,522,271	\$1,134,500
Gypsum	\$11,615,900	3.66%	18	12.24%	\$645,328	\$728,500
Basalt, El Jebel and Misc. In-County	\$22,663,000	7.15%	12	8.16%	\$1,888,583	\$1,535,000
DEED RESTRICTED UNITS	\$13,425,531	4.23%	23	15.65%	\$583,719	\$553,750
Quit Claim Deeds	\$152,500	0.05%	1	0.68%	\$152,500	n/a
TOTAL	\$317,106,420	100.00%	147	100.00%	\$2,467,710	\$1,550,000
(NEW UNIT SALES)	\$26,023,986	8.21%	9	6.12%	\$2,891,554	\$3,025,000

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

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YTD. Transaction Analysis by Area

YTD. July 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	\$52,940,752	2.95%	29	3.34%	\$1,825,543	\$1,251,753
Booth Creek, The Falls	\$10,512,000	0.59%	4	0.46%	\$2,628,000	\$2,266,000
11th Filing, Vail Golf Course	\$4,635,000	0.26%	3	0.35%	\$1,545,000	\$1,235,000
Vail Village	\$190,094,110	10.60%	30	3.46%	\$6,336,470	\$3,100,000
Lionshead	\$70,456,167	3.93%	23	2.65%	\$3,063,312	\$2,675,000
Spraddle Creek	\$12,750,000	0.71%	1	0.12%	\$12,750,000	n/a
Potato Patch	\$2,760,000	0.15%	1	0.12%	\$2,760,000	n/a
Lionsridge, Sandstone, The Ridge, The Valley	\$34,659,625	1.93%	17	1.96%	\$2,038,801	\$1,350,000
Cascade Village, Glen Lyon	\$33,950,000	1.89%	6	0.69%	\$5,658,333	\$5,550,000
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$16,037,500	0.89%	11	1.27%	\$1,457,955	\$675,000
Highland Meadows	\$0	0.00%	0	0.00%	\$0	n/a
Intermountain, Matterhorn, Vail Village West	\$30,414,000	1.70%	14	1.61%	\$2,172,429	\$1,960,000
Minturn, Redcliff	\$11,156,036	0.62%	13	1.50%	\$858,157	\$800,000
Eagle Vail	\$52,422,523	2.92%	32	3.69%	\$1,638,204	\$1,587,500
Avon	\$86,881,250	4.85%	46	5.31%	\$1,888,723	\$947,500
Mountain Star	\$26,975,000	1.50%	4	0.46%	\$6,743,750	\$6,875,000
Wildridge	\$27,546,000	1.54%	16	1.85%	\$1,721,625	\$1,612,500
Beaver Creek	\$321,399,034	17.92%	35	4.04%	\$9,182,830	\$2,650,000
Bachelor Gulch	\$77,722,500	4.33%	13	1.50%	\$5,978,654	\$4,150,000
Arrowhead	\$71,830,947	4.01%	24	2.77%	\$2,992,956	\$2,832,500
Berry Creek, Singletree	\$61,207,472	3.41%	28	3.23%	\$2,185,981	\$1,680,000
Edwards	\$37,682,000	2.10%	31	3.58%	\$1,215,548	\$825,000
Homestead, South 40	\$25,098,050	1.40%	18	2.08%	\$1,394,336	\$1,197,275
Lake Creek, Squaw Creek	\$33,033,983	1.84%	6	0.69%	\$5,505,664	\$4,650,000
Cordillera Valley Club	\$20,570,000	1.15%	4	0.46%	\$5,142,500	\$4,947,500
Cordillera	\$62,554,000	3.49%	24	2.77%	\$2,606,417	\$2,950,000
Wolcott	\$2,889,000	0.16%	2	0.23%	\$1,444,500	n/a
Bellyache, Red Sky	\$5,285,000	0.29%	4	0.46%	\$1,321,250	\$1,025,000
Eagle	\$119,751,205	6.68%	81	9.34%	\$1,478,410	\$1,276,000
Gypsum	\$76,932,865	4.29%	100	11.53%	\$769,329	\$704,500
Basalt, El Jebel and Misc. In-County	\$111,390,350	6.21%	66	7.61%	\$1,687,733	\$1,368,750
DEED RESTRICTED UNITS	\$96,747,524	5.40%	169	19.49%	\$572,471	\$518,601
Quit Claim Deeds	\$4,836,043	0.27%	12	1.38%	\$403,004	\$127,479
TOTAL	\$1,793,119,936	100.00%	867	100.00%	\$2,465,796	\$1,425,000
(NEW UNIT SALES)	\$77,746,506	4.34%	30	3.46%	\$2,591,550	\$3,125,000

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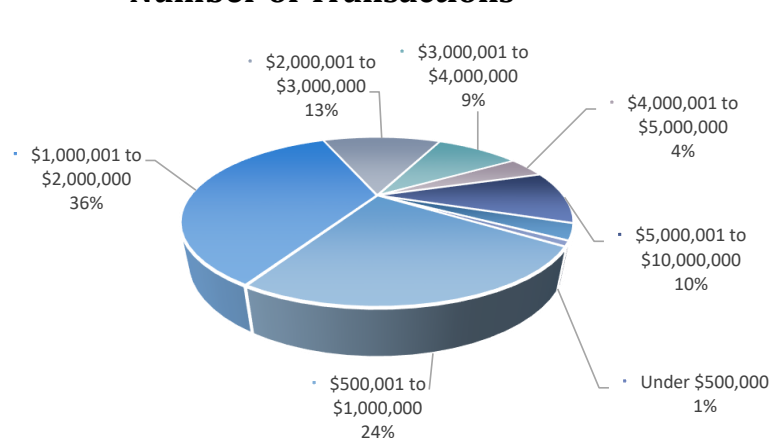


