

Beaver Creek Report

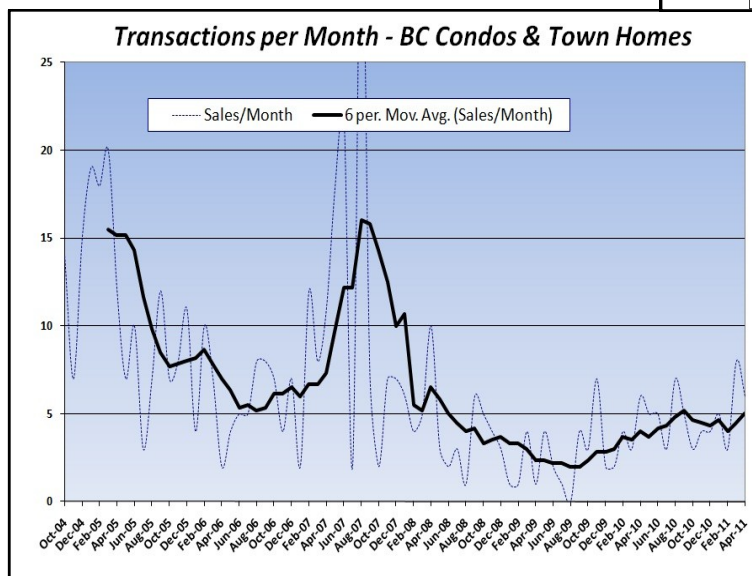
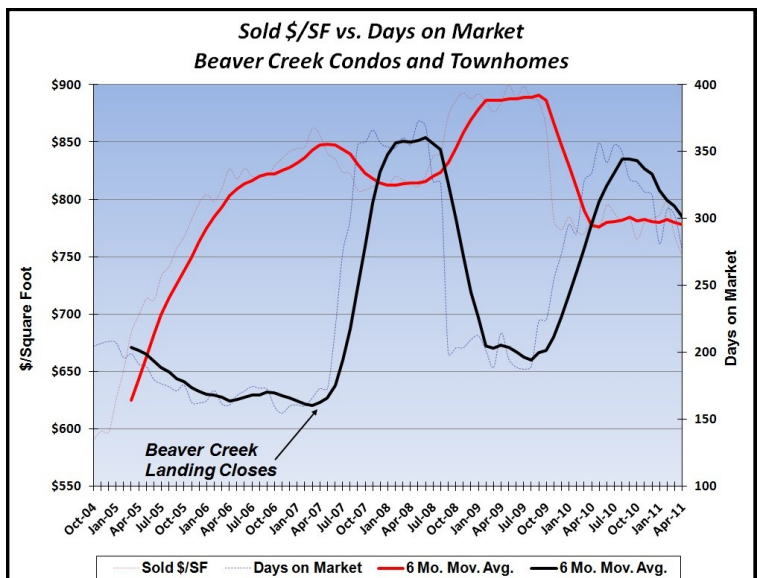


It's Time to Buy in the Beaver Creek Real Estate Market

Welcome to your April Beaver Creek Market Update. It's not too late to take advantage of some great deals in Beaver Creek.

Prices have stabilized and activity is increasing as buyers recognize that we are well past the bottom of the recent real estate recession.

1. YTD sales are up nearly 30% over 2010 (see the graph below).
2. Normalized prices have stabilized in the \$750/SF to \$800/SF range (refer to the graph to the right).
3. The time a listing stays in the market continues to decline. It now takes an average of 275 days to



sell a property versus 350 days at the peak of the recession.

4. The number of listings in Beaver Creek has remained relatively constant at about 130 units over the past 2 years. Considering our current sales rate, this translates to about 2.25 years of inventory. This is down from nearly 4.5 years of inventory in late 2009.

