

THE SLIFER REPORT

VAIL VALLEY REAL ESTATE
2014 THIRD QUARTER REVIEW



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TABLE OF CONTENTS

Company Performance	3
2014 Quarterly Comparison	4
Third Quarter Comparison	5
Third Quarter Comparisons by Area	6
Eagle County YTD Cumulative Overview.....	7

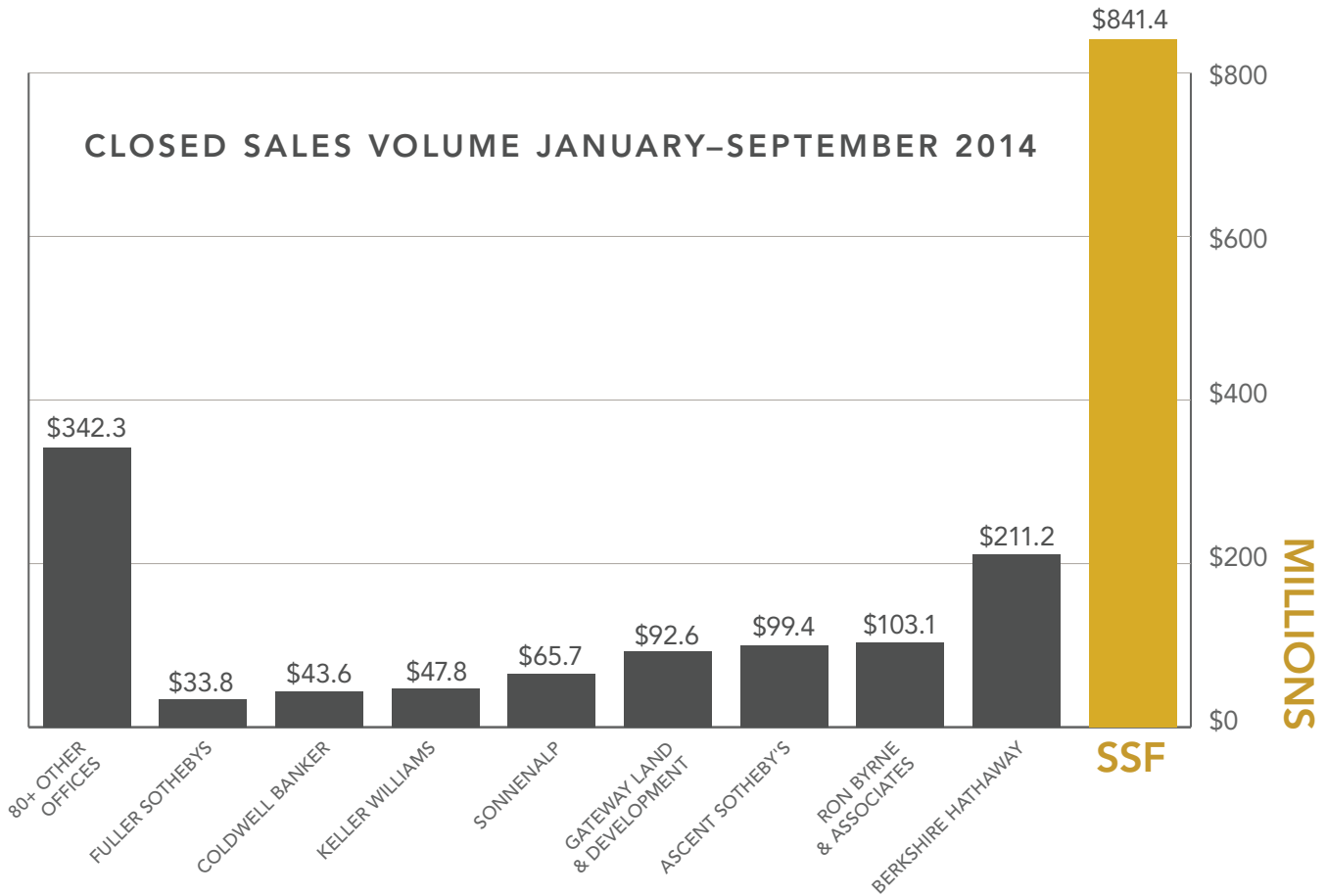
EAST >>> WEST

YTD CUMULATIVE MARKET REVIEW

Vail Village & Lionshead.....	8
Vail Golf Course, Spraddle Creek & Cascade Village	9
Vail - All Other Areas	10
EagleVail.....	11
Avon & Wildridge	12
Mountain Star	13
Beaver Creek Village.....	14
Bachelor Gulch Village.....	15
Arrowhead Village	16
Edwards, Homestead & Lake Creek Valley	17
Singletree.....	18
Cordillera, Cordillera Valley Club & Timber Springs.....	19
Wolcott, Bellyache Ridge & Red Sky Ranch	20
Eagle & Eagle Ranch.....	21
Gypsum, Cotton Ranch & Gypsum Valley Brightwater Club.....	22
Homesite Sales.....	23-26
SSF Information & Office Listings.....	27



THEY SAY THE VAIL VALLEY SELLS ITSELF, ACTUALLY 50% OF THE TIME WE DO IT.



Today's real estate market can be extremely complicated. Now more than ever it is important that you work with the market experts. Slifer Smith & Frampton Real Estate has a 50-year perspective and over 100 seasoned Vail Valley real estate brokers.

