

Quarterly Economic Indicators

2008 Annual

ECONOMIC COUNCIL OF EAGLE COUNTY



PO Box 1705 • Edwards, CO 81632 • 970.328.8774. www.economiccouncil.biz

This annual compilation of quarterly economic indicators shows sales tax receipts, building permits, real estate sales and volume, and enplanements at the Eagle County airport for January through December 2008.

Sales Tax	.	.	.	.	.	.	Page 1
Building Permits	.	.	.	.	.	.	Page 5
Real Estate Sales and Volume	.	.	.	.	.	.	Page 8
Enplanements	.	.	.	.	.	.	Page 13

Sales Tax

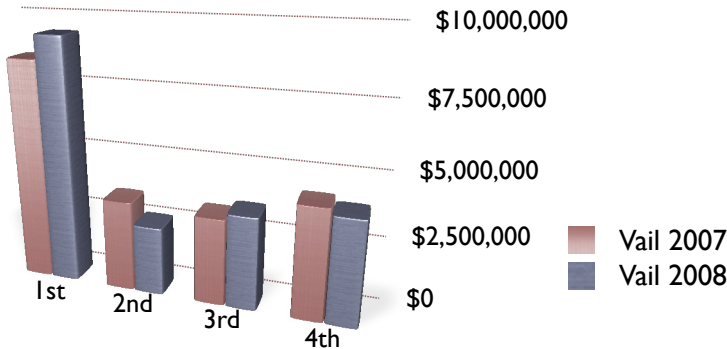
This section shows sales tax collection by quarter for 2008, with comparable data from 2007.

Countywide, sales tax receipts were up slightly (about 1.5%) from January through December of 2008 compared with 2007. Total tax collected from the Towns and the County was \$47.65 million in 2008, up from \$46.95 million in 2007.

State sales tax collection data is shown for the first two quarters of 2008 and 2007.

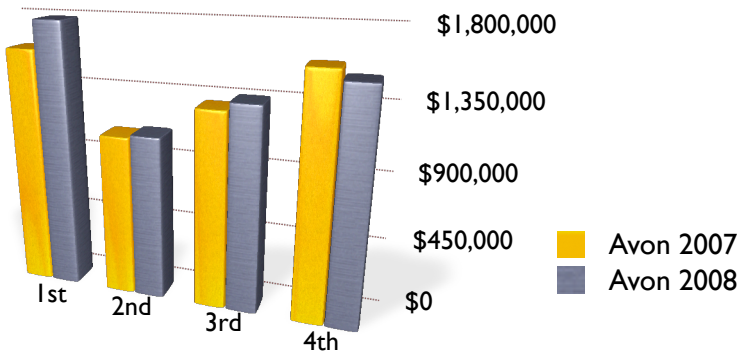
Summary Data: Local Sales Tax Collected

The following table shows the sales tax reported by the towns for 2007 and 2008.



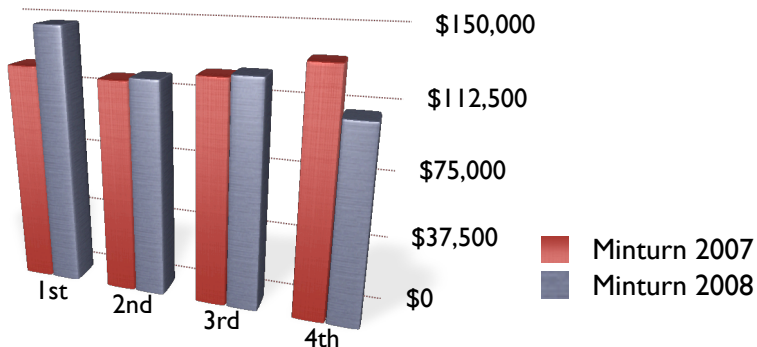
The Town of Vail collects a 4% sales tax. Town-adjusted receipts for 2008 (\$19.6 million) were up 3.69% over 2007's \$18.9 million sales tax revenues.