July 2026

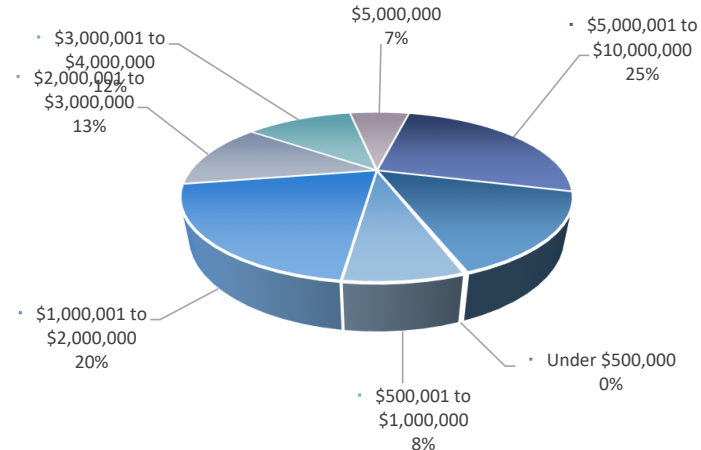
Residential Cost Breakdown

	Improved Residential			Residential Vacant Land, Commercial, Development & Other			
	Sale	Number of Transactions	Total Dollar Volume	Average Sales Price	Sale	Number of Transactions	Total Dollar Volume
	Under \$500,000	1	\$499,900	\$499,900	Single Family	56	\$174,082,236
	\$500,001 to \$1,000,000	24	\$19,738,000	\$822,417	Multi Family	43	\$90,179,153
	\$1,000,001 to \$2,000,000	35	\$53,443,489	\$1,526,957	Vacant Residential Land	10	\$6,386,000
	\$2,000,001 to \$3,000,000	13	\$34,090,000	\$2,622,308			
	\$3,000,001 to \$4,000,000	9	\$31,030,000	\$3,447,778			
	\$4,000,001 to \$5,000,000	4	\$17,600,000	\$4,400,000			
	\$5,000,001 to \$10,000,000	10	\$67,260,000	\$6,726,000			
	\$10,000,001 to \$15,000,000	3	\$40,600,000	\$13,533,333			
	\$15,000,001 to \$20,000,000	0	\$0	\$0			
	Over \$20 Million	0	\$0	\$0			
	Improved Residential Total:	99	\$264,261,389	\$2,669,307	Total	109	\$270,647,389
	Residential Vacant Land, Commercial, Development & Other Total*:	48	\$52,845,031	\$1,100,938	*this subset includes all non-improved residential transactions & flagged non-standard transactions (other).		

Number of Transactions



Dollar Volume



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YTD. Cost Breakdown

YTD. July 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	10	\$4,302,346	\$430,235	Single Family	276	\$828,054,603	\$3,000,198
	\$500,001 to \$1,000,000	146	\$113,922,518	\$780,291	Multi Family	287	\$580,623,583	\$2,023,079
	\$1,000,001 to \$2,000,000	182	\$273,469,674	\$1,502,581	Vacant Residential Land	55	\$21,241,000	\$386,200
	\$2,000,001 to \$3,000,000	89	\$221,264,799	\$2,486,121				
	\$3,000,001 to \$4,000,000	57	\$195,769,750	\$3,434,557				
	\$4,000,001 to \$5,000,000	25	\$110,456,239	\$4,418,250				
	\$5,000,001 to \$10,000,000	42	\$281,067,860	\$6,692,092				
	\$10,000,001 to \$15,000,000	8	\$100,450,000	\$12,556,250				
	\$15,000,001 to \$20,000,000	0	\$0	--				
	Over \$20 Million	4	\$107,975,000	\$26,993,750				
	Improved Residential Total:	563	\$1,408,678,186	\$2,502,093	Total	618	\$1,429,919,186	\$2,313,785

Residential Vacant Land, Commercial,
Development & Other Total*:

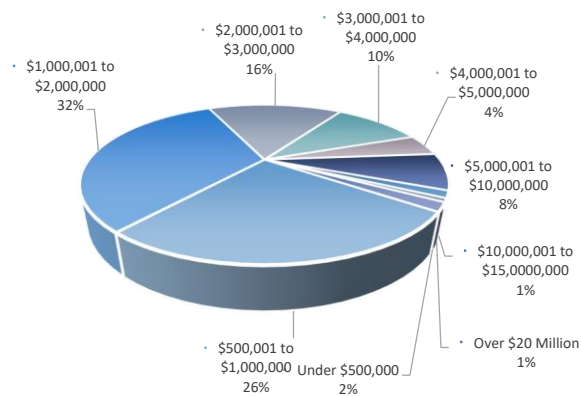
304

\$384,441,750

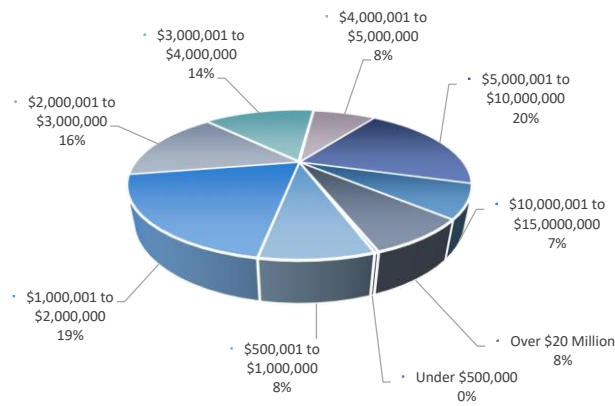
\$1,264,611

* this subset includes all non-improved residential transactions & flagged non-standard transactions (other).

Number of Transactions



Dollar Volume



2025

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	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				
	Improved Residential Total:	1,114	\$2,824,641,877	\$2,535,585	Total	1235	\$2,879,655,077	\$2,331,705

Residential Vacant Land, Commercial,
Development & Other Total*:

482

\$542,158,394

\$1,124,810

* this subset includes all non-improved residential transactions & flagged non-standard transactions (other).



