

THE REAL ESTATE UPDATE

CORDILLERA • RED SKY RANCH • BELLYACHE RIDGE

Your Resource for Community News, Recent Home Sales and Listings



123 TIMBER TRAIL, \$1,995,000

summer and fall 2008

MARKET UPDATE

Economic conditions and the continued fall-out of the sub prime mortgage market reached the Vail Valley this year. While January and February set a strong pace, a steady decline in transactions and dollar volume has been the theme of our market year to date. The number of residential properties for sale are 33% above 2007 and 72% above 2006. The number of sold residential properties continued to decrease from 2007 and 2006 levels (38% and 32% respectfully).

The positive news is that activity in the latter part of the third quarter is increasing and dollar volume, while not at levels a few years ago, is tracking closer to the average of the last five years. Additionally, buyers have a greater selection of properties to choose from, a unique situation from the past few years where inventory levels were very low and multiple offers were common for the most sought-after properties. As inventory levels increase and the sales rate decreases we are beginning to see a softening in prices.



Prudential

**Colorado
Properties**

LIONSHEAD 970-476-2482 BEAVER CREEK 970-845-8440 AVON 970-949-5355
EDWARDS 970-926-8440 EAGLE 970-328-1251 EAGLE RANCH 970-328-2482
GYPSUM 970-524-1150 BRIGHTWATER 970-770-1700
WWW.PRUDENTIALCOLORADOPROPERTIES.COM

5565 BELLYACHE RIDGE ROAD, \$894,000



398 LARK SPARROW LANE, \$4,750,000



CORDILLERA VALLEY CLUB LISTINGS

ADDRESS	BR/BA	TYPE	LISTING PRICE
25 Legends Court	4/4.5	SF	\$1,695,000
100 Legacy Trail	5/6.5	SF	\$2,749,000
3 Sanctuary Lane	5/5.5	SF	\$2,750,000
372 Legacy Trail	5/5.5	SF	\$3,075,000
1424 Beard Creek Trail	4/5	SF	\$4,295,000
802 Beard Creek Trail	5/6	SF	\$4,675,000
1512 Beard Creek Trail	5/6	SF	\$5,250,000
1 Spring Creek Lane	6/9.5	SF	\$8,750,000

DIVIDE, RANCH, AND SUMMIT LISTINGS (CONT.)

ADDRESS	BR/BA	TYPE	LISTING PRICE
15 Cattle Place	4/4.5	SF	\$2,495,000
114 Martingale Lane	5/6	SF	\$2,495,000
205 Elk Spring Trail	4/4.5	SF	\$2,495,000
18 Rue Du Prince Road	4/4.5	SF	\$2,495,000
1075 Cordillera Way	4/4.5	SF	\$2,595,000
85 Black Bear Trail	6/5.5	SF	\$2,595,000
534 Granada Glen	5/5.5	SF	\$2,595,000
29 Martingale Lane	5/5	SF	\$2,595,000
261 Granada Hill	4/4.5	SF	\$2,595,000
46 Stag Gulch Court	4/4.5	SF	\$2,645,000
805 Red Draw	5/5.5	SF	\$2,650,000
100 Casteel Ridge	5/4.5	SF	\$2,695,000
1500 Cordillera Way	4/7	SF	\$2,750,000
500 Red Draw	4/5	SF	\$2,750,000
1425 Red Draw	6/5.5	SF	\$2,750,000
64 West Timber Draw	5/5.5	SF	\$2,750,000
2486 Fenno Drive	5/6	SF	\$2,795,000
105 Forest Trail	4/4.5	SF	\$2,800,000
750 Webb Peak Drive	4/7	SF	\$2,900,000
905 Red Draw Road	4/4.5	SF	\$2,985,000
1122 Red Draw	5/4.5	SF	\$2,994,000
405 Red Draw Ridge	5/6.5	SF	\$2,995,000
266 Peregrine Drive	4/6.5	SF	\$2,995,000
404 Bearden Road	3/3.5	SF	\$2,995,000
122 West Timber Draw	5/6	SF	\$3,150,000
1600 Colorow Road	4/5.5	SF	\$3,200,000
2100 Colorow Road	7/6.5	SF	\$3,250,000
138 East Timber Draw	5/5.5	SF	\$3,265,000
786 Forest Trail	5/6	SF	\$3,295,000
285 Aspen Meadows Road	5/5	SF	\$3,295,000
141 Pine Marten Way	5/5.5	SF	\$3,300,000
1505 Cordillera Way	5/5.5	SF	\$3,395,000
312 Bearden Road	5/6	SF	\$3,395,000
88 Cimarron Trail	4/4.5	SF	\$3,495,000
541 Saddle Ridge Road	5/6	SF	\$3,495,000
348 Red Draw	4/5.5	SF	\$3,550,000
320 El Mirador	6/6.5	SF	\$3,650,000
350 Little Andorra Road	6/7	SF	\$3,695,000
2411 Fenno Drive	6/7	SF	\$3,800,000
433 Red Draw	5/5.5	SF	\$3,850,000
150 Casteel Ridge	5/5.5	SF	\$3,875,000
21 Stag Gulch Court	5/6	SF	\$3,895,000
84 Settlers Loop	6/5.5	SF	\$3,900,000