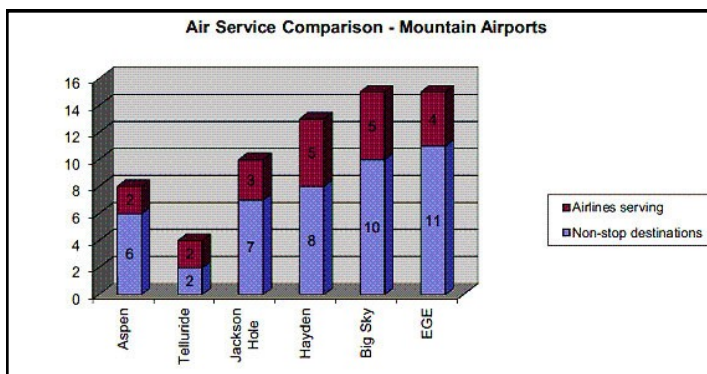
Buyers are still taking their time finding the right property but a well priced property will move quickly. Recently a 2-bedroom condo in Villa Montane went under contract only 5 days after it was listed. A 3-bedroom BC Lodge condo listed at \$3,295,000 went under contract after only 70 days on the market.

If you are interested in buying, now is the time.

Notes from the March Vail Homeowners Association Newsletter

Vail Economy ~ Lodging and Retail ~ The pace of bookings and room rates for the winter season is modestly ahead of the past year, with bookings for March indicating a strong 13% rise. In a faceoff over average daily room rates, Aspen, in January, was \$430 - up 2.4%; while Vail's daily rate of \$379 increased 4.5% over the same month in 2010. However, the abnormal lateness of Easter vacation is putting a strain on April's performance with a negative -16.5% in occupancy forecasted. Retailers are reporting consumers are spending more than last year, but are still restrained in their purchasing. Some merchants are saying the Town of Vail's report of sales tax increases may mean that the Town's revenues are increasing but many businesses are not experiencing the same increase. Some attribute this to increased competition caused by redevelopment. The Town is reporting improvement from all of its revenue sources through February 22, 2011. Snow conditions remain superb. Spring runoff could bring abnormally high flood conditions.

Eagle County Airport ~ December saw a 0.5% increase over the same month in the previous year in a report by Eagle County Airport officials. The Eagle Air Alliance, a coalition of local businesses and governments, is anticipating increased participation in the subsidization of commercial passenger service to the County airport. The airport has the highest number of scheduled commercial flights of any resort airport in Colorado and is updating its master plan in expectation of increased business. Improvements to increased capacity for baggage handling are underway. Summer service is again on the rise now that runway reconstruction and expansion have been completed.



Summer service is again on the rise now that runway reconstruction and expansion have been completed. In recognition of the importance of air service to the local economy, the Vail Valley Jet Center has begun a feasibility study of an estimated \$3 million project to expand terminal facilities and customs services for international commercial charter flights. It is expected at inception the most likely international destinations to be served are Canada, Mexico and Latin America. The importance of the airport is being recognized by other communities. Aspen doesn't pay anything to cover the cost of the airport, yet an unofficial estimate is that 15 - 20% of its traffic is Aspen bound. The airport could raise landing fees to cover the cost of Aspen passengers, but it would apply across the board to all travelers.

New Property Assessments ~ Don't forget that the Eagle County Assessor will be sending out new property valuations on May 1, 2011. I understand the new appraisals will also be available online on May 2 at the Assessor website.

The new valuations are based on property values as of June 30, 2010. The Assessor has stated that overall property values in the Valley have decreased an average of 30% from the last appraisals. Remember though that the actual percentage change will vary from neighborhood to neighborhood. It is my understanding you have until May 31, 2011 to file a protest. Contact me if you would like additional information.

I also send this newsletter out by email and many folks have opted to go that way. Let's save a tree and all convert to email. Send me a note at Terry@TNolanProperties.com and I'll add you to my e-mail list. If you know of anyone considering a real estate transaction, I would appreciate your referral. All referrals receive my immediate attention.

Check out my blog at www.BeaverCreekVoice.com. Best wishes to you and your family. Take care.

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Colorado Properties

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