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

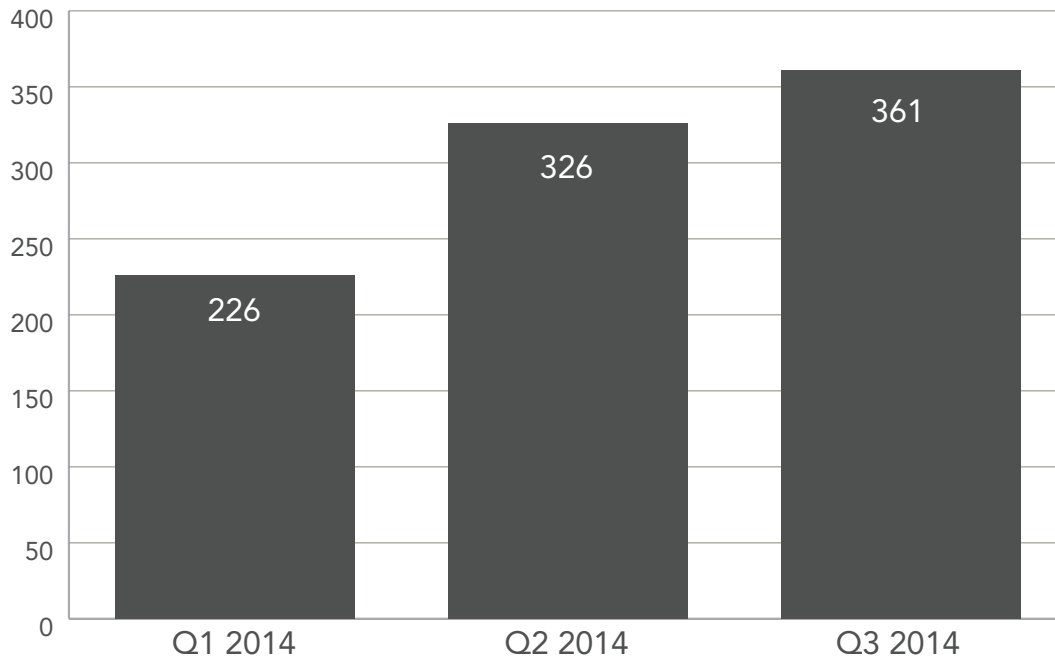
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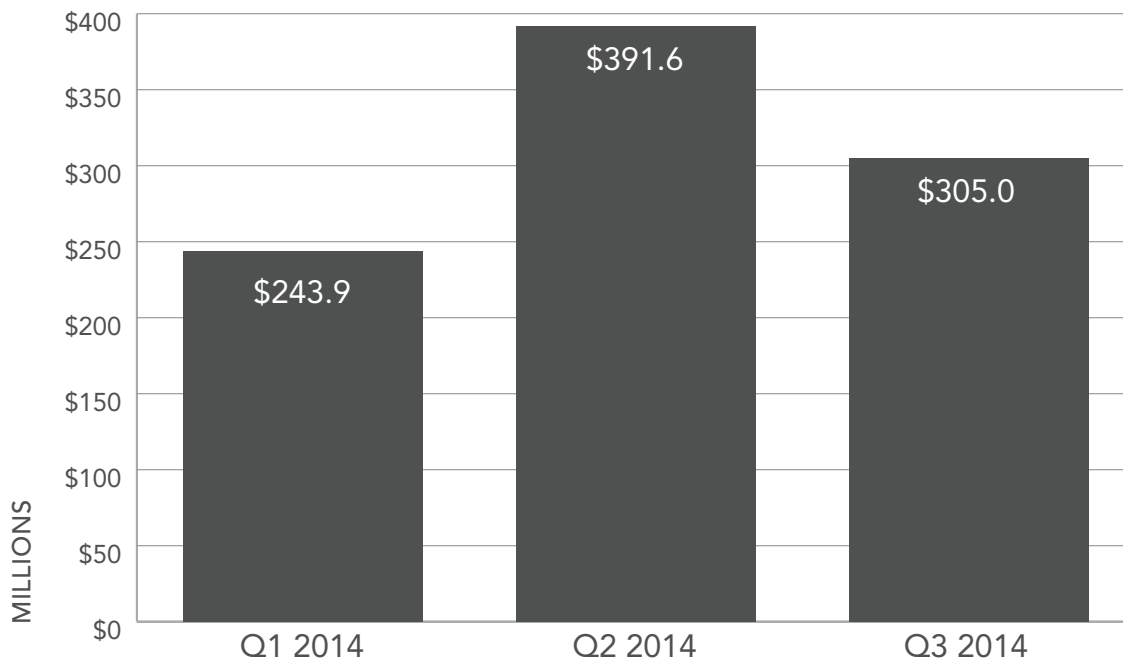
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2014 QUARTER BY QUARTER COMPARISON

TRANSACTION VOLUME COMPARISON



SALES VOLUME COMPARISON



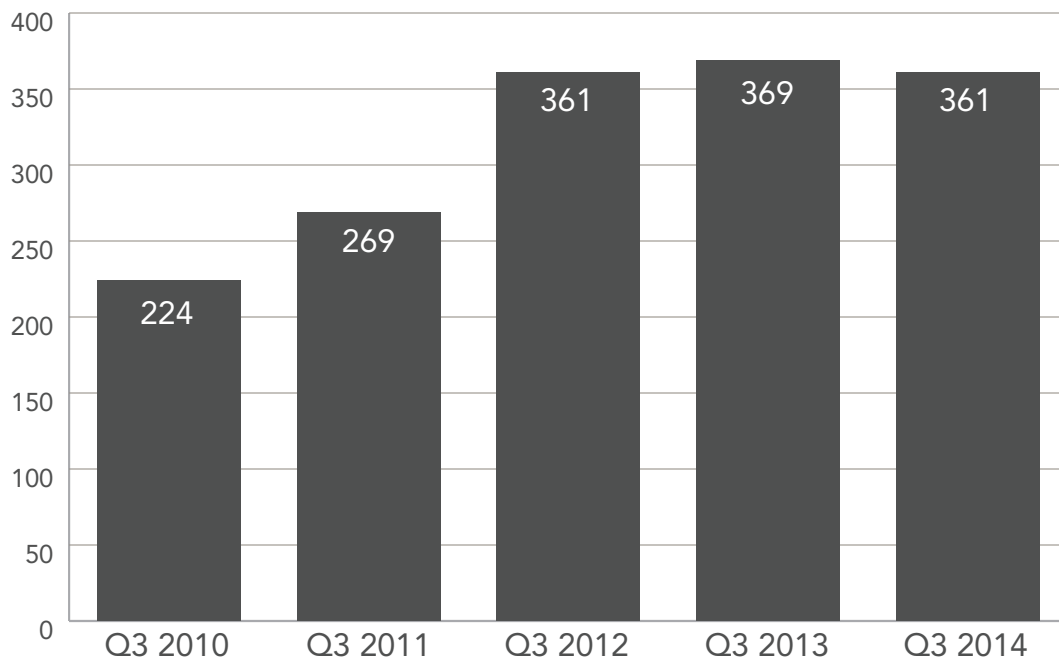
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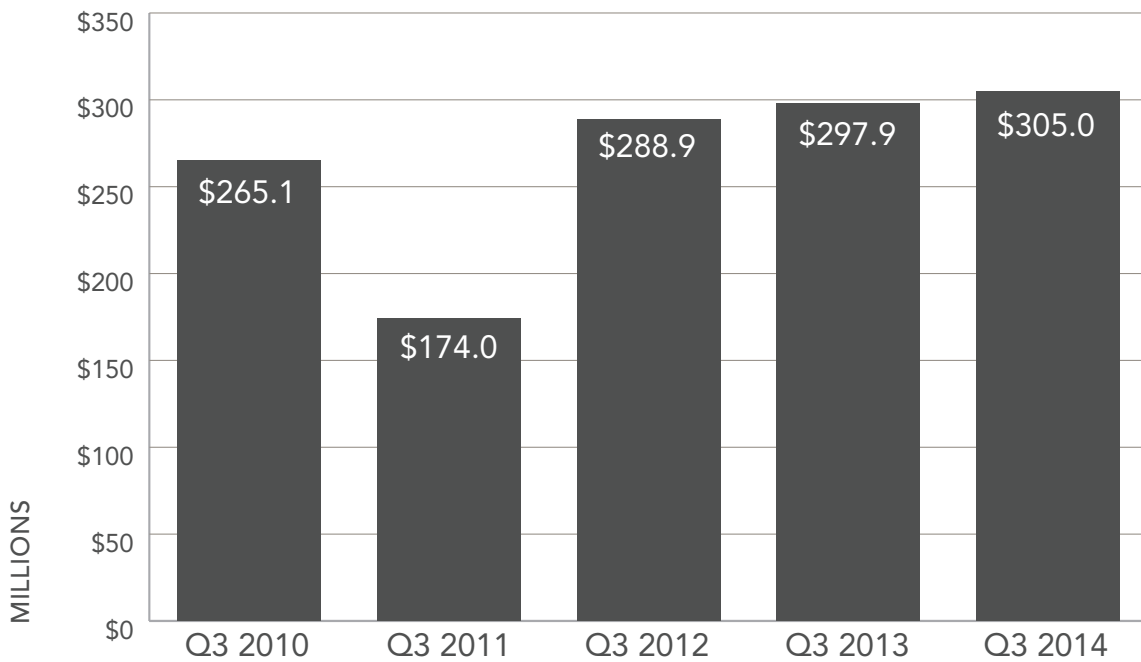
2014 THIRD QUARTER SLIFER REPORT

