

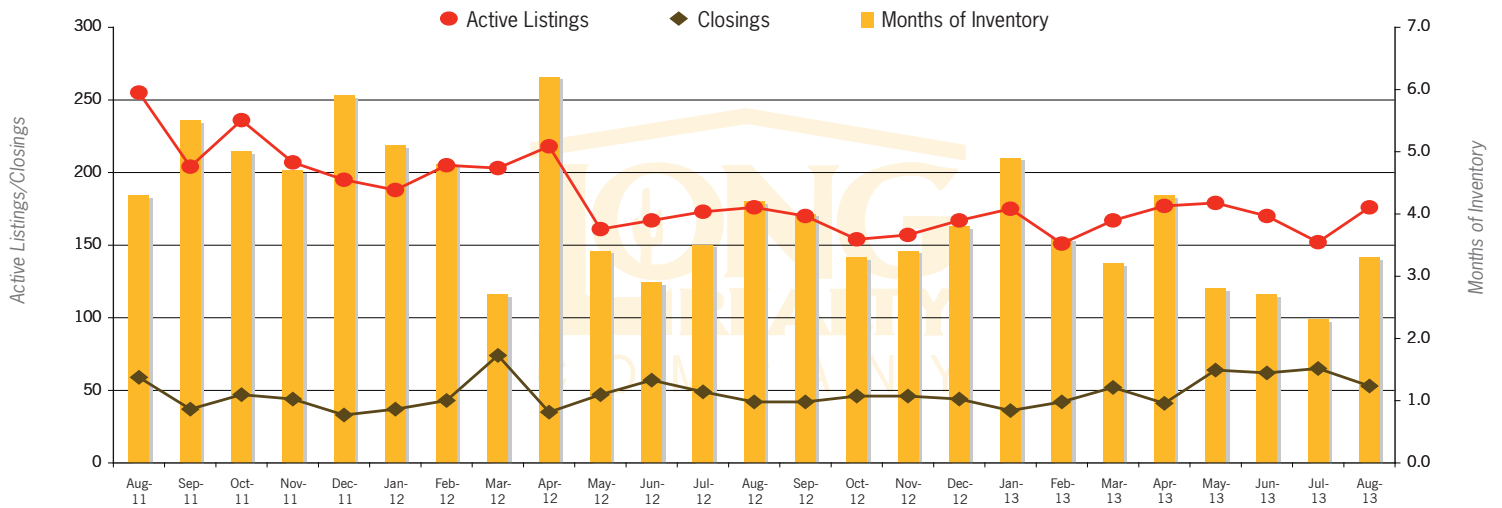
The Housing Report

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Vail | September 2013

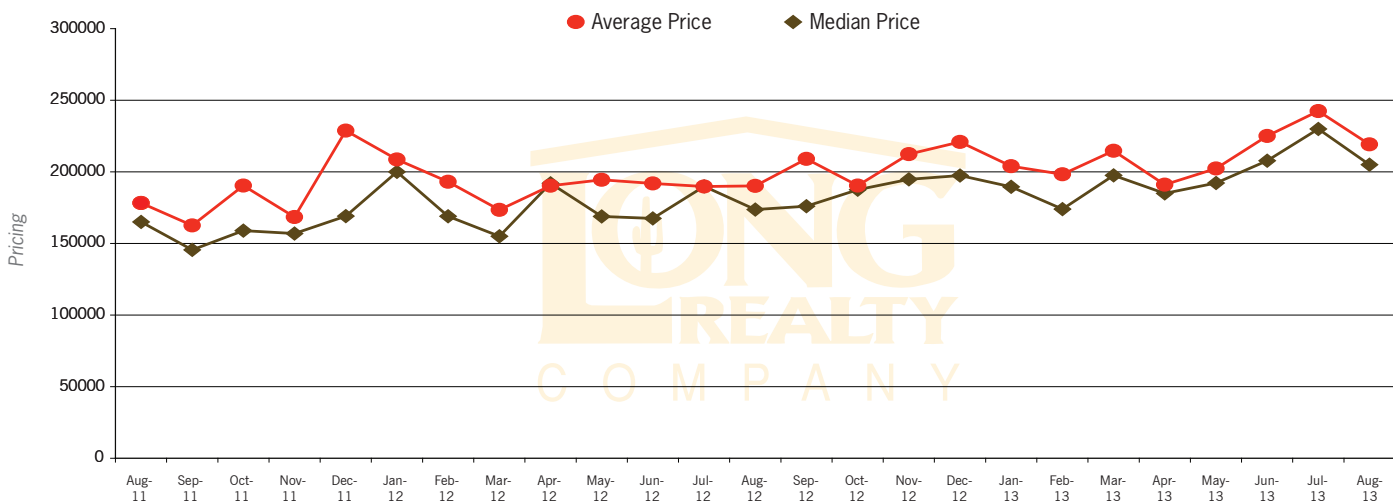
As of August 2013 active inventory was 176, virtually unchanged from August 2012. There were 53 closings in August 2013, 26% above August 2012. Months of Inventory was 3.3, down from 4.2 in August 2012. Median price of sold homes was \$205,000 for the month of August 2013, up 18% from August 2012. Vail had 60 new properties under contract in August 2013, down 10% from August 2012.

Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the TARMLS using Brokermetrics software on 9/5/2013. Information is believed to be reliable, but not guaranteed. Months of Inventory (MOI) reflect the time period required to sell all the properties on the market given the number of closed transactions in the preceding month, provided no new product becomes available. This is an excellent benchmark to show the velocity of transactions in relation to the market inventories. This measurement is a broad one and will vary (in some cases dramatically) by price range, location and type of property.

Median and Average Price (Closed Sales)



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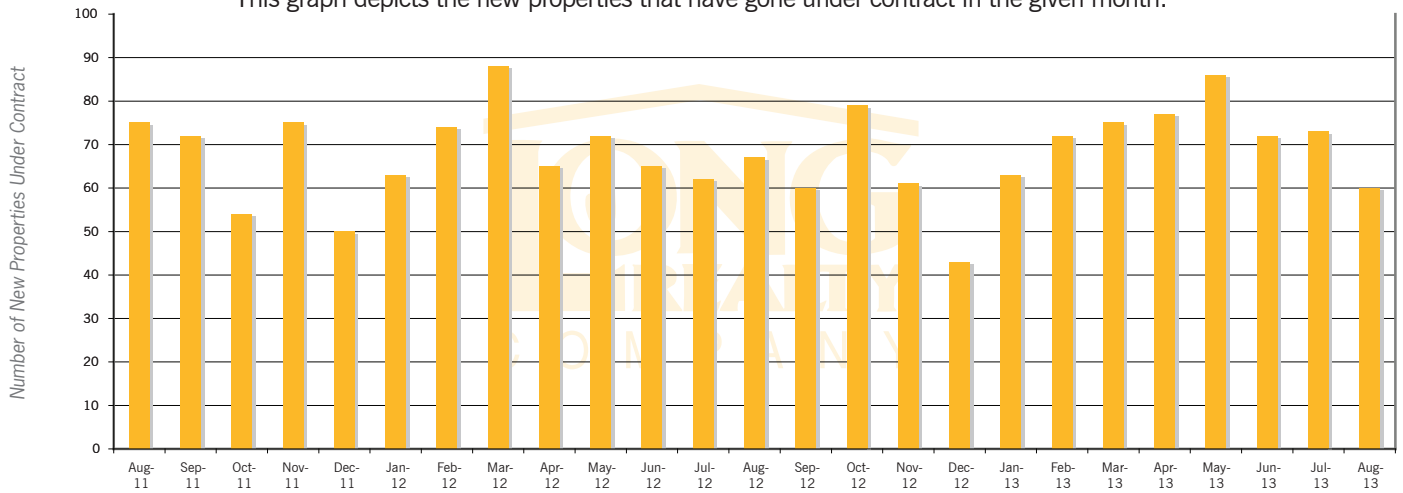
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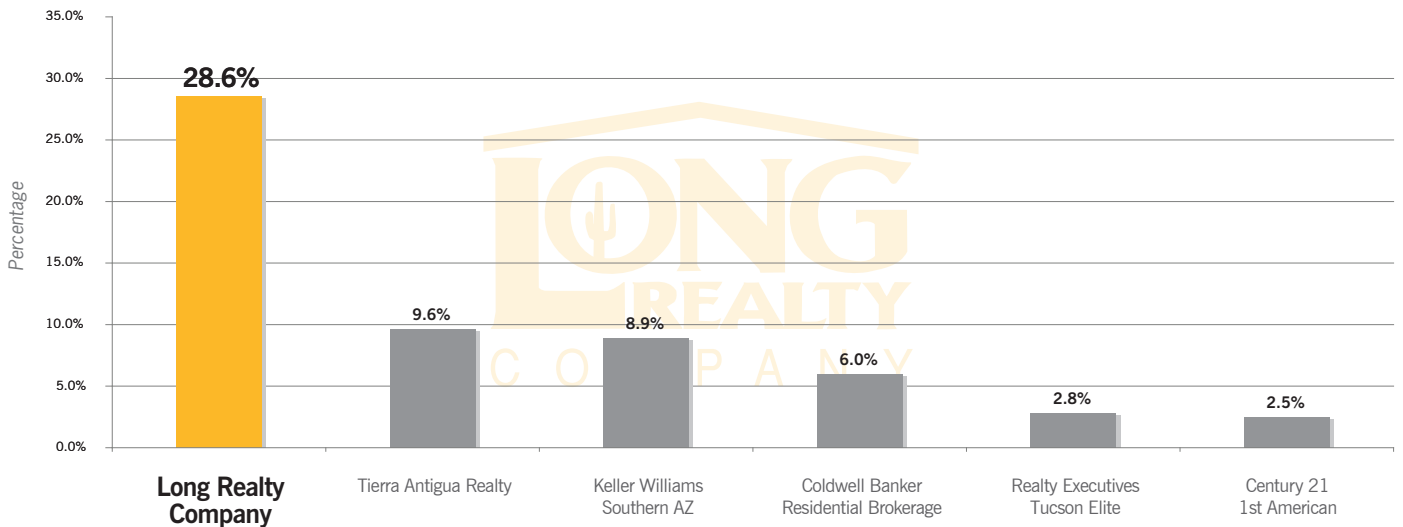
New Properties Under Contract