DIVIDE, RANCH, AND SUMMIT LISTINGS

ADDRESS	BR/BA	TYPE	LISTING PRICE
Les Pyrenees TH No. 3	5/5	TH	\$995,000
254 Eagle's Glen Road	4/4.5	SF	\$1,095,000
607 Kensington Drive	4/4.5	SF	\$1,150,000
15 Cottage Court	4/5.5	SF	\$1,185,000
195 Alcazar Drive	3/3.5	SF	\$1,195,000
500 Kensington Drive	4/4.5	SF	\$1,225,000
60 Hawks Leap Road	4/4.5	SF	\$1,335,000
340 Kensington Drive	3/4.5	SF	\$1,395,000
234 Eagle's Glen Road	4/4.5	SF	\$1,449,000
280 Eagle's Glen Road	4/4.5	SF	\$1,495,000
140 Alcazar Drive	4/4.5	SF	\$1,495,000
147 Bermuda Drive	4/5.5	SF	\$1,500,000
Les Pyrenees TH No. 6	5/5.5	TH	\$1,525,000
26 Bluegrass Court	6/5.5	SF	\$1,595,000
2666 Fenno Drive	4/4.5	SF	\$1,595,000
42 Bermuda Drive	6/5.5	SF	\$1,625,000
187 Saddle Ridge Loop	4/4.5	SF	\$1,650,000
49 Penncross Lane	4/4.5	SF	\$1,695,000
169 Bermuda Drive	4/4.5	SF	\$1,695,000
211 Saddle Ridge Loop	4/4.5	SF	\$1,775,000
21 Rodeo Drive	5/6	SF	\$1,775,000
46 Saddle Ridge Lane	5/5.5	SF	\$1,850,000
968 Red Draw Road	4/4.5	SF	\$1,869,000
2428 Fenno Drive	4/3.5	SF	\$1,925,000
170 Cordillera Way	4/4	SF	\$1,949,000
187 Granada Hill	6/6.5	SF	\$1,950,000
910 Cordillera Way	4/3.5	SF	\$1,975,000
123 Timber Trail	5/4.5	SF	\$1,995,000
72 Cimarron Trail	4/4.5	SF	\$2,195,000
24 Kimberwick Way	5/6	SF	\$2,250,000
27 Kit Way	5/5.5	SF	\$2,295,000
150 Grey Hawk Lane	5/5.5	SF	\$2,295,000
44 El Mirador	4/4.5	SF	\$2,299,000

DIVIDE, RANCH, AND SUMMIT LISTINGS (CONT.)

ADDRESS	BR/BA	TYPE	LISTING PRICE
50 Elk Springs Court	5/6	SF	\$3,940,000
407 Black Bear Trail	5/6	SF	\$3,950,000
123 Pine Marten Way	5/6.5	SF	\$3,995,000
119 Juniper Ridge Road	4/5.5	SF	\$4,100,000
2015 Colorow Road	5/6	SF	\$4,500,000
605 Andorra Road	5/6	SF	\$4,590,000
336 El Mirador	7/8.5	SF	\$4,850,000
133 Kimberwick Way	5/6	SF	\$4,990,000
633 Settlers Loop	6/6.5	SF	\$5,450,000
308 Bearden Road	6/7	SF	\$6,995,000
909 Ute Forest Lane	3/5.5	SF	\$11,000,000

RED SKY RANCH, BELLYPACHE RIDGE, AND WOLCOTT LISTINGS

ADDRESS	BR/BA	TYPE	LISTING PRICE
549 Big Dipper Road	3/2	DP	\$649,000
85 Little Dipper Road	5/3.5	DP	\$674,000
5565 Bellyache Ridge Road	5/4	SF	\$894,000
625 Big Dipper Road	3/3	SF	\$999,990
765 Stampede Drive	4/3	SF	\$1,295,000
5410 Bellyache Ridge Road	6/4.5	SF	\$1,495,000
31 Wildflower Lane	4/4.5	SF	\$1,895,000
192 Juniper Trail	4/4.5	SF	\$1,895,000
250 Juniper Trail	4/4.5	SF	\$1,895,000
155 Wildflower Lane	3/3.5	SF	\$1,895,000
214 Juniper Trail	4/4.5	SF	\$1,895,000
71 Wildflower Lane	4/4.5	SF	\$1,895,000
111 Wildflower Lane	4/4.5	SF	\$1,895,000
273 Juniper Trail	4/4.5	SF	\$1,895,000
90 Juniper Trail	4/4.5	SF	\$1,945,000
116 Wildflower Lane	4/4.5	SF	\$1,945,000
140 Wildflower Lane	4/4.5	SF	\$1,945,000
116 Juniper Trail	4/4.5	SF	\$1,945,000