THIRD QUARTER COMPARISON

TRANSACTION VOLUME COMPARISON



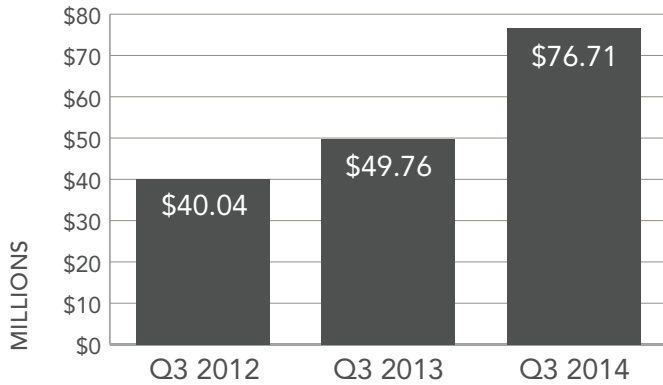
SALES VOLUME COMPARISON



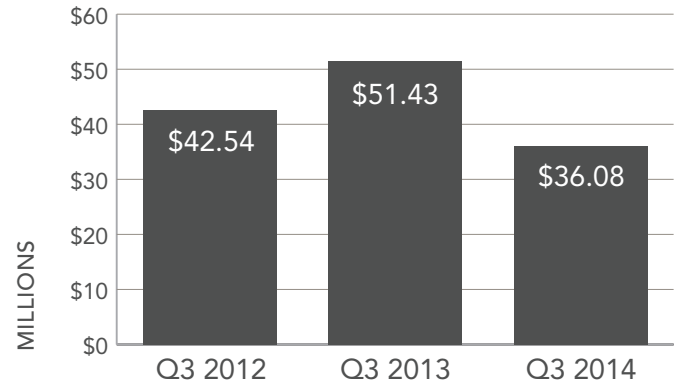
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THIRD QUARTER COMPARISONS BY AREA

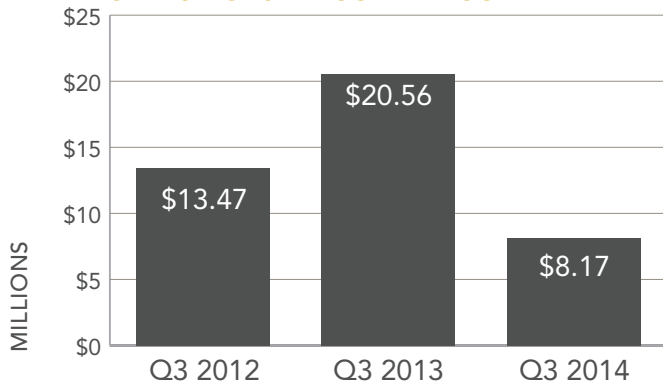
**VAIL
SALES VOLUME COMPARISON**



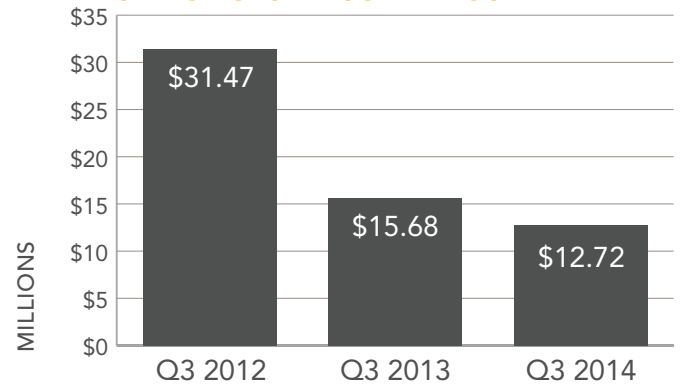
**BEAVER CREEK
SALES VOLUME COMPARISON**



