

1st & 2nd Quarter Sales Comparison Year-to-Year

RESIDENTIAL

# Active Listings / # Under Contract / # Sold	Winter Park, Fraser & Tabernash	Granby	Lake Granby to Grand Lake
	2005	454 / 145 / 98 (+25% / +43% / +27%)	180 / 36 / 34 (-1% / +36% / +9)
2006	504 / 121 / 114 (+11% / -16% / +16%)	257 / 34 / 32 (+42% / -5% / -5%)	210 / 46 / 37 (+10% / +21% / +27%)
2007	617 / 102 / 91 (+22% / -15% / -20%)	276 / 52 / 44 (+7% / +52% / +37%)	236 / 37 / 32 (+12% / -19% / -13%)
2008	670 / 52 / 59 (+8% / -49% / -35%)	274 / 31 / 28 (0% / -40% / -36%)	213 / 15 / 12 (-9% / -59% / -62%)
2009	560 / 33 / 36 (-16% / -36% / -38%)	263 / 26 / 24 (-4% / -16% / -14%)	221 / 26 / 22 (+3% / +73% / +83%)
2010	502 / 53 / 47 (-10% / +61% / +31%)	259 / 18 / 11 (-2% / -31% / -54%)	211 / 27 / 21 (-4% / +3% / -4%)
2011	450 / 48 / 42 (-15% / -9% / -13%)	231 / 28 / 22 (-11% / +56% / +100%)	206 / 26 / 22 (-2% / -4% / -4%)

SOLD VOLUME	Winter Park, Fraser & Tabernash	Granby	Lake Granby to Grand Lake
	2005	\$46,764,497 (up 39%)	\$11,604,616 (up 7%)
2006	\$60,374,446 (up 29%)	\$12,022,523 (up 3%)	\$14,816,495 (up 66%)
2007	\$51,030,637 (down 15%)	\$17,393,066 (up 44%)	\$12,578,600 (down 15%)
2008	\$36,290,706 (down 28%)	\$11,585,410 (down 33%)	\$3,464,000 (down 72%)
2009	\$17,741,102 (down 51%)	\$8,599,150 (down 25%)	\$7,030,000 (up 102%)
2010	\$24,109,925 (up 35%)	\$3,234,900 (down 62%)	\$5,766,475 (down 18%)
2011	\$19,687,450 (down 18%)	\$6,567,900 (up 103%)	\$5,490,660 (down 5%)

AVERAGE SALES PRICE	Winter Park, Fraser & Tabernash	Granby	Lake Granby to Grand Lake
	2005	\$477,189 (up 9%)	\$341,312 (down 1%)
2006	\$529,600 (up 10%)	\$375,704 (up 10%)	\$400,446 (up 30%)
2007	\$560,776 (up 5%)	\$395,297 (up 5%)	\$393,081 (down 1%)
2008	\$615,097 (up 9%)	\$413,765 (up 4%)	\$288,667 (down 26%)
2009	\$492,808 (down 19%)	\$358,298 (down 13%)	\$319,545 (down 10%)
2010	\$502,209 (up < 1%)	\$291,950 (down 18%)	\$287,681 (down 9%)
2011	\$466,844 (down 7%)	\$298,541 (up 2%)	\$249,575 (down 13%)

CONDOS

# Active Listings / # Under Contract / # Sold	Winter Park, Fraser & Tabernash	Granby	Lake Granby to Grand Lake
	2005	396 / 148 / 127 (-5% / +21% / 0%)	142 / 10 / 10 (+0% / -41% / -44%)
2006	340 / 147 / 152 (-14% / 0% / +19%)	126 / 27 / 26 (-11% / +170% / +160)	42 / 5 / 6 (+13% / -50% / -33%)
2007	358 / 134 / 132 (+5% / -8% / -13%)	190 / 64 / 19 (+50% / +137% / -26%)	35 / 8 / 7 (-16% / +60% / +16%)
2008	574 / 191 / 225 (*69) (+60% / +42% / +70%)	96 / 15 / 18 (-49% / -76% / -5%)	32 / 6 / 5 (-8% / -25% / -28%)
2009	513 / 39 / 34* (-10% / -79% / -84%)	169 / 37 / 8 (+76% / +146 / -55%)	33 / 1 / 1 (+3% / -83% / -80%)
2010	476 / 63 / 59 (-7% / +62% / +73%)	151 / 28 / 25* (-11% / -24% / +213%)	35 / 6 / 6 (-6% / +500% / +500)
2011	421 / 61 / 50 (-11 / -3% / -15%)	199 / 73 / 75 (+33% / +160% / +188%)	29 / 5 / 4 (-17% / -16% / -33%)

SOLD VOLUME	Winter Park, Fraser & Tabernash	Granby	Lake Granby to Grand Lake
	2005	\$25,407,841 (up 11%)	\$1,506,400 (down 48%)
2006	\$41,986,771 (up 65%)	\$3,903,400 (up 159%)	\$1,155,500 (down 47%)
2007	\$40,501,686 (down 13%)	\$3,088,638 (down 20%)	\$894,625 (down 22%)
2008	\$93,288,058* (up 156%)*	\$3,226,678 (up 4%)	\$943,000 (up 5%)
2009	\$9,560,012* (down 89%)	\$3,012,500 (-6%)	\$325,000 (down 65%)
2010	\$14,681,490 (up 53%)	\$5,673,265* (up 88%)	\$948,800* (up 191%)
2011	\$13,811,500 (down 5%)	\$6,609,267 (up 16%)	\$622,400 (down 34%)

AVERAGE SALES PRICE	Winter Park, Fraser & Tabernash	Granby	Lake Granby to Grand Lake
	2005	\$200,062 (up 11%)	\$150,640 (down 7%)
2006	\$276,229 (up 38%)	\$150,131 (even)	\$192,538 (down 13%)
2007	\$275,177 (even)	\$162,560 (up 8%)	\$127,804 (down 33%)
2008	\$414,614* (up 50%)*	\$172,260 (up 10%)	\$188,600 (up 47%)
2009	\$281,177* (down 32%)	\$376,562 (up 110%)	\$325,000 (up 72%)
2010	\$208,391 (down 26%)	\$218,202 (down 42%)	\$158,133 (down 51%)
2011	\$173,318 (down 16%)	\$88,124 (down 59%)	\$155,600 (down 1%)

This information is deemed reliable from the Grand County Board of REALTORS Multiple Listing Service and represents sales by all area Brokers.

Courtesy of :



REAL ESTATE
OF WINTER PARK

LOCALLY OWNED, LOCALLY INVESTED

970-726-2600

www.REWinterPark.com

info@rewinterpark.com

* In 2008 Intrawest released and sold condos in their two new buildings, Fraser Crossing and Founder's Point (FC/FP). This caused the dramatic increase of sales and prices in 2008. Not including FC/FP, during the 1st two quarters of 2008 there would only have been 69 sold condos, a 47% decrease from 2007 and another 47% decrease from '08 to '09. Without the FC/FP closings, 1st quarter 2008 total Sold Volume would have been \$22,069,842 (a decrease of 45% from 2007, 2009 would have been down 57% from 2008). Average Sales Price for 1st quarter 2008 would have been \$319,853—up 13% from 2007, the first half of 2009 would have then been down 12%. Condo sales in the Granby area are seeing dramatic changes due to closings their new base village condos and Aspen Meadows, located across Hwy 40 from City Market. Vacant land sales in the Winter Park Area are improving and are about double from 2009 and even with 2008.