RED SKY RANCH, BELLYPACHE RIDGE, AND WOLCOTT LISTINGS (CONTINUED)

ADDRESS	BR/BA	TYPE	LISTING PRICE
291 Juniper Trail	4/4.5	SF	\$1,945,000
70 Juniper Trail	4/4.5	SF	\$1,945,000
82 Wildflower Lane	4/4.5	SF	\$1,995,000
243 Wildflower Lane	4/4.5	SF	\$1,995,000
178 Wildflower Lane	4/4.5	SF	\$2,070,000
160 Wildflower Lane	4/4.5	SF	\$2,120,000
270 Juniper Trail	4/4.5	SF	\$2,145,000
6054 Bellyache Ridge Road	3/3.5	SF	\$2,200,000
57 Travis Road	3/3.5	SF	\$2,450,000
300 Horse Mountain Ranch Road	5/4.5	SF	\$2,495,000
4104 Bellyache Ridge Road	4/3.5	SF	\$2,500,000
19 Juniper Trail	4/4.5	SF	\$2,695,000
4000 Bellyache Ridge Road	6/5.5	SF	\$2,700,000
52 Juniper Trail	4/4.5	SF	\$2,795,000
2745 Bellyache Ridge Road	3/3.5	SF	\$2,990,000
21900 Highway 6	4/3.5	SF	\$2,995,000
304 Silver Moon Lane	6/5.5	SF	\$3,000,000
195 Wildflower Lane	6/6.5	SF	\$3,250,000
213 Wildflower Lane	6/6.5	SF	\$3,250,000
6903 Bellyache Ridge Road	6/5.5	SF	\$3,495,000
971 Joufflas Ranch Road	4/4.5	SF	\$3,850,000
50 Eagle Feather Drive	4/5	SF	\$4,500,000
646 Aspen Bluff Lane	6/7	SF	\$4,695,000
398 Lark Sparrow Lane	5/6	SF	\$4,750,000
325 Joufflas Ranch Road	5/6.5	SF	\$5,200,000
190 Aspen Bluff Lane	5/5.5	SF	\$5,495,000
1301 Red Canyon Creek Road	6/6.5	SF	\$5,500,000
600 Highway 131	5/6.5	SF	\$5,950,000
2375 Red Sky Road	5/6	SF	\$6,900,000

SF=SINGLE FAMILY HOME TH=TOWNHOME





549 BIG DIPPER ROAD, \$649,000

CORDILLERA VALLEY CLUB SALES

ADDRESS	BR/BA	TYPE	SOLD PRICE
84 Legacy Trail	4/5	SF	\$2,380,000

RED SKY RANCH, BELYACHE RIDGE, AND WOLCOTT SALES

ADDRESS	BR/BA	TYPE	SOLD PRICE
233 Wildflower Lane	3/3.5	SF	\$2,677,620

DIVIDE, RANCH, AND SUMMIT SALES

ADDRESS	BR/BA	TYPE	SOLD PRICE
145 Alcazar Drive	3/3.5	SF	\$850,000
18 Clubhouse Circle	4/5.5	SF	\$900,000
380 Kensington Drive	3/3.5	SF	\$1,125,000
49 Fairway Lane	4/4.5	SF	\$1,025,000
627 Kensington Drive	4/4.5	SF	\$1,115,000
5 Fairway Lane	4/4.5	SF	\$1,235,000
144 Eagles Glen Road	4/4.5	SF	\$1,375,000
66 Bermuda Drive	4/4.5	SF	\$1,525,000
875 Cordillera Way	4/4.5	SF	\$2,085,000
295 Redtail Ridge	6/6	SF	\$2,200,000
165 Forest Trail	6/4	SF	\$2,500,000
524 Red Draw Road	6/6.5	SF	\$2,900,000
135 Andorra Road	4/4.5	SF	\$3,350,000
127 Lucksinger Lane	6/6.5	SF	\$3,325,000
135 Forest Trail	6/7.5	SF	\$4,795,000

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All market information represented herein is from the Vail Board of Realtors Multiple Listing Service and are not solely listed or sold by Prudential Colorado Properties.