Vail Sales Tax Receipts



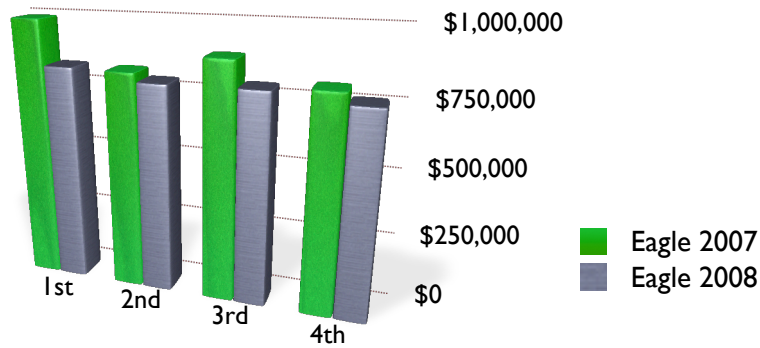
Avon also collects sales tax at a 4% rate. Receipts for 2008, at \$5.75 million, were 3.45% over the \$5.56 million collected during the same period last year.

Avon Sales Tax Receipts



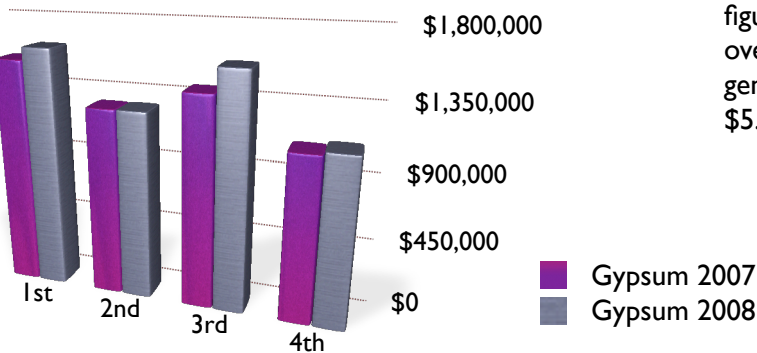
Minturn's strong first quarter sales tax receipts in 2008 weren't enough to offset flat and declining receipts the next three quarters. Overall, Minturn's \$503,003 revenues from sales tax were down \$23,600 (4.48%) for the year compared to 2007. Minturn's sales tax rate is 4%.

Minturn Sales Tax Receipts



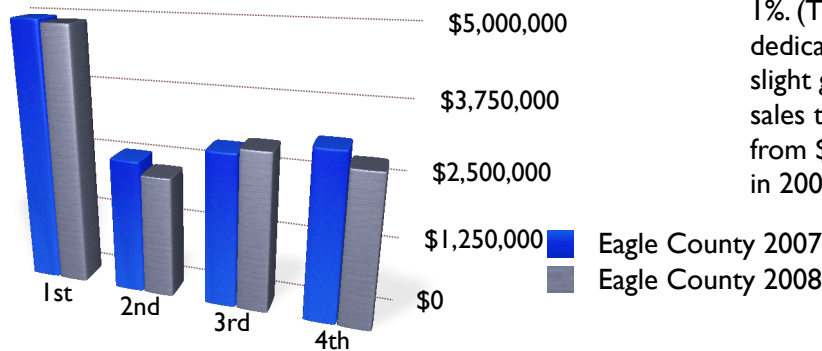
Eagle saw a decline in sales tax receipts each quarter of 2008 compared to the same periods in 2007. The Town collected a total of \$3.18 million in 2007, and \$3.17 million in 2008, a drop of less than 1/2% (-0.45%). Eagle also has a 4% sales tax rate.

Eagle Sales Tax Receipts



Gypsum continues to see strong sales tax figures in 2008, increasing its receipts 4.6% over 2007. The Town's 4% sales tax rate generated about \$5.6 million, compared to \$5.4 million in 2007.

Gypsum Sales Tax Receipts



Eagle County collects sales tax at a rate of 1%. (There is also a .5% sales tax which is dedicated to transportation.) Despite a slight gain in the third quarter of 2008, total sales tax revenues for the year dropped from \$13.4 million in 2007 to \$13.0 million in 2008, a decline of 2.96%.

