

Wildridge Report

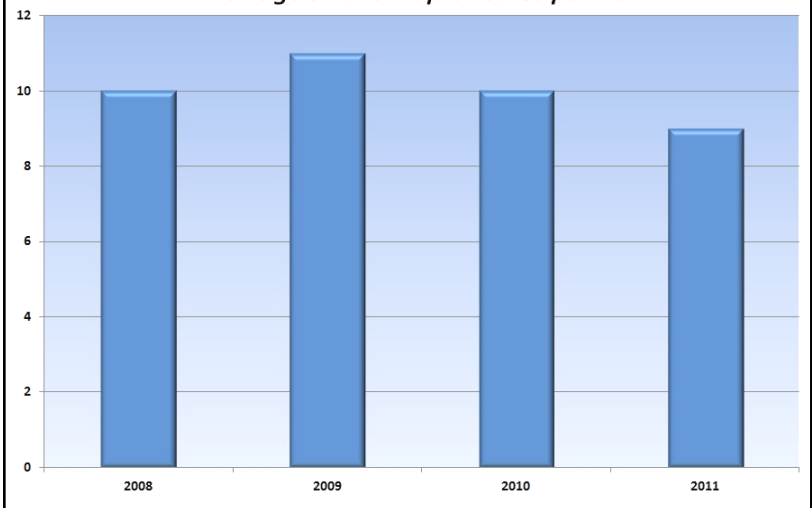
2011 Doesn't Quite Measure Up to 2010 in the Wildridge Real Estate Market

Welcome to your February real estate market update. We continue to struggle in the Wildridge real estate market. 2011 didn't quite measure up to 2010:

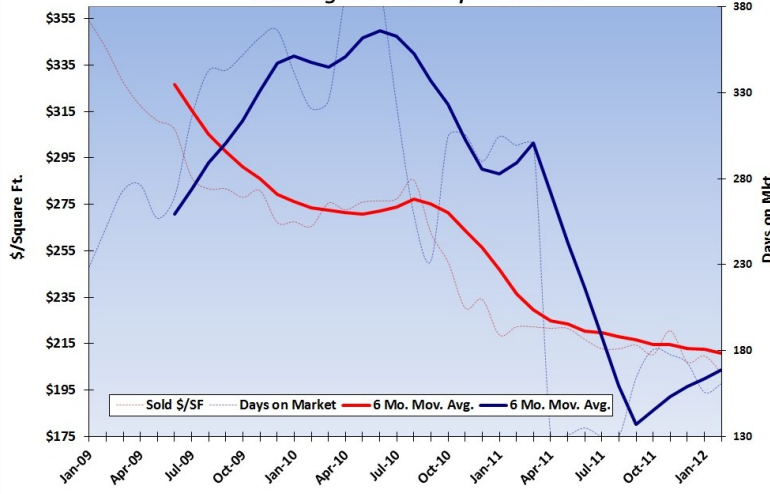
1. 9 sales in 2011 vs. 10 sales in 2010
2. \$6.0 million in Total Dollar Volume vs. \$7.2 million in 2010.
3. \$217/SF average sales price vs. \$264/SF in 2010.
4. 188 Days on Market vs. 326 Days on Market in 2010.
5. 31 Average listings per month versus 38 in 2010.

So mixed news for our market in 2011. The graph above

Wildridge SF and Duplex Sales per Year



Sold \$/SF vs. Days on Market
Wildridge SF and Duplex Homes



shows the number of sales per year since 2008. 8-12 sales per year could be our new reality in Wildridge.

The graph to the left contrasts Average Selling Price with Days on Market. Clearly prices dropped significantly but appear to be leveling out at around \$200/SF.

Overall, the Valley was up slightly in 2011. We had 873 residential sales in 2011 versus 832 in 2010. Much of that activity was driven by the large number of distressed properties coming on the market.

This was not good news for the owners but at least it indicated that there are buyers out there at the right price.

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. I'd certainly appreciate your referral if you know of someone considering a real estate transaction. Best wishes to you and your family.

Check out my blog at www.BeaverCreekVoice.com.