This graph depicts the new properties that have gone under contract in the given month.



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Market Share



Data Obtained 9/5/2013 from TARMLS using BrokerMetrics software for all closed residential sales volume between 9/1/2012-8/31/2013 rounded to the nearest tenth on one percent and deemed to be correct.



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Price Banded Market Report Residential Homes

Price Band	Active Listings	Homes Sold/Closed						Months of Inventory
	Aug-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	
\$1 - 49,999	2	3	5	2	0	1	3	.7
\$50,000 - 74,999	6	1	1	0	1	1	1	6.0
\$75,000 - 99,999	6	1	4	2	1	0	1	6.0
\$100,000 - 124,999	2	1	2	1	3	3	3	.7
\$125,000 - 149,999	5	7	3	10	2	5	6	.8
\$150,000 - 174,999	9	7	6	11	9	9	3	3.0
\$175,000 - 199,999	18	8	5	11	14	5	6	3.0
\$200,000 - 224,999	17	8	6	10	7	8	5	3.4
\$225,000 - 249,999	18	5	5	6	8	11	10	1.8
\$250,000 - 274,999	12	2	1	5	6	5	0	n/a
\$275,000 - 299,999	27	4	4	5	6	7	4	6.8
\$300,000 - 349,999	15	3	4	3	5	5	5	3.0
\$350,000 - 399,999	9	0	1	2	3	3	5	1.8
\$400,000 - 499,999	18	2	1	0	2	3	1	18.0
\$500,000 - 599,999	5	1	0	1	0	2	0	n/a
\$600,000 - 699,999	2	1	0	0	0	0	0	n/a
\$700,000 - 799,999	0	0	0	0	0	0	0	n/a
\$800,000 - 899,999	1	0	0	0	0	0	0	n/a
\$900,000 - 999,999	0	0	0	0	0	0	0	n/a
\$1,000,000 - and over	4	0	0	0	0	0	0	n/a
TOTAL	176	54	48	69	67	68	53	3.3

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Real estate is in fact very localized. Market conditions can vary greatly by not only geographic area but also by price range, as demonstrated in the above Long Realty Research Center chart. Find the price range of interest to you to track relevant market conditions, and contact me for a more in-depth analysis.