**BACHELOR GULCH VILLAGE
SALES VOLUME COMPARISON**



**ARROWHEAD
SALES VOLUME COMPARISON**



**EDWARDS, SINGLETREE, HOMESTEAD
SALES VOLUME COMPARISON**

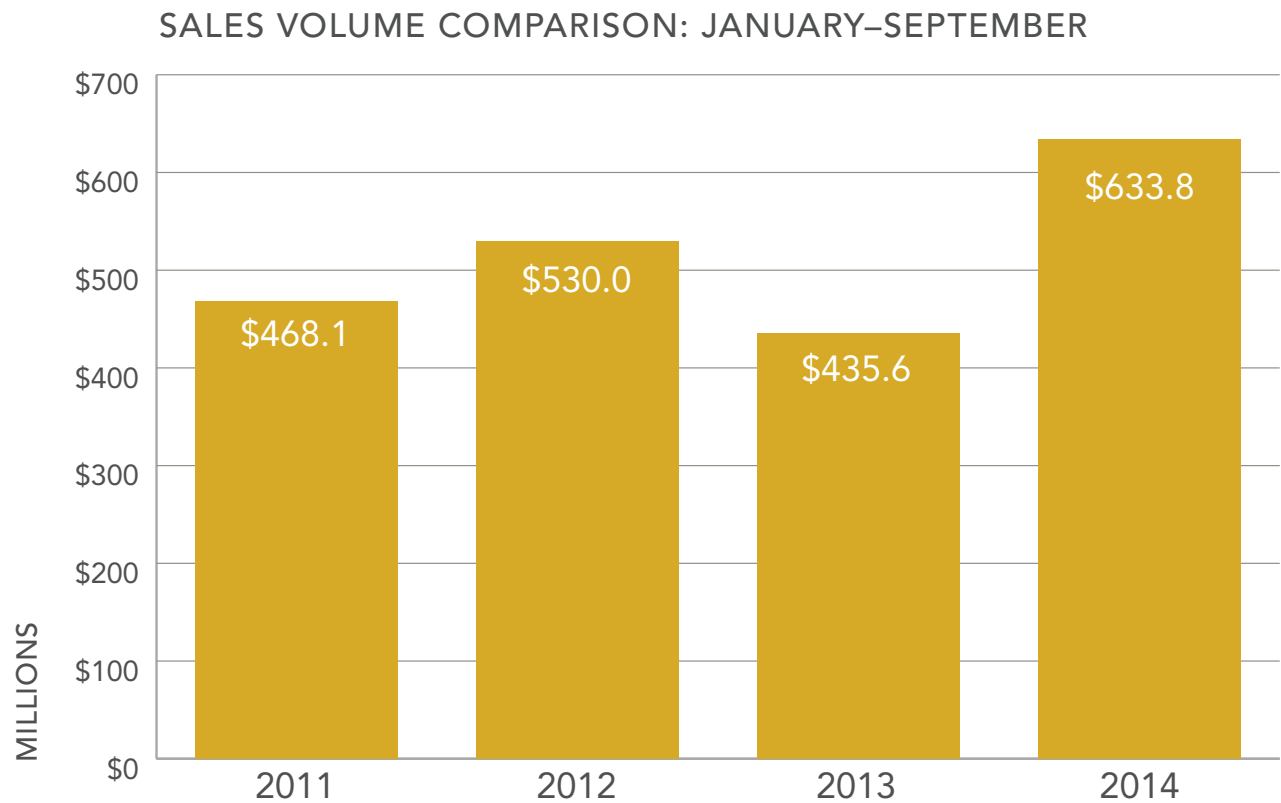
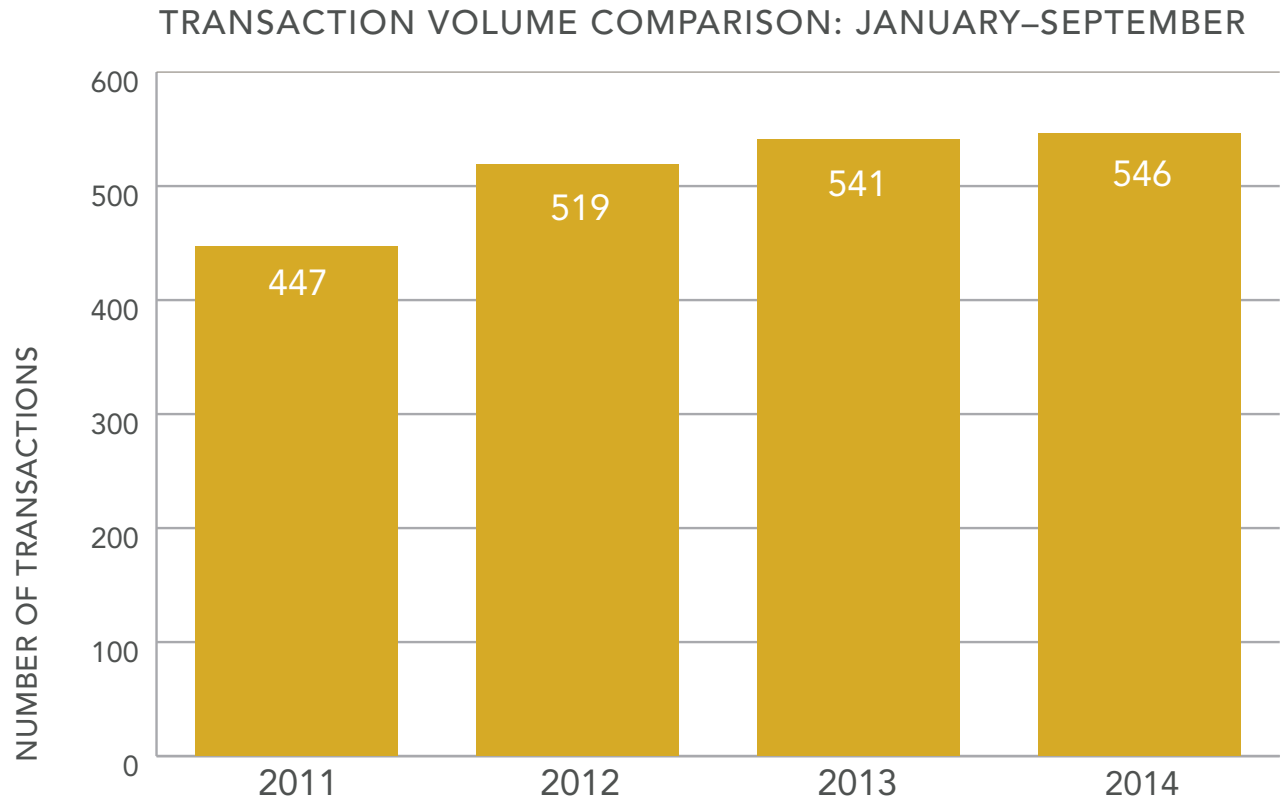


**EAGLE, EAGLE RANCH, GYPSUM
SALES VOLUME COMPARISON**



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EAGLE COUNTY OVERVIEW



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SINGLE-FAMILY/DUPLEX

	SALES VOLUME	NO. OF SALES	AVERAGE DAYS ON MARKET	AVERAGE SALE	MEDIAN SALE
2012	\$63,930,000	8	457	\$7,550,000	\$7,991,250
2013	\$33,750,000	5	255	\$6,750,000	\$5,500,000
2014	\$86,328,000	9	397	\$9,592,000	\$6,800,000

CONDOMINIUM/TOWNHOME

	SALES VOLUME	NO. OF SALES	AVERAGE DAYS ON MARKET	AVERAGE SALE	MEDIAN SALE
2012	\$120,732,350	57	395	\$2,755,711	\$2,301,605
2013	\$105,048,532	54	407	\$1,945,343	\$1,320,000
2014	\$165,433,550	50	409	\$2,803,958	\$1,850,000

PRICE PER SQUARE FOOT COMPARISON

SINGLE-FAMILY/DUPLEX				CONDOMINIUM/TOWNHOME			
	2012	2013	2014		2012	2013	2014
AVERAGE	\$1,558	\$1,583	\$1,715	AVERAGE	\$1,248	\$1,187	\$1,367

SALE PRICE VS LIST PRICE

SINGLE-FAMILY/DUPLEX		CONDOMINIUM/TOWNHOME	
AVERAGE OF SALE PRICE/LAST LISTED PRICE:	87.65%	AVERAGE OF SALE PRICE/LAST LISTED PRICE:	93.20%

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VAIL GOLF COURSE, SPRADDLE CREEK & CASCADE VILLAGE

SINGLE-FAMILY/DUPLEX

	SALES VOLUME	NO. OF SALES	AVERAGE DAYS ON MARKET	AVERAGE SALE	MEDIAN SALE
2012	\$30,556,500	9	507	\$3,395,167	\$3,015,000
2013	\$10,907,500	4	520	\$2,726,875	\$2,728,750
2014	\$10,725,000	3	438	\$3,575,000	\$3,550,000

CONDOMINIUM/TOWNHOME

	SALES VOLUME	NO. OF SALES	AVERAGE DAYS ON MARKET	AVERAGE SALE	MEDIAN SALE
2012	\$10,956,750	7	175	\$1,565,250	\$1,400,000
2013	\$12,200,000	11	195	\$1,109,019	\$985,000
2014	\$13,606,750	11	343	\$1,236,977	\$1,162,000

PRICE PER SQUARE FOOT COMPARISON

SINGLE-FAMILY/DUPLEX				CONDOMINIUM/TOWNHOME			
	2012	2013	2014		2012	2013	2014
AVERAGE	\$809	\$747	\$852	AVERAGE	\$697	\$622	\$625

SALE PRICE VS LIST PRICE

SINGLE-FAMILY/DUPLEX		CONDOMINIUM/TOWNHOME	
AVERAGE OF SALE PRICE/LAST LISTED PRICE: 91.32%		AVERAGE OF SALE PRICE/LAST LISTED PRICE: 95.36%	

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VAIL – ALL OTHER AREAS

SINGLE-FAMILY/DUPLEX

	SALES VOLUME	NO. OF SALES	AVERAGE DAYS ON MARKET	AVERAGE SALE	MEDIAN SALE
2012	\$36,666,108	25	244	\$1,466,644	\$975,000
2013	\$30,272,000	22	213	\$1,376,000	\$1,437,500
2014	\$55,206,790	36	147	\$1,533,522	\$1,294,100