Eagle County Sales Tax Receipts

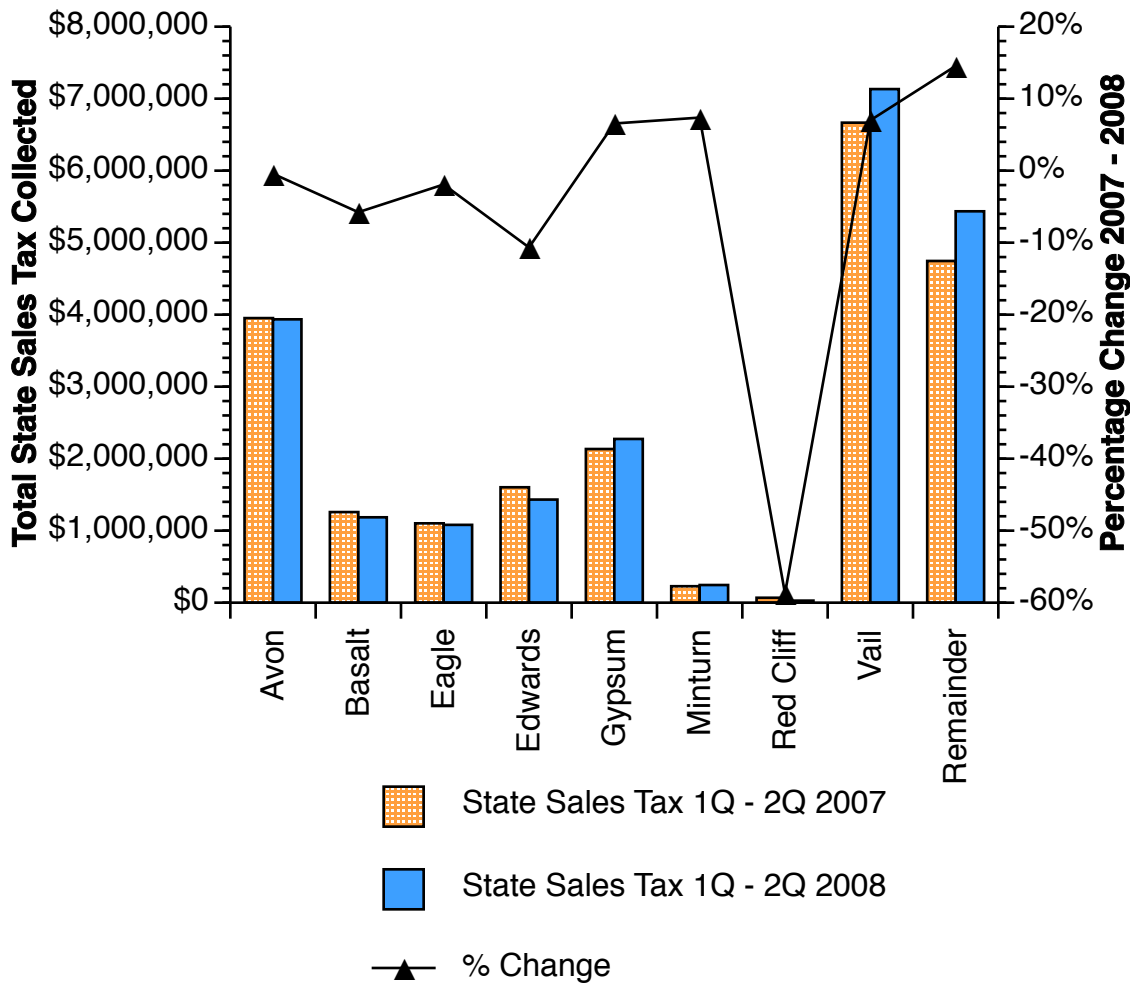
Summary: Local Sales Tax by Jurisdiction

	2008 Sales Tax	2007 Sales Tax	Increase (Decrease) from 2007
Vail	\$19,610,369	\$18,913,037	3.69%
Avon	\$5,750,334	\$5,558,803	3.45%
Minturn	\$505,101	\$527,800	-4.30%
Eagle	\$3,169,749	\$3,184,146	(0.45%)
Gypsum	\$5,579,389	\$4,353,279	4.60%
Eagle County	\$13,018,165	\$13,514,893	(2.96%)

State Sales Tax

The State of Colorado collects a 2.9% sales tax, in addition to the local and County taxes described above. The chart on the following page shows State sales tax collections through the first two quarters of 2007 compared with the same quarters in 2008. (Note that State sales tax reports lag one - two quarters behind). Total County sales volume increased 4% from 2007 to 2008, with \$1,271,531,710 in gross sales from January through June 2008, compared to \$1,219,040,855 in 2007.