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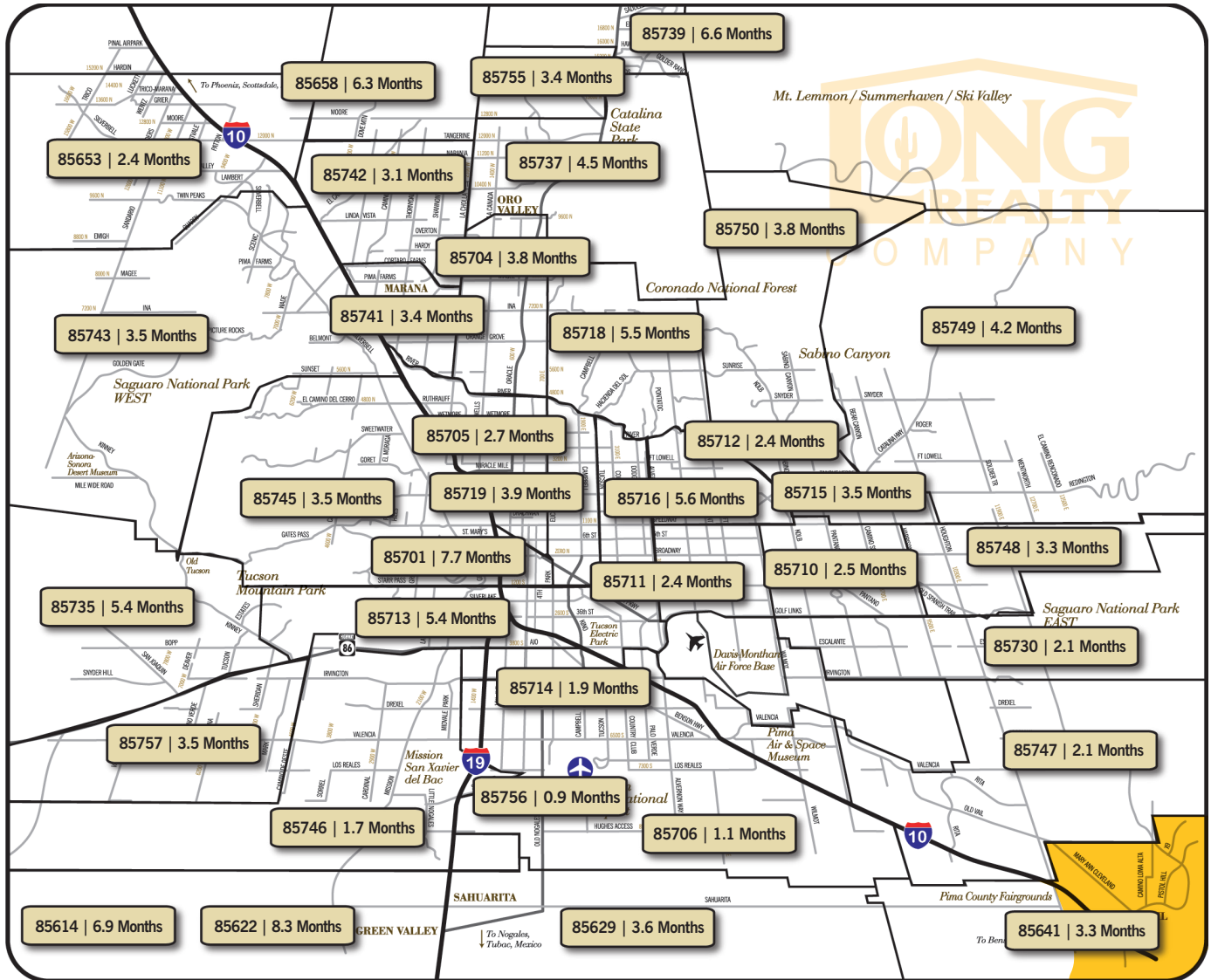


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Months of Inventory by Zip Code



These statistics are based on information obtained from the TARMLS using Brokermetrics software and from the GV/SAH MLS on 9/5/2013. Information is believed to be reliable, but not guaranteed. Months of Inventory (MOI) reflect the time period required to sell all the properties on the market given the number of closed transactions in the preceding month, provided no new product becomes available. This is an excellent benchmark to show the velocity of transactions in relation to the market inventories. This measurement is a broad one and will vary (in some cases dramatically) by price range, location and type of property.

