

ANNUAL SUMMARY BY AREA AND PROPERTY TYPE

RESIDENTIAL

NUMBER SOLD	Winter Park, Fraser & Tabernash	Granby	Lake Granby to Grand Lake
	'03	158	56
2004	182 (up 13.2%)	75 (up 25.3%)	71 (up 9.9%)
2005	236 (up 22.9%)	69 (down 8%)	72 (about even)
2006	229 (down 3%)	76 (up 9.2%)	67 (down 6.9%)
2007	221 (negligible)	90 (up 15.5%)	65 (negligible)
2008	115 (down 47%)	56 (down 37%)	39 (down 40%)
2009	112 (down 2%)	53 (down 5%)	51 (up 30%)

SOLD VOLUME	Winter Park, Fraser & Tabernash	Granby	Lake Granby to Grand Lake
	'03	\$59,422,529	\$15,176,200
2004	\$77,251,690 (up 23.1%)	\$26,414,875 (up 42.5%)	23,739,461 (up 11.6%)
2005	\$112,197,934 (up 31.1%)	\$24,875,616 (down 5.8%)	\$26,154,780 (up 9.2%)
2006	\$126,205,084 (up 11.1%)	\$33,131,272 (up 24.9%)	\$23,080,995 (down 11.8%)
2007	\$135,368,122 (up 6.7%)	\$36,104,199 (up 8%)	\$31,775,255 (up 27.4%)
2008	\$69,515,285 (down 48%)	\$21,230,920 (down 41%)	\$14,293,900 (down 55%)
2009	\$54,341,902 (down 21%)	\$18,136,450 (down 14%)	\$15,478,070 (up 8%)

AVERAGE SALE PRICE	Winter Park, Fraser & Tabernash	Granby	Lake Granby to Grand Lake
	'03	\$376,092	\$271,004
2004	\$424,460 (up 11.4%)	\$352,198 (up 23.1%)	\$334,359 (up 1.9%)
2005	\$475,415 (up 10.7%)	\$360,516 (up 2.3%)	\$363,261 (up 8%)
2006	\$551,114 (up 13.7%)	\$435,938 (up 17.3%)	\$344,492 (down 5.2%)
2007	\$612,525 (up 10%)	\$401,158 (down 8%)	\$488,850 (up 29.5%)
2008	\$604,481 (down 1%)	\$379,124 (down 5%)	\$366,510 (down 25%)
2009	\$485,196 (down 19%)	\$342,197 (down 9%)	\$303,492 (down 17%)

CONDOMINIUMS

NUMBER SOLD	Winter Park, Fraser & Tabernash	Granby	Lake Granby to Grand Lake
	'03	263	36
2004	293 (up 10.2%)	29 (down 19.4%)	14 (down 17.6)
2005	336 (up 12.8%)	33 (up 12.1%)	18 (up 22.2%)
2006	304 (down 9.5%)	54 (up 38.9%)	16 (down 11.1%)
2007	250 (down 17.8%)	88 (up 38.6%)	16 (even)
2008	292 (up 16%)	33 (down 62%)	11 (down 31%)
2009	128 (down 56%)	22 (down 33%)	4 (down 63%)

SOLD VOLUME	Winter Park, Fraser & Tabernash	Granby	Lake Granby to Grand Lake
	'03	\$48,779,270	\$4,463,090
2004	\$58,480,653 (up 16.6%)	\$4,296,100 (down 3.7%)	\$3,078,250 (down 37.6%)
2005	\$72,704,265 (up 19.6%)	\$5,039,900 (up 14.8%)	\$4,065,312 (up 24.3%)
2006	\$82,148,517 (up 11.5%)	\$7,991,530 (up 36.9%)	\$2,929,500 (down 27.9%)
2007	\$71,230,784 (down 13%)	\$17,285,875 (up 53.8%)	\$3,003,625 (up 2%)
2008	\$115,080,672 (up 61%)	\$5,644,178 (down 67%)	2,391,000 (down 20%)
2009	\$33,603,120 (down 70%)	\$7,137,200 (up 26%)	\$1,053,000 (down 55%)

AVERAGE SALE PRICE	Winter Park, Fraser & Tabernash	Granby	Lake Granby to Grand Lake
	'03	\$185,473	123,975
2004	\$199,593 (up 7.1%)	\$148,141 (up 16.3%)	\$219,875 (down 24.3%)
2005	\$216,382 (up 7.8%)	\$152,724 (up 3%)	\$225,851 (up 2.6%)
2006	\$270,225 (up 19.9%)	\$147,991 (down 3.1%)	\$183,094 (down 18.9%)
2007	\$284,923 (up 5%)	\$196,430 (up 24.7%)	\$187,727 (up 2%)
2008	\$394,112 (up 38%)	\$171,036 (down 12%)	\$217,364 (up 15%)
2009	\$262,524 (down 33%)	\$324,418 (up 89%)	\$263,250 (up 21%)

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

The 2008 Sold Volume & Average Sales Price for condos in Winter Park, Fraser & Tabernash was up so dramatically due to Intrawest closing on the their two new condo buildings, Fraser Crossing and Founder's Pointe. Without the Intrawest closings, there would have been 136 sales (down 45.6% from 2007); total sales volume of \$43,862,456 (down 38.4%) and **average sales price of \$322,518 (up about 11.7% over 2007)**. The 2009 sold volume and average sales price of Granby condos changed so dramatically due to Granby Ranch closing on their new condos at the base of Sol Vista Ski area. Courtesy of Real Estate of Winter Park, 970-726-2600, www.REWinterPark.com, info@rewinterpark.com.