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Current Listings—Wildridge Single Family and Duplex Homes

Type	Address	List Price	SF	\$/SF	Bdrms Baths	Days on Mkt
DUPL	2101 Old Trail Rd #D	\$419,000	1,491	\$281	3/3 (2 0 1)	178
DUPL	2413 Saddle Ridge Loop	\$465,000	2,192	\$212	3/3 (1 1 1)	295
DUPL	2101 Old Trail Rd #A	\$529,000	1,895	\$279	4/4 (2 1 1)	178
SING	1015 Wildwood Rd #3	\$569,000	2,147	\$265	4/4 (2 1 1)	532
SING	2804 Shepherd	\$599,000	3,145	\$190	4/4 (2 1 1)	598
DUPL	2345 Fox Ln #A	\$625,000	2,354	\$266	4/4 (3 0 1)	75
DUPL	5156 E Longsun Ln	\$749,000	3,432	\$218	5/4 (3 1 0)	719
SING	5580 Coyote	\$860,000	3,027	\$284	3/4 (2 1 1)	466
DUPL	5711 Wildridge Rd E #A	\$879,000	3,532	\$249	5/6 (5 0 1)	613
SING	2631 Beartrap Rd	\$900,000	3,737	\$241	4/3 (3 0 0)	73
SING	5183 Longsun Ln #A	\$975,000	3,700	\$264	5/4 (3 0 1)	370
SING	4281 S Wildridge Rd W	\$1,095,000	3,645	\$300	4/3 (3 0 0)	219
SING	5692 Wildridge Rd E	\$1,325,000	7,228	\$183	4/6 (5 0 1)	150
SING	5531 Coyote Ridge	\$1,349,000	4,321	\$312	3/4 (3 0 1)	409
SING	4765 Wildridge Rd E	\$1,385,000	4,985	\$278	5/7 (6 0 1)	412
SING	2080 Wildridge Rd #2	\$399,900	2,213	\$181	3/4 (2 1 1)	18
SING	2821 Ked Spur Dr	\$400,000	2,028	\$197	4/3 (3 0 0)	474
SING	4255 Wildridge Rd W	\$667,260	3,426	\$195	4/5 (5 0 0)	50
DUPL	4121 S Little #C	\$1,450,000	4,545	\$319	4/4 (3 0 1)	263
DUPL	4123 N Little Point #B	\$1,500,000	4,230	\$355	4/5 (4 0 1)	122
DUPL	4121 N Little Point #D	\$1,500,000	4,911	\$305	5/5 (4 0 1)	129
DUPL	4123 S Little #A	\$1,550,000	4,357	\$356	4/5 (4 0 1)	221

Bold/Italics = "Under Contract"

2011-2012 Sales—Wildridge Single Family and Duplex Homes

Type	Address	List Price	Selling Price	\$/SF	Selling Date	Bdrms Baths	SF	Days on Mkt
SING	4151 Little Point	\$998,000	\$970,000	\$300	1/14/2011	3/3 (2 0 1)	3,232	162
DUPL	1004 W Wildwood Rd	\$350,000	\$350,500	\$179	1/28/2011	3/3 (2 1 0)	1,958	223
DUPL	2110 Long Spur Ln #B	\$537,500	\$515,000	\$173	6/8/2011	4/4 (3 0 1)	2,975	85
SING	2500 Old (#4) Rd	\$435,000	\$400,000	\$142	8/23/2011	3/4 (3 0 1)	2,820	350
SING	2070 Beaver Creek	\$1,945,000	\$1,700,000	\$287	8/30/2011	6/6 (6 0 0)	5,914	219
DUPL	4530-A Flat Point #A	\$740,000	\$660,000	\$205	10/31/2011	4/4 (4 0 0)	3,220	59
DUPL	4691 North Point	\$549,000	\$520,000	\$205	11/22/2011	3/3 (2 0 1)	2,542	133
SING	2820 Ked Spur Dr	\$450,000	\$421,200	\$149	11/28/2011	4/3 (2 1 0)	2,831	101
SING	1015 Wildwood #2	\$549,000	\$500,000	\$248	12/23/2011	4/3 (2 1 0)	2,018	79
DUPL	2465 Saddle Ridge Loop #A	\$649,000	\$617,500	\$177	1/3/2012	4/4 (3 1 0)	3,490	174
SING	5566 Coyote	\$1,278,000	\$1,090,000	\$235	1/18/2012	4/5 (4 0 1)	4,630	247