CONDOMINIUM/TOWNHOME

	SALES VOLUME	NO. OF SALES	AVERAGE DAYS ON MARKET	AVERAGE SALE	MEDIAN SALE
2012	\$36,013,550	85	213	\$423,689	\$395,000
2013	\$36,613,802	80	135	\$457,673	\$390,000
2014	\$33,933,600	67	141	\$506,472	\$450,000

PRICE PER SQUARE FOOT COMPARISON

SINGLE-FAMILY/DUPLEX				CONDOMINIUM/TOWNHOME			
	2012	2013	2014		2012	2013	2014
AVERAGE	\$420	\$450	\$475	AVERAGE	\$351	\$392	\$408

SALE PRICE VS LIST PRICE

SINGLE-FAMILY/DUPLEX		CONDOMINIUM/TOWNHOME	
AVERAGE OF SALE PRICE/LAST LISTED PRICE: 94.21%		AVERAGE OF SALE PRICE/LAST LISTED PRICE: 95.49%	

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SINGLE-FAMILY/DUPLEX

	SALES VOLUME	NO. OF SALES	AVERAGE DAYS ON MARKET	AVERAGE SALE	MEDIAN SALE
2012	\$9,138,170	21	95	\$435,151	\$410,000
2013	\$10,583,500	19	101	\$557,026	\$540,000
2014	\$11,866,000	17	142	\$698,000	\$600,000

CONDOMINIUM/TOWNHOME

	SALES VOLUME	NO. OF SALES	AVERAGE DAYS ON MARKET	AVERAGE SALE	MEDIAN SALE
2012	\$6,466,300	26	127	\$248,704	\$250,000
2013	\$6,873,026	24	48	\$286,376	\$274,500
2014	\$7,873,500	20	63	\$393,675	\$359,750

PRICE PER SQUARE FOOT COMPARISON

SINGLE-FAMILY/DUPLEX				CONDOMINIUM/TOWNHOME			
	2012	2013	2014		2012	2013	2014
AVERAGE	\$207	\$240	\$277	AVERAGE	\$182	\$224	\$243

SALE PRICE VS LIST PRICE

SINGLE-FAMILY/DUPLEX	CONDOMINIUM/TOWNHOME
AVERAGE OF SALE PRICE/LAST LISTED PRICE: 96.69%	AVERAGE OF SALE PRICE/LAST LISTED PRICE: 96.55%

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SINGLE-FAMILY/DUPLEX

	SALES VOLUME	NO. OF SALES	AVERAGE DAYS ON MARKET	AVERAGE SALE	MEDIAN SALE
2012	\$15,926,000	23	198	\$692,435	\$655,000
2013	\$14,690,500	20	133	\$734,525	\$647,500
2014	\$16,286,400	20	112	\$814,320	\$705,000

CONDOMINIUM/TOWNHOME

	SALES VOLUME	NO. OF SALES	AVERAGE DAYS ON MARKET	AVERAGE SALE	MEDIAN SALE
2012	\$21,690,700	70	179	\$309,867	\$265,000
2013	\$33,193,401	84	217	\$395,148	\$305,250
2014	\$37,934,748	92	124	\$412,334	\$324,500

PRICE PER SQUARE FOOT COMPARISON

SINGLE-FAMILY/DUPLEX				CONDOMINIUM/TOWNHOME			
	2012	2013	2014		2012	2013	2014
AVERAGE	\$213	\$248	\$238	AVERAGE	\$259	\$329	\$329

SALE PRICE VS LIST PRICE

SINGLE-FAMILY/DUPLEX	CONDOMINIUM/TOWNHOME
AVERAGE OF SALE PRICE/LAST LISTED PRICE: 93.24%	AVERAGE OF SALE PRICE/LAST LISTED PRICE: 94.85%

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SINGLE-FAMILY/DUPLEX

	SALES VOLUME	NO. OF SALES	AVERAGE DAYS ON MARKET	AVERAGE SALE	MEDIAN SALE
2012	\$10,650,000	2	313	\$5,325,000	\$5,325,000
2013	\$0	0	N/A	N/A	N/A
2014	\$8,700,000	3	521	\$2,900,000	\$2,500,000

PRICE PER SQUARE FOOT COMPARISON

	SINGLE-FAMILY/DUPLEX		
	2012	2013	2014
AVERAGE	\$607	N/A	\$554

SALE PRICE VS LIST PRICE

SINGLE-FAMILY/DUPLEX
AVERAGE OF SALE PRICE/LAST LISTED PRICE: 88.82%

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SINGLE-FAMILY/DUPLEX

	SALES VOLUME	NO. OF SALES	AVERAGE DAYS ON MARKET	AVERAGE SALE	MEDIAN SALE
2012	\$53,148,500	15	264	\$3,543,233	\$3,550,000
2013	\$28,635,000	7	390	\$4,090,714	\$4,450,000
2014	\$32,695,000	9	363	\$3,632,778	\$3,200,000

CONDOMINIUM/TOWNHOME

	SALES VOLUME	NO. OF SALES	AVERAGE DAYS ON MARKET	AVERAGE SALE	MEDIAN SALE
2012	\$77,242,500	47	293	\$1,643,457	\$1,028,000
2013	\$56,916,000	43	311	\$1,323,628	\$110,000
2014	\$74,236,049	56	334	\$1,325,644	\$1,117,500

PRICE PER SQUARE FOOT COMPARISON

SINGLE-FAMILY/DUPLEX				CONDOMINIUM/TOWNHOME			
	2012	2013	2014		2012	2013	2014
AVERAGE	\$596	\$629	\$583	AVERAGE	\$695	\$665	\$694

SALE PRICE VS LIST PRICE

SINGLE-FAMILY/DUPLEX		CONDOMINIUM/TOWNHOME	
AVERAGE OF SALE PRICE/LAST LISTED PRICE:	93.16%	AVERAGE OF SALE PRICE/LAST LISTED PRICE:	93.67%

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BACHELOR GULCH VILLAGE

SINGLE-FAMILY/DUPLEX

	SALES VOLUME	NO. OF SALES	AVERAGE DAYS ON MARKET	AVERAGE SALE	MEDIAN SALE
2012	\$42,550,000	5	140	\$8,510,000	\$8,150,000
2013	\$40,780,000	8	634	\$5,097,500	\$4,505,000
2014	\$39,312,000	5	417	\$7,862,400	\$7,767,000

CONDOMINIUM/TOWNHOME

	SALES VOLUME	NO. OF SALES	AVERAGE DAYS ON MARKET	AVERAGE SALE	MEDIAN SALE
2012	\$24,967,500	13	148	\$1,920,577	\$1,730,000
2013	\$25,720,000	14	347	\$1,837,143	\$1,700,000
2014	\$43,740,000	17	270	\$2,572,941	\$2,475,000

PRICE PER SQUARE FOOT COMPARISON

SINGLE-FAMILY/DUPLEX				CONDOMINIUM/TOWNHOME			
	2012	2013	2014		2012	2013	2014
AVERAGE	\$939	\$798	\$926	AVERAGE	\$774	\$758	\$866

SALE PRICE VS LIST PRICE

SINGLE-FAMILY/DUPLEX		CONDOMINIUM/TOWNHOME	
AVERAGE OF SALE PRICE/LAST LISTED PRICE: 94.82%		AVERAGE OF SALE PRICE/LAST LISTED PRICE: 93.58%	