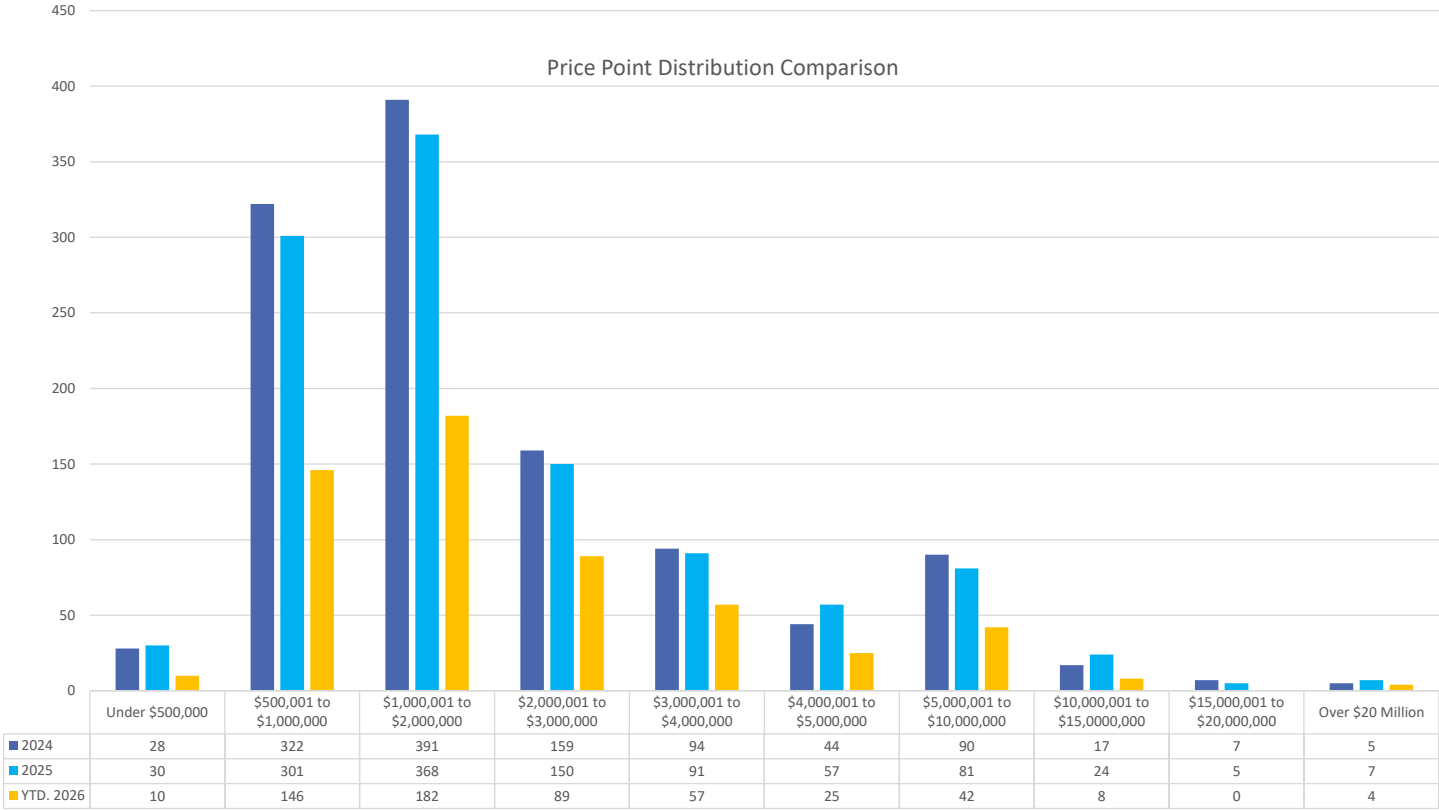
YTD. Cost Breakdown

2024 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	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				
	Improved Residential Total:	1,157	\$2,880,258,885	\$2,489,420	Total	1308	\$2,952,547,557	\$2,257,299

Residential Vacant Land, Commercial, Development & Other Total*: 409 \$442,732,158 \$1,082,475

* this subset includes all non-improved residential transactions & flagged non-standard transactions (other).



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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	\$2,662,657
	\$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				
Improved Residential Total:		1,159	\$2,699,476,279	\$2,329,143	Total	1288	\$2,769,053,585	\$2,149,886
Residential Vacant Land, Commercial, Development & Other								
Total*:		366	\$328,144,098	\$896,569	* this subset includes all non-improved residential transactions & flagged non-standard transactions (other).			

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	\$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	\$2,252,078				
	\$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, Commercial, Development & Other								
Total*:		488	\$654,463,949	\$1,341,115	* this subset includes all non-improved residential transactions & flagged non-standard transactions (other).			

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	\$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, Commercial, Development & Other								
Total*:		675	\$584,417,462	\$865,804	* this subset includes all non-improved residential transactions & flagged non-standard transactions (other).			

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Historic Cost Breakdown

2020

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	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, Commercial, Development & Other Total*:		463	\$353,482,259	\$763,461	* this subset includes all non-improved residential transactions & flagged non-standard transactions (other).			

2019

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	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, Commercial, Development & Other Total*:		342	\$230,570,270	\$674,182	* this subset includes all non-improved residential transactions & flagged non-standard transactions (other).			

2018

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	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				
Improved Residential Total:		1,623	\$1,923,098,109	\$1,184,903	Total	1777	\$2,000,186,480	\$1,125,597
Residential Vacant Land, Commercial, Development & Other Total*:		471	\$310,583,177	\$659,412	* this subset includes all non-improved residential transactions & flagged non-standard transactions (other).			

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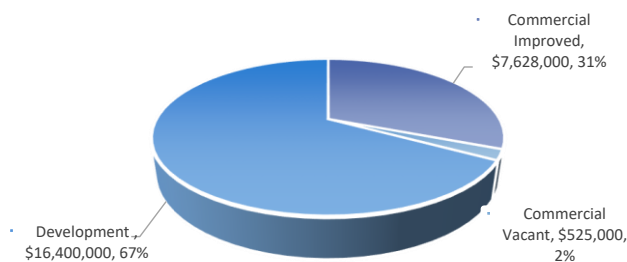
Commercial Market Analysis

July & YTD. 2026

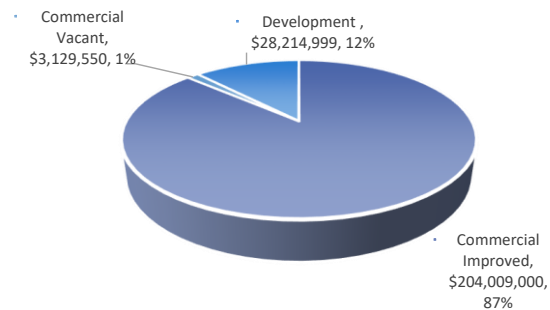
Commercial Cost Breakdown

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	6	\$7,628,000	\$1,271,333	34	\$204,009,000	\$6,000,265
Commercial Vacant	2	\$525,000	\$262,500	12	\$3,129,550	\$260,796
Development	1	\$16,400,000	\$16,400,000	5	\$28,214,999	\$5,643,000
Total	9	\$24,553,000	\$2,728,111	51	\$235,353,549	\$4,614,775

Commercial & Development Sales: July 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
Total	10	\$38,696,000	\$3,869,600	134	\$360,869,503	\$2,693,056

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
Total	9	\$65,446,400	\$7,271,822	107	\$243,102,301	\$2,271,984

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
Total	18	\$19,440,318	\$1,080,018	140	\$197,773,596	\$1,412,669