Months of Inventory (MOI) is a good indicator of market health, taking into account both current inventory and sales rates. As a rule of thumb, a market is considered “balanced” when Months of Inventory is around 6. As you can see by this Long Realty Research Center map, market conditions can vary significantly by area. Contact me to get Months of Inventory information for your specific neighborhood.



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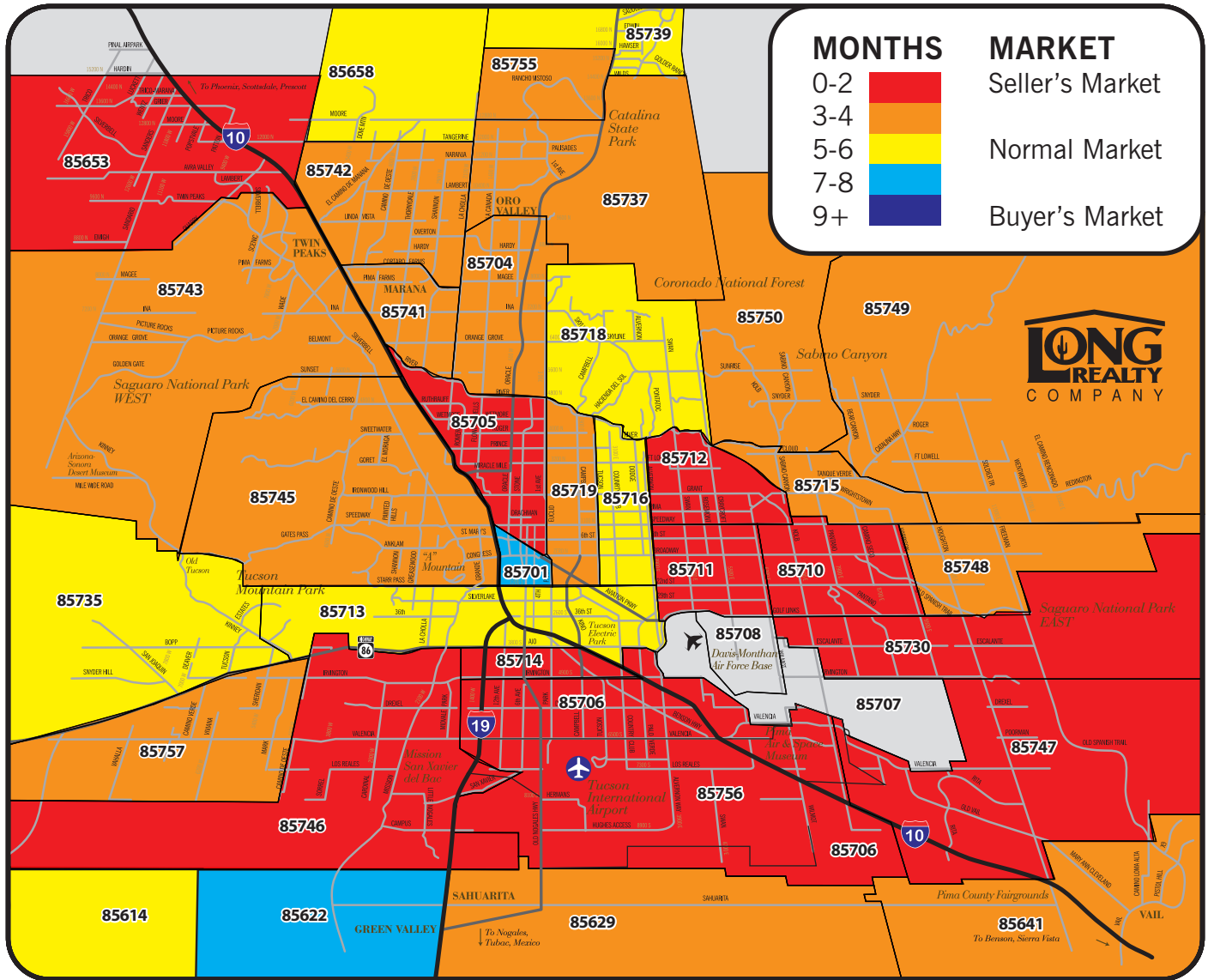


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Months of Inventory Heat Map by Zip Code



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