Local jurisdictions showing declines from the first two quarters of 2007 compared to 2008 included Redcliff (a drop of 58%, from \$68,259 in 2007 to \$28,179 in 2008), Edwards (11% decline), and Eagle (2% drop). Avon was nearly constant, while Gypsum, Minturn, and Vail all showed increases of about 7%.



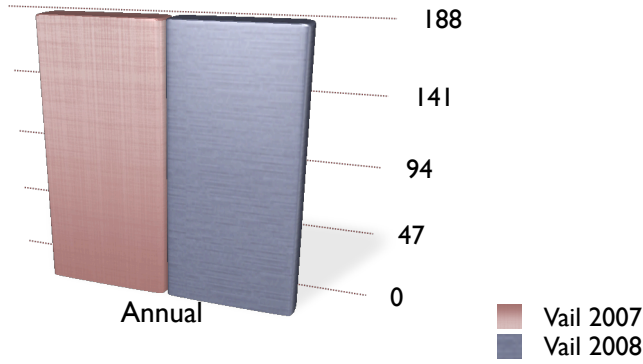
SOURCES: Town and County Governments, Colorado State Department of Revenue

Building Permits

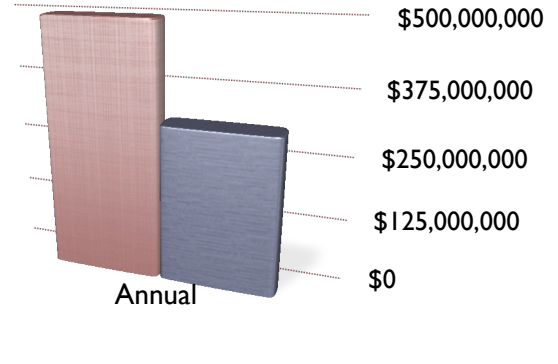
It won't come as much of a surprise that 2008 was generally a down year for building. Only Minturn showed gains: a 17% increase in building permits issued, with a corresponding 36% increase in permit valuation. Vail issued the same number of permits, 188, both years. The Town of Eagle saw a drop of almost half the number of permits issued (-47%), and a 42% decrease in valuation. While the number of permits issued by the County was down only 6%, the value of those permits dropped 50%. The data are summarized on page 8.

Permits and Valuations

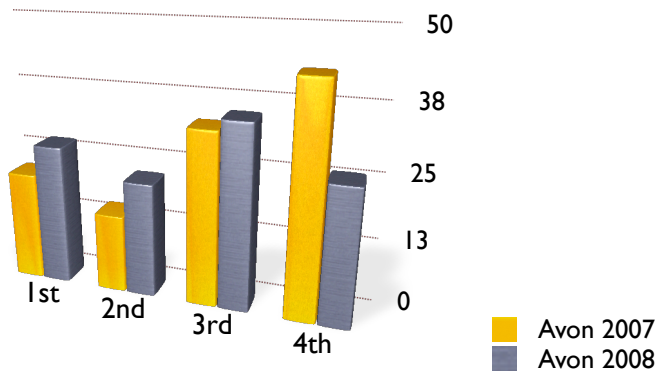
The graphs on the following pages show the number and valuation of building permits issued by the towns and County for 2007 and 2008.