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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	\$3,883,333	29%	\$1,031,935	\$1,341,625	30%	--	--	--
Booth Creek, The Falls	\$7,316,500	\$4,512,500	-38%	\$1,678,333	\$743,500	-56%	--	--	--
11th Filing, Vail Golf Course	\$12,000,000	--	--	\$2,317,500	\$1,545,000	-33%	--	--	--
Vail Village	\$24,135,714	\$14,467,143	-40%	\$5,650,289	\$4,779,117	-15%	--	--	--
Lionshead	--	--	--	\$4,421,739	\$2,864,246	-35%	--	--	--
Spraddle Creek	--	\$12,750,000	--	--	--	--	--	--	--
Potato Patch	\$5,666,667	--	--	\$2,231,667	\$2,760,000	24%	--	--	--
Lionsridge, Sandstone, The Ridge, The Valley	\$4,471,278	\$5,781,667	29%	\$1,314,078	\$1,236,759	-6%	--	--	--
Cascade Village, Glen Lyon	\$8,625,000	\$5,658,333	-34%	\$2,981,250	--	--	--	--	--
Buffer Creek, Vail Das Schone, Vail Heights, Vail Ridge	\$4,546,667	\$4,050,000	-11%	\$959,523	\$881,944	-8%	--	--	--
Highland Meadows	\$3,137,500	--	--	--	--	--	--	--	--
Intermountain, Matterhorn, Vail Village West	\$2,636,870	\$2,712,143	3%	\$1,304,556	\$1,632,714	25%	--	--	--
Minturn, Redcliff	\$1,263,348	\$926,998	-27%	\$1,088,750	\$1,200,000	10%	\$619,767	\$826,667	33%
Eagle-Vail	\$1,858,490	\$1,851,618	0%	\$1,100,128	\$1,195,502	9%	\$950,000	--	--
Avon	--	\$2,100,000	--	\$1,488,256	\$1,722,270	16%	--	--	--
Mountain Star	\$10,410,002	\$6,743,750	-35%	--	--	--	\$2,500,000	--	--
Wildridge	\$2,594,083	\$2,097,778	-19%	\$1,232,500	\$1,238,000	0%	--	--	--
Beaver Creek	\$8,249,000	\$16,400,000	99%	\$3,105,255	\$3,596,883	16%	--	\$2,650,000	--
Bachelor Gulch	\$12,433,826	\$16,937,500	36%	\$4,048,077	\$3,986,136	-2%	--	--	--
Arrowhead	\$4,925,935	\$4,304,872	-13%	\$2,356,761	\$2,359,964	0%	--	--	--
Berry Creek, Singletree	\$2,532,359	\$2,420,927	-4%	\$1,372,286	\$2,030,750	48%	--	\$550,000	--
Edwards	\$3,650,000	\$3,529,000	-3%	\$918,959	\$912,150	-1%	\$600,000	--	--
Homestead, South Forty	\$2,215,750	\$2,147,375	-3%	\$991,483	\$884,006	-11%	--	--	--
Lake Creek, Squaw Creek	\$6,962,500	\$4,566,797	-34%	\$1,635,000	--	--	\$1,900,000	--	--
Cordillera Valley Club	\$5,995,000	\$5,142,500	-14%	--	--	--	--	--	--
Cordillera	\$3,697,395	\$3,664,938	-1%	\$2,425,000	--	--	\$572,850	\$489,375	-15%
Wolcott	\$3,125,000	\$2,500,000	-20%	--	--	--	\$214,000	\$389,000	82%
Bellyache, Red Sky	\$4,307,249	\$2,250,000	-48%	--	--	--	\$525,000	\$392,500	-25%
Eagle	\$1,852,651	\$1,919,418	4%	\$752,384	\$793,150	5%	\$503,914	\$488,571	-3%
Gypsum	\$895,416	\$1,136,192	27%	\$566,425	\$546,363	-4%	\$160,347	\$189,115	18%
Basalt, El Jebel & Misc. In-County	\$1,911,181	\$2,367,959	24%	\$1,992,436	\$1,476,387	-26%	\$487,963	\$355,833	-27%
Gross Average Price:	\$3,052,884	\$3,000,198	-2%	\$2,062,728	\$2,023,079	-2%	\$454,655	\$386,200	-15%

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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	\$1,177.30	1%	\$1,085.88	\$1,118.58	3%	--	--	--
Booth Creek, The Falls	\$1,849.27	\$1,144.07	-38%	\$924.05	\$906.11	-2%	--	--	--
11th Filing, Vail Golf Course	\$3,021.15	--	--	\$1,279.32	\$1,211.87	-5%	--	--	--
Vail Village	\$3,723.57	\$3,157.01	-15%	\$3,172.09	\$2,874.78	-9%	--	--	--
Lionshead	--	--	--	\$2,715.19	\$2,209.80	-19%	--	--	--
Spraddle Creek	--	\$1,759.83	--	--	--	--	--	--	--
Potato Patch	\$1,216.92	--	--	\$988.92	\$1,084.05	10%	--	--	--
Lionsridge, Sandstone, The Ridge, The Valley	\$1,252.19	\$1,423.09	14%	\$1,030.71	\$1,070.20	4%	--	--	--
Cascade Village, Glen Lyon	\$2,055.42	\$1,794.61	-13%	\$1,433.34	--	--	--	--	--
Buffer Creek, Vail Das Schone, Vail Heights, Vail Ridge	\$1,196.16	\$1,152.74	-4%	\$695.70	\$859.23	24%	--	--	--
Highland Meadows	\$1,066.08	--	--	--	--	--	--	--	--
Intermountain, Matterhorn, Vail Village West	\$900.55	\$1,041.36	16%	\$916.58	\$1,001.55	9%	--	--	--
Minturn, Redcliff	\$820.43	\$602.54	-27%	\$654.34	\$759.01	16%	\$3,385,260	\$4,879,506	44%
Eagle-Vail	\$758.77	\$795.06	5%	\$696.69	\$717.44	3%	\$1,680,063	--	--
Avon	--	\$293.91	--	\$1,143.98	\$1,143.66	0%	--	--	--
Mountain Star	\$1,152.25	\$1,013.26	-12%	--	--	--	\$739,645	--	--
Wildridge	\$776.68	\$597.66	-23%	\$587.35	\$682.17	16%	--	--	--
Beaver Creek	\$1,426.30	\$1,865.67	31%	\$1,690.03	\$1,649.25	-2%	--	\$5,463,918	--
Bachelor Gulch	\$1,722.60	\$1,802.41	5%	\$1,913.39	\$2,000.62	5%	--	--	--
Arrowhead	\$1,093.40	\$1,131.82	4%	\$1,409.12	\$1,305.02	-7%	--	--	--
Berry Creek, Singletree	\$782.10	\$848.49	8%	\$831.82	\$939.91	13%	--	\$1,309,524	--
Edwards	\$807.36	\$836.42	4%	\$744.91	\$783.48	5%	\$596,421	--	--
Homestead, South Forty	\$815.33	\$702.39	-14%	\$620.48	\$563.48	-9%	--	--	--
Lake Creek, Squaw Creek	\$1,104.28	\$874.71	-21%	\$631.52	--	--	\$50,561	--	--
Cordillera Valley Club	\$1,301.07	\$1,163.96	-11%	--	--	--	--	--	--
Cordillera	\$794.43	\$751.54	-5%	\$739	--	--	\$305,285	\$219,606	-28%
Wolcott	\$762	\$801.03	5%	--	--	--	\$5,350	\$9,725	82%
Bellyache, Red Sky	\$909.31	\$606.25	-33%	--	--	--	\$243,926	\$124,610	-49%
Eagle	\$518.53	\$527.24	2%	\$484.12	\$512.73	6%	\$477,184	\$451,079	-5%
Gypsum	\$480.42	\$425.17	-11%	\$458.34	\$535.96	17%	\$614,456	\$456,007	-26%
Basalt, El Jebel & Misc. In-County	\$727.42	\$944.18	30%	\$1,095.24	\$911.32	-17%	\$669,349	\$444,673	-34%
Gross Average PSF:	\$819.99	\$827.82	1%	\$1,287.64	\$1,268.07	-2%	\$868,922	\$747,446	-14%

