

Homestead, South Forty, Old Edwards Estates Report

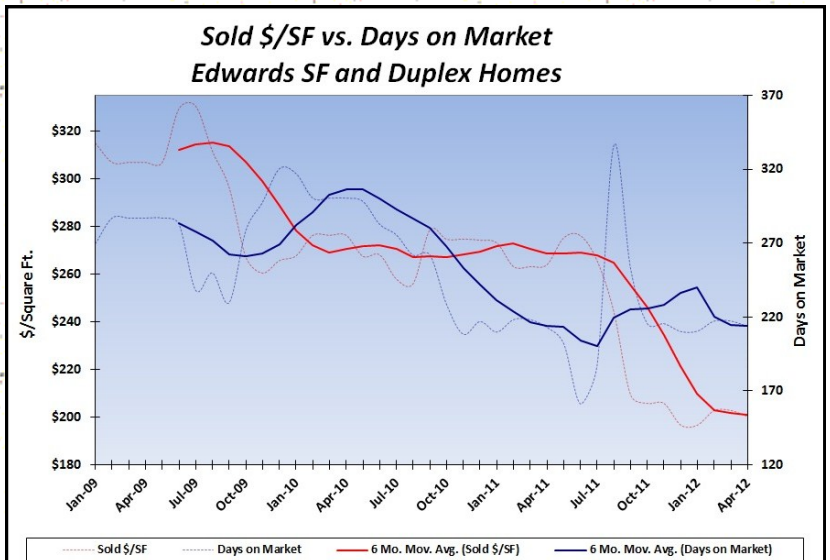
Edwards Market Treading Water while The Overall Valley Heats Up

Welcome to your May real estate market update. The numbers don't indicate a particular trend in the Edwards Real Estate Market, neither up nor down. I believe for the time being we are moving sideways.

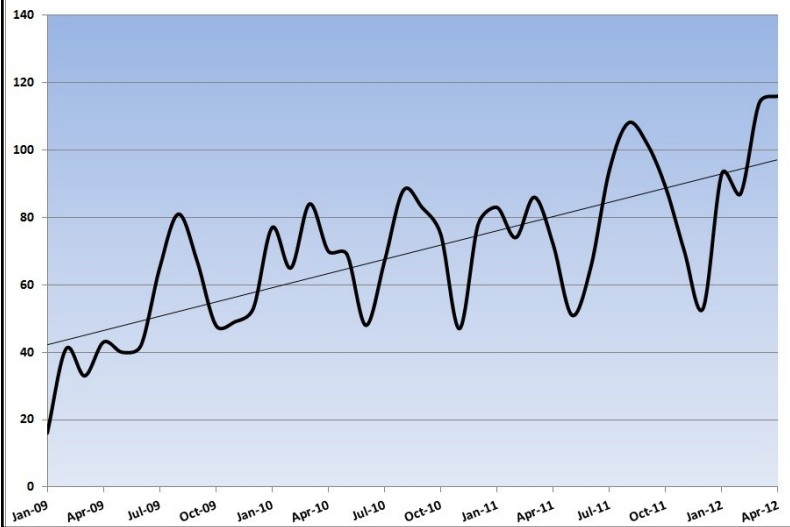
The graph to the right compares our Average Sales \$/SF in Edwards to the Days on Market. Our prices seem to be leveling off. Let's hope it is indicating a bottom.

The Days on Market have also leveled off but I'd like to see the time a listing spends on the market drop further.

I also track the Wildridge market and activity is way up. Historically the Edwards and Wildridge markets track pretty closely. So I'm hopeful some of the activity we are seeing in Wildridge will occur in Edwards.



Residential Properties Under Contract Monthly



The overall market is definitely heating up. The graph to the left shows properties that have gone under contract monthly. Clearly we are seeing buyers getting back into the market.

Much of this activity is in the distressed property market. Buyers are buying short sales and bank owned properties, particularly in the west end of the Valley. It is suddenly not unusual to get several offers on a distressed property.