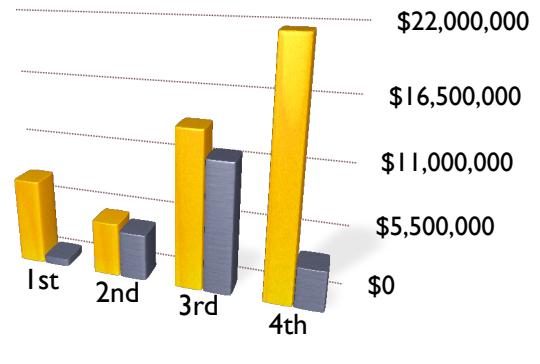
Annual Permit Volume



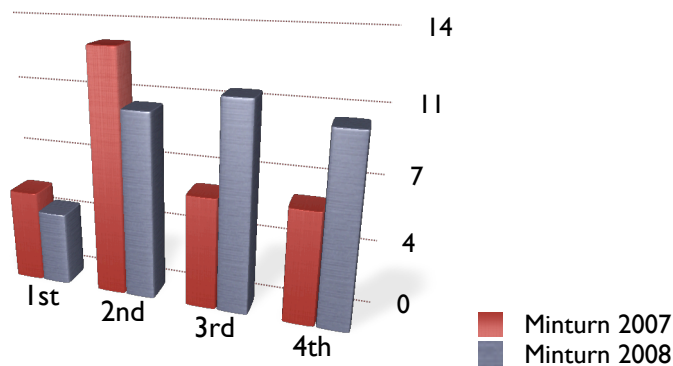
Annual Permit Valuations



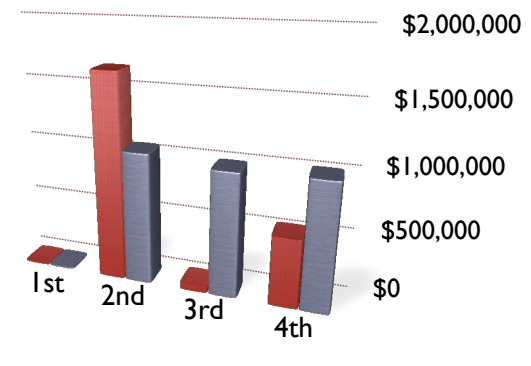
Quarterly Permit Volume



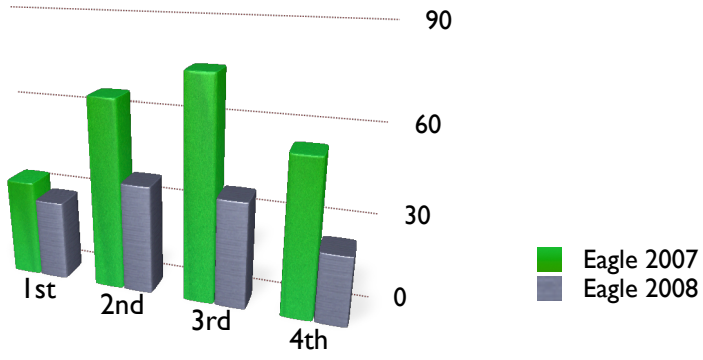
Quarterly Permit Valuations



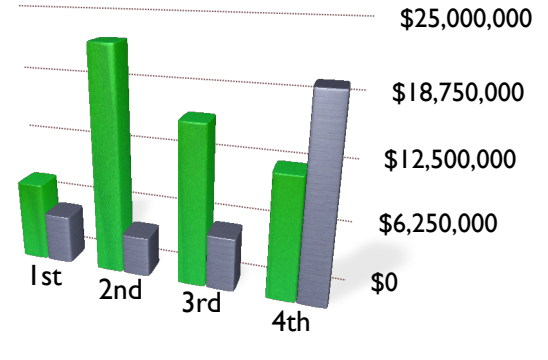
Quarterly Permit Volume



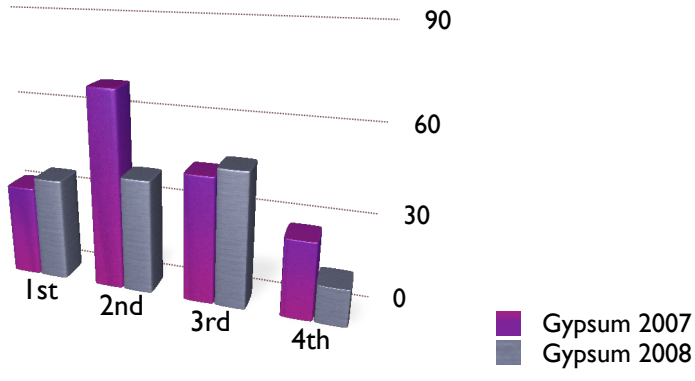
Quarterly Permit Valuations



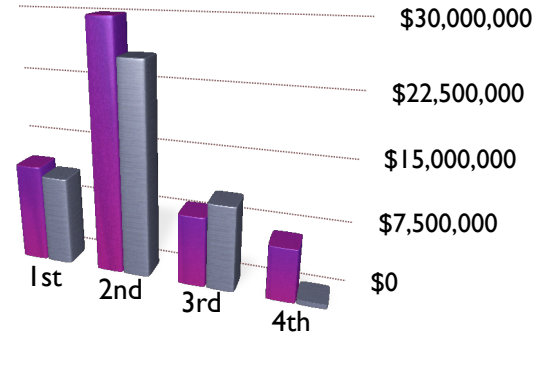
Quarterly Permit Volume



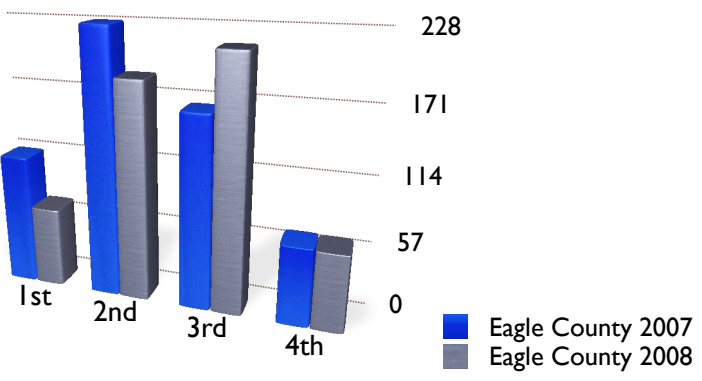
Quarterly Permit Valuations



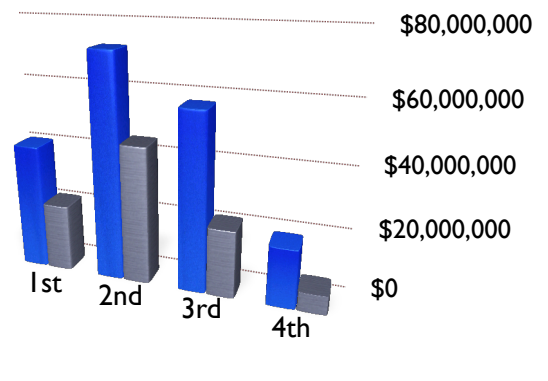
Quarterly Permit Volume



Quarterly Permit Valuations



Quarterly Permit Volume



Quarterly Permit Valuations

Summary: Building Permits by Jurisdiction

	2007 Permits Issued	2008 Permits Issued	Increase (Decrease) from 2007	2007 Permit Valuation	2008 Permit Valuation	Increase (Decrease) from 2007
Vail	188	188	--	\$496,000,000	\$308,579,804	(38%)
Avon	112	110	(2%)	\$48,385,493	\$20,263,466	(58%)
Minturn	30	35	17%	\$2,277,860	\$3,105,732	36%
Eagle	241	127	(47%)	\$59,271,510	\$34,475,368	(42%)
Gypsum	182	136	(25%)	\$57,575,111	\$47,771,847	(17%)
Eagle County	576	539	(6%)	\$190,179,625	\$95,140,321	(50%)

SOURCES: Town and County Building Departments

Real Estate Sales and Volume

This section of the Economic Indicator Report shows real estate sales, including numbers of transactions and dollar volume, for 2008. Data are shown by month, with comparisons for the last 5 years.