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Residential Analysis by Area

July 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	\$10,085,753	3.82%	7	7.07%	\$1,440,822	\$1,160,000
Booth Creek, The Falls	\$3,675,000	1.39%	1	1.01%	\$3,675,000	n/a
11th Filing, Vail Golf Course	\$0	0.00%	0	0.00%	\$0	n/a
Vail Village	\$35,320,000	13.37%	5	5.05%	\$7,064,000	\$6,650,000
Lionshead	\$14,625,000	5.53%	2	2.02%	\$7,312,500	n/a
Spraddle Creek	\$12,750,000	4.82%	1	1.01%	\$12,750,000	n/a
Potato Patch	\$0	0.00%	0	0.00%	\$0	n/a
Lionsridge, Sandstone, The Ridge, The Valley	\$9,995,000	3.78%	2	2.02%	\$4,997,500	n/a
Cascade Village, Glen Lyon	\$12,600,000	4.77%	2	2.02%	\$6,300,000	n/a
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$1,690,000	0.64%	1	1.01%	\$1,690,000	n/a
Highland Meadows	\$0	0.00%	0	0.00%	\$0	n/a
Intermountain, Matterhorn, Vail Village West	\$2,259,000	0.85%	2	2.02%	\$1,129,500	n/a
Minturn, Redcliff	\$3,448,986	1.31%	2	2.02%	\$1,724,493	n/a
Eagle Vail	\$11,833,000	4.48%	8	8.08%	\$1,479,125	\$1,625,000
Avon	\$14,579,000	5.52%	6	6.06%	\$2,429,833	\$2,737,500
Mountain Star	\$0	0.00%	0	0.00%	\$0	n/a
Wildridge	\$4,120,000	1.56%	3	3.03%	\$1,373,333	\$1,550,000
Beaver Creek	\$18,800,000	7.11%	5	5.05%	\$3,760,000	\$3,000,000
Bachelor Gulch	\$2,975,000	1.13%	1	1.01%	\$2,975,000	n/a
Arrowhead	\$16,050,000	6.07%	4	4.04%	\$4,012,500	\$3,677,500
Berry Creek, Singletree	\$11,453,000	4.33%	5	5.05%	\$2,290,600	\$2,350,000
Edwards	\$7,764,000	2.94%	6	6.06%	\$1,294,000	\$937,500
Homestead, South 40	\$1,112,500	0.42%	1	1.01%	\$1,112,500	n/a
Lake Creek, Squaw Creek	\$6,200,000	2.35%	1	1.01%	\$6,200,000	n/a
Cordillera Valley Club	\$5,500,000	2.08%	1	1.01%	\$5,500,000	n/a
Cordillera	\$6,240,000	2.36%	2	2.02%	\$3,120,000	n/a
Wolcott	\$0	0.00%	0	0.00%	\$0	n/a
Bellyache, Red Sky	\$4,500,000	1.70%	2	2.02%	\$2,250,000	n/a
Eagle	\$14,772,250	5.59%	7	7.07%	\$2,110,321	\$1,618,250
Gypsum	\$9,750,900	3.69%	11	11.11%	\$886,445	\$845,000
Basalt, El Jebel and Misc. In-County	\$22,163,000	8.39%	11	11.11%	\$2,014,818	\$1,795,000
TOTAL	\$264,261,389	100.00%	99	100.00%	\$2,669,307	\$1,714,220
(NEW UNIT SALES)	\$26,023,986	9.85%	9	9.09%	\$2,891,554	\$3,025,000