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SINGLE-FAMILY/DUPLEX

	SALES VOLUME	NO. OF SALES	AVERAGE DAYS ON MARKET	AVERAGE SALE	MEDIAN SALE
2012	\$62,604,501	23	326	\$2,721,935	\$2,550,000
2013	\$37,895,500	20	301	\$1,894,775	\$1,757,500
2014	\$44,614,933	18	372	\$2,478,607	\$1,945,800

CONDOMINIUM/TOWNHOME

	SALES VOLUME	NO. OF SALES	AVERAGE DAYS ON MARKET	AVERAGE SALE	MEDIAN SALE
2012	\$8,502,500	9	612	\$944,722	\$960,000
2013	\$14,285,800	15	264	\$952,387	\$550,000
2014	\$18,393,000	24	191	\$766,375	\$632,500

PRICE PER SQUARE FOOT COMPARISON

SINGLE-FAMILY/DUPLEX				CONDOMINIUM/TOWNHOME			
	2012	2013	2014		2012	2013	2014
AVERAGE	\$485	\$436	\$479	AVERAGE	\$506	\$481	\$481

SALE PRICE VS LIST PRICE

SINGLE-FAMILY/DUPLEX		CONDOMINIUM/TOWNHOME	
AVERAGE OF SALE PRICE/LAST LISTED PRICE: 89.50%		AVERAGE OF SALE PRICE/LAST LISTED PRICE: 93.77%	

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SINGLE-FAMILY/DUPLEX

	SALES VOLUME	NO. OF SALES	AVERAGE DAYS ON MARKET	AVERAGE SALE	MEDIAN SALE
2012	\$13,721,900	18	172	\$762,328	\$643,750
2013	\$31,759,900	31	204	\$1,024,513	\$705,000
2014	\$28,630,521	22	217	\$1,301,387	\$772,000

CONDOMINIUM/TOWNHOME

	SALES VOLUME	NO. OF SALES	AVERAGE DAYS ON MARKET	AVERAGE SALE	MEDIAN SALE
2012	\$9,837,071	36	66	\$273,252	\$249,500
2013	\$12,732,400	33	101	\$385,830	\$355,000
2014	\$17,723,825	45	63	\$393,863	\$335,000

PRICE PER SQUARE FOOT COMPARISON

SINGLE-FAMILY/DUPLEX				CONDOMINIUM/TOWNHOME			
	2012	2013	2014		2012	2013	2014
AVERAGE	\$241	\$273	\$337	AVERAGE	\$203	\$250	\$278

SALE PRICE VS LIST PRICE

SINGLE-FAMILY/DUPLEX	CONDOMINIUM/TOWNHOME
AVERAGE OF SALE PRICE/LAST LISTED PRICE: 86.03%	AVERAGE OF SALE PRICE/LAST LISTED PRICE: 96.27%

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SINGLE-FAMILY/DUPLEX

	SALES VOLUME	NO. OF SALES	AVERAGE DAYS ON MARKET	AVERAGE SALE	MEDIAN SALE
2012	\$24,162,303	32	131	\$755,072	\$690,000
2013	\$31,976,600	35	150	\$913,617	\$760,000
2014	\$20,903,500	25	150	\$836,140	\$750,000

CONDOMINIUM/TOWNHOME

	SALES VOLUME	NO. OF SALES	AVERAGE DAYS ON MARKET	AVERAGE SALE	MEDIAN SALE
2012	\$2,331,000	6	405	\$388,500	\$343,500
2013	\$320,000	1	134	\$320,000	\$320,000
2014	\$1,504,000	3	72	\$501,333	\$499,000

PRICE PER SQUARE FOOT COMPARISON

SINGLE-FAMILY/DUPLEX				CONDOMINIUM/TOWNHOME			
	2012	2013	2014		2012	2013	2014
AVERAGE	\$245	\$283	\$278	AVERAGE	\$236	\$225	\$326

SALE PRICE VS LIST PRICE

SINGLE-FAMILY/DUPLEX		CONDOMINIUM/TOWNHOME	
AVERAGE OF SALE PRICE/LAST LISTED PRICE: 94.00%		AVERAGE OF SALE PRICE/LAST LISTED PRICE: 97.09%	

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CORDILLERA, CORDILLERA VALLEY CLUB & TIMBER SPRINGS

SINGLE-FAMILY/DUPLEX

	SALES VOLUME	NO. OF SALES	AVERAGE DAYS ON MARKET	AVERAGE SALE	MEDIAN SALE
2012	\$29,474,500	19	363	\$1,551,289	\$1,280,000
2013	\$26,843,000	21	299	\$1,278,238	\$1,010,000
2014	\$44,965,500	27	280	\$1,665,389	\$1,695,000

CONDOMINIUM/TOWNHOME

	SALES VOLUME	NO. OF SALES	AVERAGE DAYS ON MARKET	AVERAGE SALE	MEDIAN SALE
2012	\$0	\$0	N/A	N/A	N/A
2013	\$0	0	N/A	N/A	N/A
2014	\$0	0	N/A	N/A	N/A

PRICE PER SQUARE FOOT COMPARISON

SINGLE-FAMILY/DUPLEX				CONDOMINIUM/TOWNHOME			
	2012	2013	2014		2012	2013	2014
AVERAGE	\$283	\$269	\$316	AVERAGE	N/A	N/A	N/A

SALE PRICE VS LIST PRICE

SINGLE-FAMILY/DUPLEX		CONDOMINIUM/TOWNHOME	
AVERAGE OF SALE PRICE/LAST LISTED PRICE:	91.34%	AVERAGE OF SALE PRICE/LAST LISTED PRICE:	N/A

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WOLCOTT, BELLYACHE RIDGE & RED SKY RANCH

SINGLE-FAMILY/DUPLEX

	SALES VOLUME	NO. OF SALES	AVERAGE DAYS ON MARKET	AVERAGE SALE	MEDIAN SALE
2012	\$6,154,500	6	202	\$1,025,750	\$685,000
2013	\$4,451,500	4	481	\$1,112,857	\$1,024,500
2014	\$4,075,000	2	286	\$2,037,500	\$2,037,500

PRICE PER SQUARE FOOT COMPARISON

	SINGLE-FAMILY/DUPLEX		
	2012	2013	2014
AVERAGE	\$205	\$227	\$478

SALE PRICE VS LIST PRICE COMPARISON

SINGLE-FAMILY/DUPLEX
AVERAGE OF SALE PRICE/LAST LISTED PRICE: 89.56%

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SINGLE-FAMILY/DUPLEX

	SALES VOLUME	NO. OF SALES	AVERAGE DAYS ON MARKET	AVERAGE SALE	MEDIAN SALE
2012	\$32,272,459	78	128	\$413,749	\$345,000
2013	\$40,622,510	82	101	\$495,395	\$412,500
2014	\$30,903,214	59	87	\$523,783	\$470,000

CONDOMINIUM/TOWNHOME

	SALES VOLUME	NO. OF SALES	AVERAGE DAYS ON MARKET	AVERAGE SALE	MEDIAN SALE
2012	\$6,004,275	36	104	\$166,785	\$163,750
2013	\$6,406,125	28	65	\$228,790	\$227,500
2014	\$12,673,713	46	87	\$275,516	\$287,500

PRICE PER SQUARE FOOT COMPARISON

SINGLE-FAMILY/DUPLEX				CONDOMINIUM/TOWNHOME			
	2012	2013	2014		2012	2013	2014
AVERAGE	\$147	\$170	\$190	AVERAGE	\$125	\$159	\$193