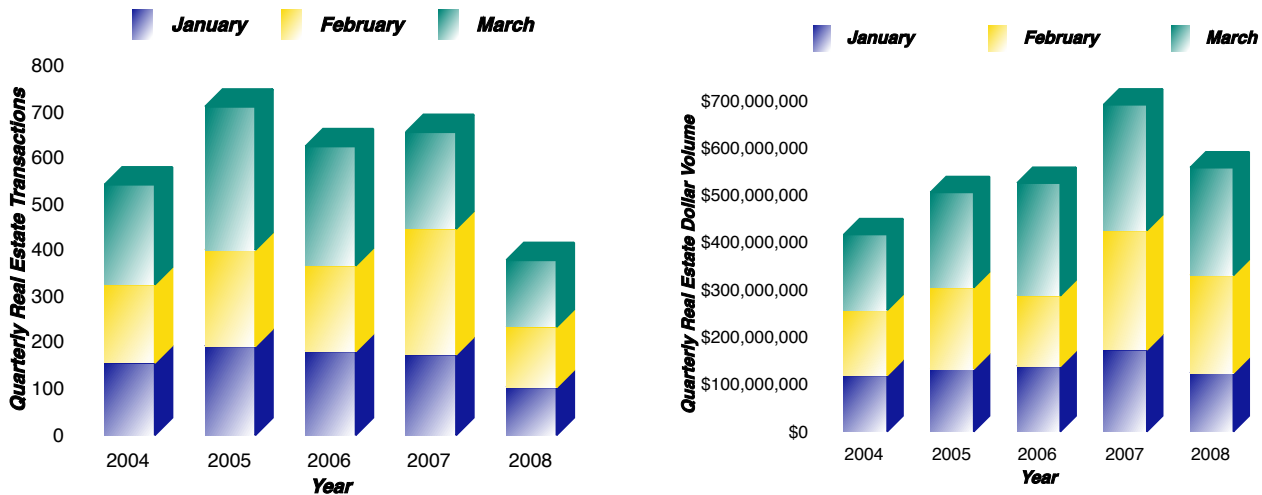
There were 1,606 transactions in 2008, 40% fewer than 2007. According to analysts at Land Title, the 102 transactions in December were the fewest monthly transactions since tracking began in 1996. The 2008 dollar volume showed a lesser decline, dropping about 25% from the prior year. High-dollar sales, including properties at Arrabelle, Chalets at Lodge at Vail and the Westin, kept the dollar volume relatively high. In fact, new developments accounted for nearly 43% of the total dollar volume for 2008.

Vail had the highest transaction volume, at 355, while Beaver Creek/Bachelor Gulch/Mountain Star reported the highest average sales price at nearly \$2.5 million. While the mean sales price for the County was \$1,391,606, the median was less than half that at \$609,000 (the mean is the arithmetic average; the median is the price with half the sales above and half below that number). Gypsum recorded the lowest median sales price at \$380,000 (151 sales); the highest median price was \$3.8 million in Vail Village (75 sales).

First Quarter 2008

The average price for Eagle County residential real estate for the first quarter of 2008 was \$1,472,957, a 40% increase in the average price compared to first quarter 2007. While the number of transactions decreased significantly -- the 380 transactions during the first quarter constituted a 42% decrease from 2007 -- the dollar volume decreased by only about 20%. This is due in large part to the 25 residential properties which sold at over \$4 million in January through March of 2008.

The average sales price was boosted by February closings of 14 Arrabelle units totaling \$46,310,000.