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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. July 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	\$52,815,752	3.75%	28	4.97%	\$1,886,277	\$1,251,753
Booth Creek, The Falls	\$10,512,000	0.75%	4	0.71%	\$2,628,000	\$2,266,000
11th Filing, Vail Golf Course	\$4,635,000	0.33%	3	0.53%	\$1,545,000	\$1,235,000
Vail Village	\$187,294,110	13.30%	25	4.44%	\$7,491,764	\$6,475,000
Lionshead	\$60,149,167	4.27%	21	3.73%	\$2,864,246	\$2,200,000
Spraddle Creek	\$12,750,000	0.91%	1	0.18%	\$12,750,000	n/a
Potato Patch	\$2,760,000	0.20%	1	0.18%	\$2,760,000	n/a
Lionsridge, Sandstone, The Ridge, The Valley	\$34,659,625	2.46%	17	3.02%	\$2,038,801	\$1,365,000
Cascade Village, Glen Lyon	\$33,950,000	2.41%	6	1.07%	\$5,658,333	\$5,600,000
Buffer Creek, Vail Das Shone, Vail Heights, Vail Ridge	\$16,037,500	1.14%	11	1.95%	\$1,457,955	\$675,000
Highland Meadows	\$0	0.00%	0	0.00%	\$0	n/a
Intermountain, Matterhorn, Vail Village West	\$30,414,000	2.16%	14	2.49%	\$2,172,429	\$2,550,000
Minturn, Redcliff	\$8,615,986	0.61%	9	1.60%	\$957,332	\$950,000
Eagle Vail	\$45,823,523	3.25%	29	5.15%	\$1,580,121	\$1,575,000
Avon	\$67,546,250	4.80%	39	6.93%	\$1,731,955	\$1,175,000
Mountain Star	\$26,975,000	1.91%	4	0.71%	\$6,743,750	\$6,500,000
Wildridge	\$27,546,000	1.96%	16	2.84%	\$1,721,625	\$1,625,000
Beaver Creek	\$140,706,500	9.99%	32	5.68%	\$4,397,078	\$2,825,000
Bachelor Gulch	\$77,722,500	5.52%	13	2.31%	\$5,978,654	\$3,623,750
Arrowhead	\$71,783,347	5.10%	23	4.09%	\$3,121,015	\$2,825,000
Berry Creek, Singletree	\$58,962,472	4.19%	25	4.44%	\$2,358,499	\$2,230,000
Edwards	\$32,359,000	2.30%	24	4.26%	\$1,348,292	\$870,000
Homestead, South 40	\$24,251,050	1.72%	16	2.84%	\$1,515,691	\$1,197,275
Lake Creek, Squaw Creek	\$22,833,983	1.62%	5	0.89%	\$4,566,797	\$3,100,000
Cordillera Valley Club	\$20,570,000	1.46%	4	0.71%	\$5,142,500	\$4,947,500
Cordillera	\$58,639,000	4.16%	16	2.84%	\$3,664,938	\$3,542,500
Wolcott	\$2,500,000	0.18%	1	0.18%	\$2,500,000	n/a
Bellyache, Red Sky	\$4,500,000	0.32%	2	0.36%	\$2,250,000	n/a
Eagle	\$100,856,705	7.16%	59	10.48%	\$1,709,436	\$1,395,000
Gypsum	\$63,452,866	4.50%	60	10.66%	\$1,057,548	\$850,000
Basalt, El Jebel and Misc. In-County	\$107,056,850	7.60%	55	9.77%	\$1,946,488	\$1,425,000
TOTAL	\$1,408,678,186	100.00%	563	100.00%	\$2,502,093	\$1,675,000
(NEW UNIT SALES)	\$77,746,506	5.52%	30	5.33%	\$2,591,550	\$3,100,000

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Market Highlights

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July 2026

Top Priced Improved Residential Sale:

Top Priced PSF Improved Residential Sale:

ACCOUNT	R007064
BEDROOM	4
BATH	5.50
YOC	2018
HEATED SQFT	3907
LANDSIZE	0.1940
RECEPTION	202609207
PRICE	\$ 15,000,000.00
AREA	04
LEGAL	VAIL VILLAGE FILING 1 LOT 26 BLK 7 PARCEL B
PPSF	\$ 3,839.26
DATE	7/21/2026

	R007257
	3
	3.00
	1973
	1676
	0.0090
	202608584
	\$ 6,650,000.00
	04
	LODGE SOUTH APT CONDO UNIT 799
	\$ 3,967.78
	7/7/2026





Purchaser Titlement Abstract

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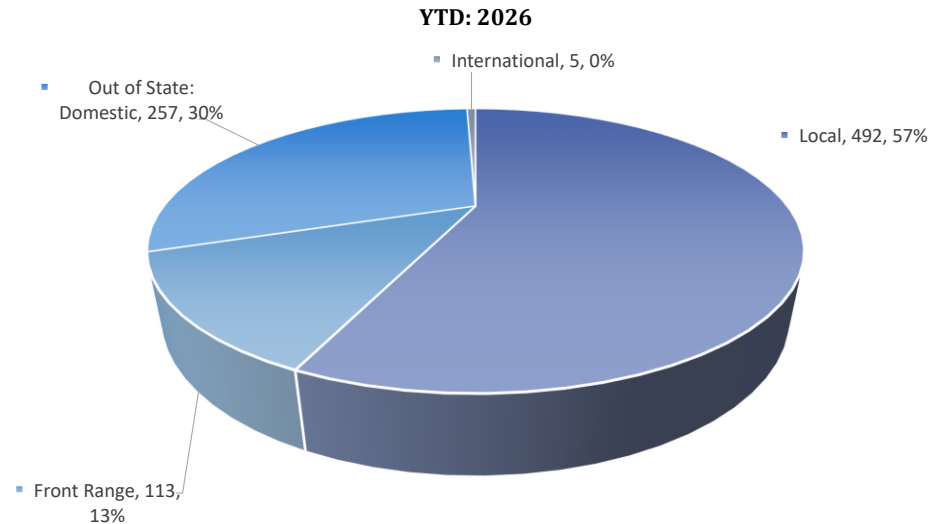
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July 2026

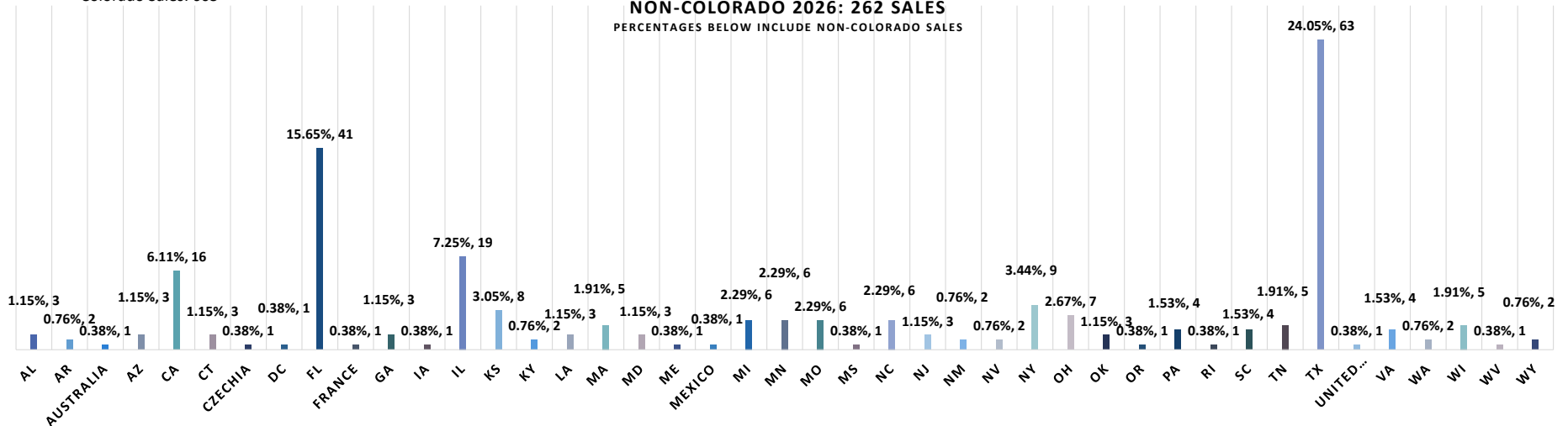
Origin of Buyer	# of Trans.	% Overall
Local	85	58%
Front Range	16	11%
Out of State: Domestic	46	31%
International	0	0%
Total Sales	147	100%