SALE PRICE VS LIST PRICE COMPARISON

SINGLE-FAMILY/DUPLEX		CONDOMINIUM/TOWNHOME	
AVERAGE OF SALE PRICE/LAST LISTED PRICE: 97.47%		AVERAGE OF SALE PRICE/LAST LISTED PRICE: 97.63%	

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SINGLE-FAMILY/DUPLEX

	SALES VOLUME	NO. OF SALES	AVERAGE DAYS ON MARKET	AVERAGE SALE	MEDIAN SALE
2012	\$20,879,551	77	92	\$271,163	\$250,000
2013	\$24,896,120	85	47	\$292,896	\$260,000
2014	\$24,774,350	75	53	\$330,325	\$328,000

CONDOMINIUM/TOWNHOME

	SALES VOLUME	NO. OF SALES	AVERAGE DAYS ON MARKET	AVERAGE SALE	MEDIAN SALE
2012	\$2,207,900	22	48	\$100,359	\$99,950
2013	\$998,100	8	19	\$124,764	\$120,300
2014	\$3,080,000	7	56	\$440,000	\$2,250,000

PRICE PER SQUARE FOOT COMPARISON

SINGLE-FAMILY/DUPLEX				CONDOMINIUM/TOWNHOME			
	2012	2013	2014		2012	2013	2014
AVERAGE	\$119	\$136	\$161	AVERAGE	\$73	\$94	\$118

SALE PRICE VS LIST PRICE COMPARISON

SINGLE-FAMILY/DUPLEX		CONDOMINIUM/TOWNHOME	
AVERAGE OF SALE PRICE/LAST LISTED PRICE: 98.41%		AVERAGE OF SALE PRICE/LAST LISTED PRICE: 93.37%	

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HOMESITE SALES

2012

AREA NAME	LIST PRICE	SOLD PRICE	SOLD DATE
The Valley Ridge at Vail	\$695,000	\$500,000	5/25/12
West Vail South	\$375,000	\$350,000	5/16/12
West Vail South	\$499,000	\$410,000	5/18/12
Mountain Star	\$1,495,000	\$1,300,000	3/28/12
Mountain Star	\$1,295,000	\$1,125,000	6/23/12
Wildridge Wildwood	\$425,000	\$350,000	3/29/12
Wildridge Wildwood	\$195,000	\$180,000	6/1/12
Homestead	\$134,900	\$100,000	3/12/12
Singletree	\$175,000	\$130,000	3/27/12
Cordillera	\$125,000	\$100,000	5/7/12
Cordillera	\$650,000	\$475,000	4/17/12
Cordillera	\$135,000	\$110,000	3/6/12
Cordillera	\$320,000	\$159,000	4/26/12
Cordillera	\$599,500	\$418,512	4/3/12
Cordillera	\$217,500	\$200,000	4/18/12
Cordillera	\$135,000	\$100,000	4/30/12
Cordillera Valley Club	\$325,000	\$225,000	3/14/12
Bellyache Wolcott	\$109,000	\$80,000	6/7/12
Eagle	\$25,000	\$26,000	5/22/12
Eagle Ranch	\$50,000	\$50,000	6/20/12
Eagle Ranch	\$49,000	\$49,000	6/1/12
Eagle Ranch	\$57,500	\$50,000	3/30/12
Gypsum	\$99,900	\$93,000	1/20/12
Gypsum	\$35,000	\$22,000	1/20/12
Cotton Ranch	\$29,150	\$20,000	3/27/12
Cotton Ranch	\$24,000	\$24,000	3/29/12
Cotton Ranch	\$28,000	\$20,000	1/24/12
Cotton Ranch	\$24,800	\$20,000	1/30/12
Cotton Ranch	\$24,800	\$20,000	1/30/12
Cotton Ranch	\$27,000	\$23,500	5/14/12
Gypsum Valley Brightwater	\$29,900	\$29,000	1/20/12
Gypsum Valley Brightwater	\$20,000	\$21,000	2/22/12
Gypsum Valley Brightwater	\$59,000	\$47,500	3/21/12
Gypsum Valley Brightwater	\$120,000	\$94,900	6/29/12
Dotsero Colorado River Road	\$18,000	\$18,000	5/3/12
NW Eagle County McCoy	\$125,000	\$120,000	6/28/12
TOTAL (36) LAND SALES		\$7,060,412	
1/1/2012–9/30/2012			

2013

AREA NAME	LIST PRICE	SOLD PRICE	SOLD DATE
Avon	\$75,000	\$75,000	3/26/13
Bellyache Wolcott	\$385,000	\$340,000	6/11/13
Bellyache Wolcott	\$80,000	\$70,000	4/1/13
Bellyache Wolcott	\$219,000	\$200,000	4/15/13
Cordillera	\$99,000	\$92,500	4/30/13
Cordillera	\$64,900	\$45,000	4/5/13
Cordillera	\$64,900	\$50,000	3/27/13
Cordillera	\$85,900	\$50,000	2/15/13
Cordillera	\$350,000	\$202,500	3/1/13
Cordillera	\$185,000	\$161,000	5/9/13
Cordillera	\$99,000	\$77,500	5/28/13
Cordillera	\$89,900	\$75,000	5/10/13
Cordillera	\$60,000	\$45,000	5/10/13

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2014 THIRD QUARTER SLIFER REPORT

HOMESITE SALES CONTINUED

2013 CONTINUED

AREA NAME	LIST PRICE	SOLD PRICE	SOLD DATE
Cordillera	\$150,000	\$125,000	5/10/13
Cotton Ranch	\$49,500	\$43,500	3/6/13
Cotton Ranch	\$17,750	\$14,500	1/15/13
Cotton Ranch	\$17,900	\$23,300	3/28/13
Cotton Ranch	\$29,000	\$29,000	2/5/13
Cotton Ranch	\$70,000	\$37,500	3/15/13
Cotton Ranch	\$69,000	\$65,000	6/25/13
Cotton Ranch	\$38,000	\$27,000	6/7/13
Cordillera Valley Club	\$395,000	\$312,500	3/15/13
Cordillera Valley Club	\$225,000	\$225,000	3/5/13
Eagle Ranch	\$40,000	\$40,000	1/29/13
Eagle Ranch	\$99,000	\$85,500	5/28/13
Eagle Ranch	\$57,000	\$57,000	3/19/13
Eagle Ranch	\$79,000	\$70,000	6/19/13
Eagle Ranch	\$70,000	\$55,000	3/26/13
Eagle Ranch	\$79,000	\$60,000	6/7/13
Eagle Ranch	\$69,500	\$65,125	4/3/13
Eagle Ranch	\$69,000	\$62,500	6/14/13
Eagle Ranch	\$74,900	\$53,000	4/12/13
Eagle Ranch	\$60,000	\$60,000	5/24/13
East Vail	\$1,300,000	\$1,150,000	3/25/13
Edwards Scottsville	\$495,000	\$375,000	3/29/13
Gypsum	\$1,690,000	\$1,375,000	2/1/13
Gypsum	\$77,000	\$74,000	3/20/13
Gypsum	\$79,000	\$75,000	4/5/13
Gypsum	\$59,000	\$49,000	4/25/13
Gypsum	\$57,000	\$57,000	5/13/13
Gypsum Valley Brightwater	\$99,000	\$70,000	5/30/13
Gypsum Valley Brightwater	\$125,000	\$108,000	4/4/13
Gypsum Valley Brightwater	\$36,955	\$27,500	1/21/13
Gypsum Valley Brightwater	\$25,000	\$25,000	1/18/13
Gypsum Valley Brightwater	\$29,500	\$26,925	5/7/13
Highland Meadows	\$550,000	\$550,000	3/20/13
Homestead	\$225,000	\$165,000	3/15/13
Lake Creek Valley	\$850,000	\$725,000	4/30/13
Minturn	\$399,000	\$325,000	3/29/13
Minturn	\$149,000	\$111,000	5/17/13
Minturn	\$149,000	\$111,000	5/17/13
Mountain Star	\$865,000	\$750,000	3/4/13
Mountain Star	\$1,400,000	\$1,332,000	6/11/13
NW Eagle County McCoy	\$2,950,000	\$2,950,000	1/24/13
Singletree	\$349,000	\$318,000	5/22/13
Singletree	\$400,000	N/A	6/29/13
West Vail South	\$475,000	\$450,000	6/7/13
Wildridge Wildwood	\$335,000	\$315,000	5/1/13
Wildridge Wildwood	\$249,900	\$225,000	3/23/13
Wildridge Wildwood	\$285,000	\$230,000	3/5/13
TOTAL (60) LAND SALES 1/1/2013–9/30/2013		\$14,963,350	