We are also seeing a lack of inventory in the low end of the market. Investors are competing with our local buyers.

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 Best wishes to you and your family. Check out my blog at

referral if you know of someone considering a real estate transaction.
www.BeaverCreekVoice.com

Terry Nolan, Managing Broker, Prudential Beaver Creek
(970) 845-8440 | fax: (970) 845-8632 | cell: (970) 471-2210 |
Vail Board Of Realtors Board Member | MLS Director

Terry@TNolanProperties.com www.TNolanProperties.com <http://www.BeaverCreekVoice.com>

***Current Listings and Pending Sales—Single Family and Duplex Homes
Homestead, Old Edwards Estates, & South Forty***

Type	Address	Unit	List Price	\$/SF	Square Footage	Beds Baths	DOM
DUPL	311 Meile Ln		\$519,000	\$168	3,081	4/3 (3 0 0)	10
SING	111 Wellington Rd		\$540,000	\$360	1,501	3/2 (2 0 0)	67
DUPL	492 Edwards Village Blvd #41B	41B	\$559,000	\$269	2,075	3/3 (2 0 1)	1313
SING	79 Cassidy Pl		\$599,900	\$186	3,226	4/4 (3 0 1)	142
SING	28 Castle Peak Ln		\$649,000	\$222	2,926	4/3 (3 0 0)	289
SING	91 Spring Creek Ct		\$669,000	\$237	2,828	3/3 (2 0 1)	38
SING	178 Creamery		\$699,000	\$252	2,777	4/4 (4 0 0)	424
SING	76 Lariat Ct		\$779,000	\$219	3,550	4/4 (2 2 0)	70
SING	57 Russell Trail		\$790,000	\$268	2,944	4/4 (3 0 1)	207
DUPL	546 Gold Dust Dr #A	A	\$799,000	\$188	4,256	5/4 (4 0 0)	18
SING	943 Gold Dust Dr		\$799,000	\$136	5,882	5/6 (5 0 1)	67
SING	91 Creamery		\$799,000	\$242	3,300	4/5 (4 0 1)	420
SING	197 Remington Trail		\$869,000	\$258	3,367	5/5 (4 0 1)	39
SING	166 Old County Ln #lot 9	lot 9	\$969,500	\$290	3,343	5/5 (4 0 1)	53
SING	892 Gold Dust Dr		\$999,996	\$179	5,596	6/5 (4 0 1)	2
SING	80 Heritage Park Pl		\$1,195,000	\$245	4,875	6/6 (3 2 1)	319
SING	202 Russell		\$1,620,000	\$247	6,559	5/6 (5 1 0)	459
<i>DUPL</i>	<i>397 Edwards Village Blvd #A (E)</i>	<i>A (E)</i>	<i>\$344,900</i>	<i>\$220</i>	<i>1,565</i>	<i>3/2 (2 0 0)</i>	<i>86</i>
<i>DUPL</i>	<i>454 Edwards Village Blvd #40A</i>	<i>40A</i>	<i>\$349,000</i>	<i>\$266</i>	<i>1,312</i>	<i>3/3 (2 0 1)</i>	<i>2</i>

Bold, Italics = Under Contract Properties

***2012 Sales—Single Family and Duplex Homes
Homestead, Old Edwards Estates, & South Forty***

Type	Address	List Price	Sales Price	Sales \$/SF	Square Footage	Sales Date	Beds Baths	DOM
SING	345 Eagle County Rd	\$620,000	\$580,000	\$246	2,361	2/3/2012	3/3 (1 2 0)	265
SING	236 Remington	\$1,150,000	\$1,050,000	\$250	4,197	4/12/2012	4/4 (3 1 0)	70
SING	650 Homestead Dr	\$829,000	\$807,000	\$210	3,844	5/15/2012	4/5 (4 0 1)	300