All Transactions: YTD. 2026

Origin of Buyer	# of Trans.	% Overall
Local	492	57%
Front Range	113	13%
Out of State: Domestic	257	30%
International	5	1%
Total Sales	867	100%

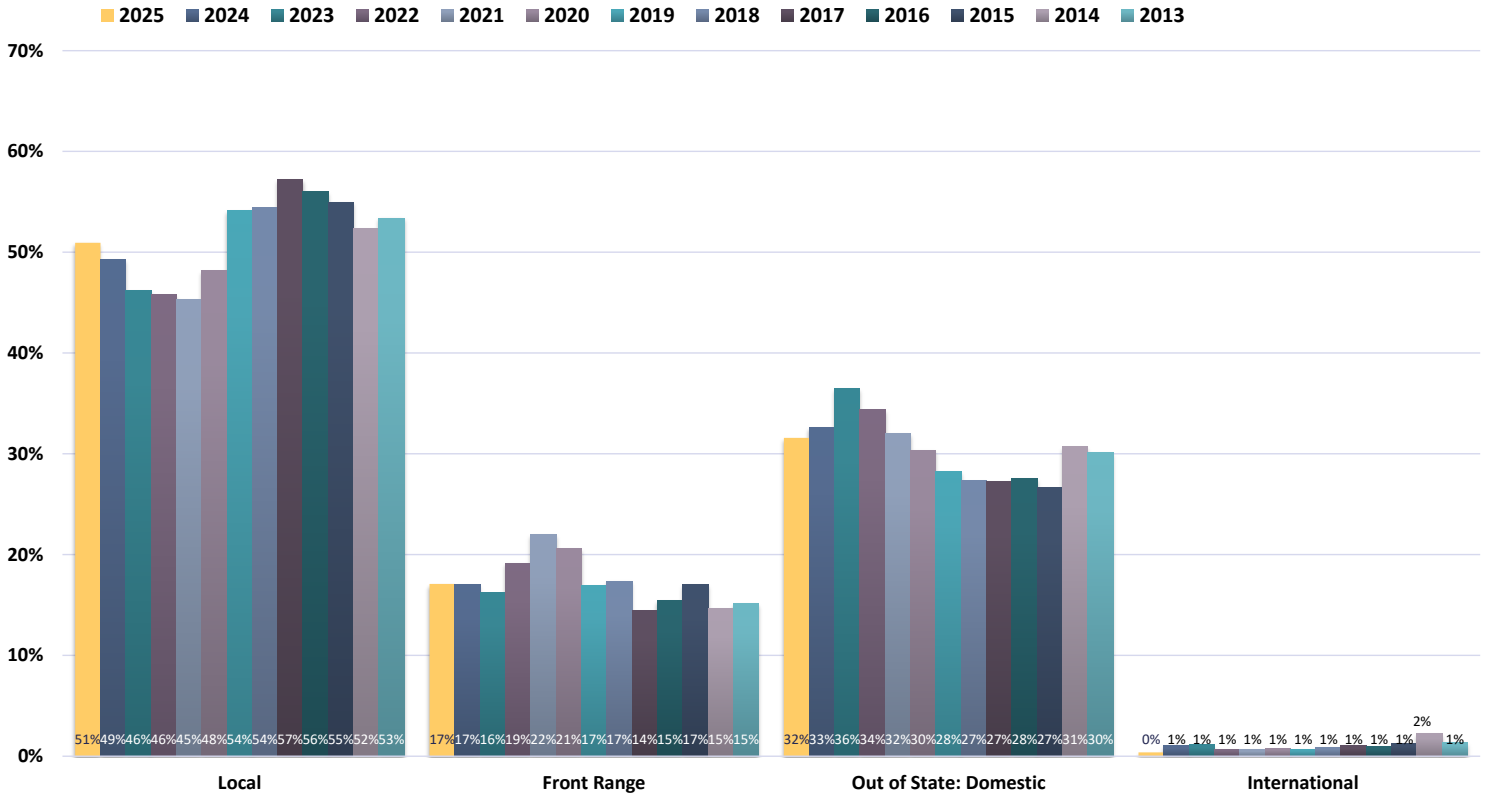


Colorado Sales: 605





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%

2023

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

2024

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

2025

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

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New Unit Sales Detail

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Improved Residential New Unit Sales

July 2026

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
3	3.50	2022	1986	\$ 4,200,000.00	ONE RIVERFRONT CONDO UNIT 508	MULTIFAM	\$ 2,114.80	42 RIVERFRONT LN #508
2	2.00	2022	1346	\$ 2,475,000.00	FRONTGATE AVON CONDO UNIT 420 PH 2	MULTIFAM	\$ 1,838.78	38460 HWY 6 #420
4	4.50	2021	3331	\$ 3,025,000.00	SOPRIS MEADOWS ONE FILING 6 LOT 13	SINGLEFAM	\$ 908.14	129 VALLEY COURT
4	5.00	2021	6254	\$ 4,850,000.00	EAGLE RANCH FILING 22 LOT 53	SINGLEFAM	\$ 775.50	1092 FOURTH OF JULY RD
2	2.00	2022	1907	\$ 3,100,000.00	FRONTGATE AVON CONDO UNIT 419 PH 2	MULTIFAM	\$ 1,625.59	38460 HWY 6 #419
4	4.00	2024	2312	\$ 1,734,766.00	BELDEN PLACE PUD LOT 16	SINGLEFAM	\$ 750.33	13 BELDEN WY
5	5.50	2023	5434	\$ 4,050,000.00	CORDILLERA SUBDIVISION FILING 17 LOT 4 BLK 2	SINGLEFAM	\$ 745.31	181 BLACK BEAR TRL
4	4.00	2024	2312	\$ 1,714,220.00	BELDEN PLACE PUD LOT 15	SINGLEFAM	\$ 741.44	15 BELDEN WY
3	2.00	2021	1410	\$ 875,000.00	BUCKHORN VALLEY LOT 4 PH SIX	SINGLEFAM	\$ 620.57	197 BOWIE ROAD

Summary of Improved Residential New Unit Sales

Average Price: \$ 2,891,554
Average PPSF: \$ 1,124.50
Median Price: \$ 3,025,000
Transactions: 9
Gross Volume: \$ 26,023,986



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.