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HOMESITE SALES CONTINUED

2014

AREA NAME	LIST PRICE	SOLD PRICE	SOLD DATE
Bellyache Wolcott	\$150,000	\$140,000	1/13/14
Bellyache Wolcott	\$350,000	\$250,000	3/31/14
Bellyache Wolcott	\$495,000	\$420,000	5/27/14
Bellyache Wolcott	\$649,000	\$510,000	3/10/14
Bellyache Wolcott	\$70,000	\$67,000	8/19/14
Bellyache Wolcott	\$110,000	\$90,000	6/2/14
Bellyache Wolcott	\$299,000	\$289,000	9/22/14
Bellyache Wolcott	\$249,000	\$240,000	8/13/14
Cordillera	\$65,000	\$45,000	7/3/14
Cordillera	\$129,000	\$100,000	3/25/14
Cordillera	\$399,000	\$360,000	2/24/14
Cordillera	\$450,000	\$430,000	8/8/14
Cordillera	\$121,500	\$100,000	1/21/14
Cordillera	\$469,000	\$390,000	7/24/14
Cordillera	\$309,000	\$275,000	4/28/14
Cordillera	\$110,000	\$80,000	9/24/14
Cordillera	\$285,000	\$255,000	3/14/14
Cordillera	\$449,500	\$432,500	2/28/14
Cordillera	\$175,000	\$175,000	3/7/14
Cordillera	\$150,000	\$70,000	2/6/14
Cordillera	\$100,000	\$93,000	9/8/14
Cordillera	\$129,900	\$130,000	4/2/14
Cordillera	\$75,000	\$62,500	8/5/14
Cordillera	\$425,000	\$350,000	7/1/14
Cordillera	\$895,000	\$700,000	7/1/14
Cotton Ranch	\$58,900	\$54,500	3/3/14
Cotton Ranch	\$79,000	\$79,000	7/15/14
Cotton Ranch	\$39,000	\$37,100	2/3/14
Cotton Ranch	\$43,000	\$45,000	5/9/14
Eagle	\$290,000	\$250,000	5/28/14
Eagle	\$70,000	\$65,000	3/31/14
Eagle	\$825,000	\$600,000	5/1/14
Eagle	\$99,000	\$97,500	6/9/14
Eagle	\$69,500	\$67,000	8/11/14
Eagle	\$85,000	\$76,000	9/19/14
Eagle Ranch	\$96,500	\$84,000	2/25/14
Eagle Ranch	\$92,500	\$92,500	2/3/14
Eagle Ranch	\$129,000	\$107,500	5/5/14
Eagle Ranch	\$125,000	\$110,000	5/30/14
Eagle Ranch	\$130,000	\$115,000	7/31/14
Eagle Ranch	\$50,000	\$43,000	1/9/14
Eagle Ranch	\$119,000	\$109,000	4/4/14
Eagle Ranch	\$130,000	\$113,000	6/12/14
Eagle Ranch	\$119,000	\$107,250	5/28/14
Eagle Ranch	\$80,500	\$80,500	1/21/14
Eagle Ranch	\$95,000	\$87,000	5/28/14
Eagle Ranch	\$99,000	\$85,000	4/17/14
Eagle Ranch	\$99,000	\$85,000	5/8/14
Eagle Ranch	\$118,000	\$100,000	8/6/14
Eagle Ranch	\$165,000	\$138,000	9/18/14
Eagle Ranch	\$98,000	\$85,000	9/12/14
East Vail	\$1,195,000	\$1,050,000	5/27/14
East Vail	\$899,999	\$650,000	2/21/14
East Vail	\$1,100,000	\$1,025,000	4/30/14
Edward Scottsville	\$179,000	\$162,000	5/23/14
Gypsum	\$299,000	\$290,000	6/12/14
Gypsum	\$475,000	\$415,000	5/18/14

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2014 THIRD QUARTER SLIFER REPORT

HOMESITE SALES CONTINUED

2014 CONTINUED

AREA NAME	LIST PRICE	SOLD PRICE	SOLD DATE
Gypsum	\$84,000	\$64,000	5/23/14
Gypsum	\$34,900	\$45,250	5/30/14
Gypsum	\$36,000	\$36,000	5/19/14
Gypsum	\$64,900	\$58,000	8/28/14
Highland Meadows	\$995,000	\$900,000	3/5/14
Highland Meadows	\$1,200,000	\$1,100,000	5/23/14
Homestead	\$239,000	\$228,000	7/25/14
Minturn	\$199,000	\$150,000	4/9/14
Minturn	\$249,000	\$249,000	2/28/14
Minturn	\$250,000	\$240,000	5/28/14
Mountain Star	\$997,500	\$945,000	1/16/14
NW Eagle County McCoy	\$100,000	\$80,000	3/25/14
NW Eagle County McCoy	\$75,000	\$65,000	3/25/14
NW Eagle County McCoy	\$100,000	\$80,000	3/25/14
Out of County	\$44,900	\$36,000	3/17/14
Out of County	\$10,900	\$10,900	5/16/14
Out of County	\$59,900	\$54,900	8/22/14
RedCanyon	\$715,000	\$650,000	7/15/14
RedCanyon	\$499,000	\$485,000	6/26/14
Redcliff	\$99,000	\$68,000	7/8/14
Singletree	\$639,000	\$485,000	3/3/14
Singletree	\$646,000	\$500,000	6/2/14
The Valley	\$1,850,000	\$1,550,000	9/19/14
Vail Golf Course	\$6,500,000	\$5,250,000	4/18/14
Vail Village	\$8,000,000	\$7,750,000	3/21/14
West Vail South	\$325,000	\$257,500	3/14/14
Wildridge Wildwood	\$325,000	\$295,000	3/20/14
Wildridge Wildwood	\$297,500	\$277,000	8/14/14
TOTAL (85) LAND SALES		\$34,468,400	
1/1/2014–9/30/2014			

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