Deed Restricted Unit Sales Detail

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Deed Restricted Unit Sales:

July 2026

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
3	2.00	2002	1234	\$ 591,461.00	BUCKHORN VALLEY LOT 130 PH 2A	SINGLEFAM	\$ 479.30	63 CROCKET CT
4	2.00	2015	1792	\$ 695,000.00	TWO RIVERS VILLAGE LOT 35A BLK 2	SINGLEFAM	\$ 387.83	11 SALMON LP
0	1.00	2025	339	\$ 589,500.00	BASALT CENTER CIRCLE CONDO UNIT 317	MULTIFAM	\$ 1,738.94	140 BASALT CENTER CIRCLE
0	1.00	2025	443	\$ 678,000.00	BASALT CENTER CIRCLE CONDO UNIT 310	MULTIFAM	\$ 1,530.47	140 BASALT CENTER CIRCLE
1	1.00	2025	660	\$ 995,000.00	BASALT CENTER CIRCLE CONDO UNIT 219	MULTIFAM	\$ 1,507.58	140 BASALT CENTER CIRCLE
1	1.00	2025	660	\$ 995,000.00	BASALT CENTER CIRCLE CONDO UNIT 223	MULTIFAM	\$ 1,507.58	140 BASALT CENTER CIRCLE
0	1.00	2025	443	\$ 595,500.00	BASALT CENTER CIRCLE CONDO UNIT 232	MULTIFAM	\$ 1,344.24	140 BASALT CENTER CIRCLE
0	1.00	2025	438	\$ 569,400.00	BASALT CENTER CIRCLE CONDO UNIT 217	MULTIFAM	\$ 1,300.00	140 BASALT CENTER CIRCLE
0	1.00	2025	339	\$ 440,700.00	BASALT CENTER CIRCLE CONDO UNIT 227	MULTIFAM	\$ 1,300.00	140 BASALT CENTER CIRCLE
0	1.00	2025	443	\$ 553,750.00	BASALT CENTER CIRCLE CONDO UNIT 216	MULTIFAM	\$ 1,250.00	140 BASALT CENTER CIRCLE
0	1.00	2025	432	\$ 540,000.00	BASALT CENTER CIRCLE CONDO UNIT 211	MULTIFAM	\$ 1,250.00	140 BASALT CENTER CIRCLE
0	1.00	2025	432	\$ 540,000.00	BASALT CENTER CIRCLE CONDO UNIT 213	MULTIFAM	\$ 1,250.00	140 BASALT CENTER CIRCLE
0	1.00	2025	432	\$ 540,000.00	BASALT CENTER CIRCLE CONDO UNIT 215	MULTIFAM	\$ 1,250.00	140 BASALT CENTER CIRCLE
0	1.00	2025	432	\$ 540,000.00	BASALT CENTER CIRCLE CONDO UNIT 209	MULTIFAM	\$ 1,250.00	140 BASALT CENTER CIRCLE
2	2.00	1982	1006	\$ 800,000.00	GREENBRIER CONDO UNIT 3 BLK A PH 1	MULTIFAM	\$ 795.23	211 W BEAVER CREEK BLVD #A3
2	2.50	2000	1206	\$ 670,000.00	RIVERWALK AMBER BUILDING CONDO UNIT R-313	MULTIFAM	\$ 555.56	216 MAIN ST #R313
2	2.00	2001	908	\$ 395,000.00	FOUNDERS PLACE CONDO UNIT F-102 PH 2	MULTIFAM	\$ 435.02	530 FOUNDERS AVE #F102
3	2.00	2025	1152	\$ 465,000.00	CONFLUENCE AT TWO RIVERS TH UNIT 6 PH 2	MULTIFAM	\$ 403.65	30 BUFFALO CIRCLE
3	2.00	2025	1152	\$ 465,000.00	CONFLUENCE AT TWO RIVERS TH UNIT 24 PH 3	MULTIFAM	\$ 403.65	30 BUFFALO CIR #24
2	2.00	2005	856	\$ 325,063.00	MILLER RANCH MILL LOFTS CONDO UNIT 231 BLK G PH 4	MULTIFAM	\$ 379.75	69 MARBLE #G231
1	2.00	2003	854	\$ 311,745.00	MILLER RANCH MILL LOFTS CONDO UNIT 220 BLK D PH 2	MULTIFAM	\$ 365.04	113 MILL LOFT #D220
2	2.00	2003	1870	\$ 660,000.00	BARRANCAS-2 CONDO UNIT G19	MULTIFAM	\$ 352.94	511 METCALF RD #G19
2	2.50	2018	1389	\$ 470,412.00	EAGLE LANDING @ BRUSH CREEK TH UNIT H2	MULTIFAM	\$ 338.67	44 EAGLE LANDING WAY

Summary Deed Restricted Unit Sales:

Average Price:	\$	583,719
Average PPSF:	\$	929.37
Median Price:	\$	553,750
# Transactions:		23
Gross Volume:	\$	13,425,531
Average PPSF Deed Restricted/Residential:		88.29%





Property Type Transaction Analysis

YTD: 2026 Gross Sales Reconciliation by Transaction Type

	# Transactions		Gross Volume
Single Family	276	\$	828,054,603
Multi Family	287	\$	580,623,583
Vacant Land	55	\$	21,241,000
Commercial	46	\$	207,138,550
Development	5	\$	28,214,999
Not Arms Length/Low Doc Fee	4	\$	9,630,000
Quit Claim Deed	12	\$	4,836,043
Related Parties	4	\$	5,887,000
Bulk Multi-Family Unit/Project Sales			
Partial Interest Sales	2	\$	7,365,000
Deed Restricted / Mobile Homes	171	\$	97,495,524
Multiple Units & Sites/Same Deed	2	\$	2,382,534
Water Rights / Open Space / Easements / Mining	3	\$	251,100
Exempt / Political Transfers / HOA			
Total Transactions:	867	\$	1,793,119,936

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