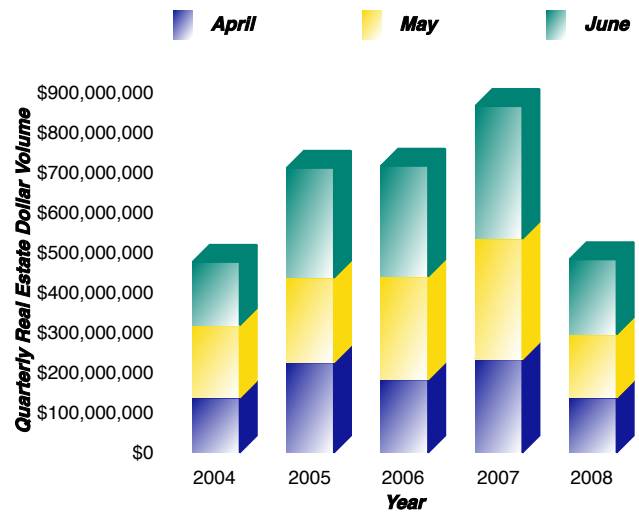
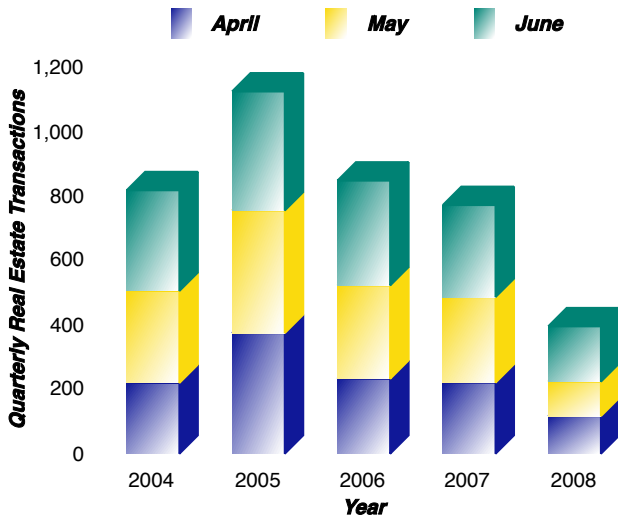


Second Quarter 2008

Average prices in Eagle County remained high throughout the first half of the year, with a mean sales price of \$1,345,476. Dollar volume continued to be impacted by sales of Arrabelle units at Lionshead in Vail. Countywide, an additional 13 properties sold for over \$4 million. The highest selling property during the second quarter was a Golden Peak Condo (Vail) which sold for \$10.5 million. Eagle County leads its neighboring markets (Summit, Routt, Pitkin and Garfield Counties) in dollar volume.

For the first half of the year, 2008 lagged behind 2007 in both number of transactions (down 46%) and dollar volume (down 33%).

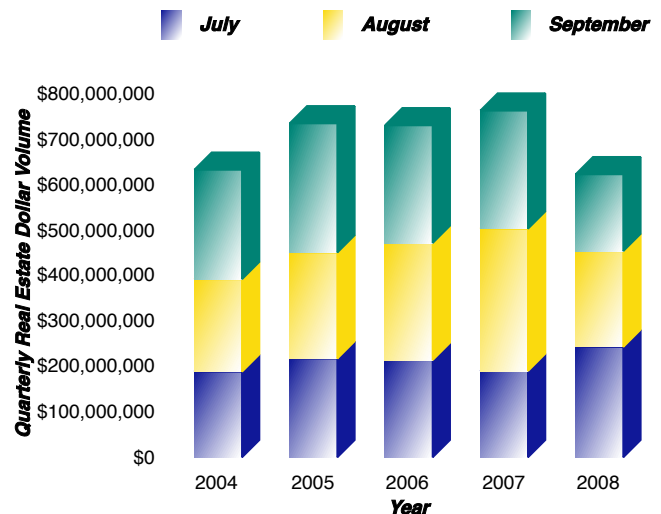
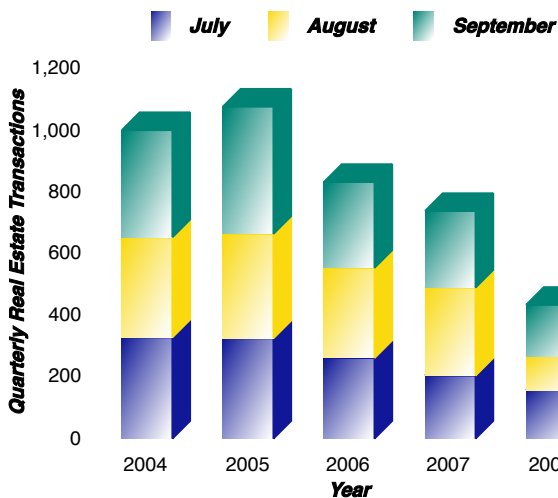
Second Quarter, continued



Third Quarter 2008

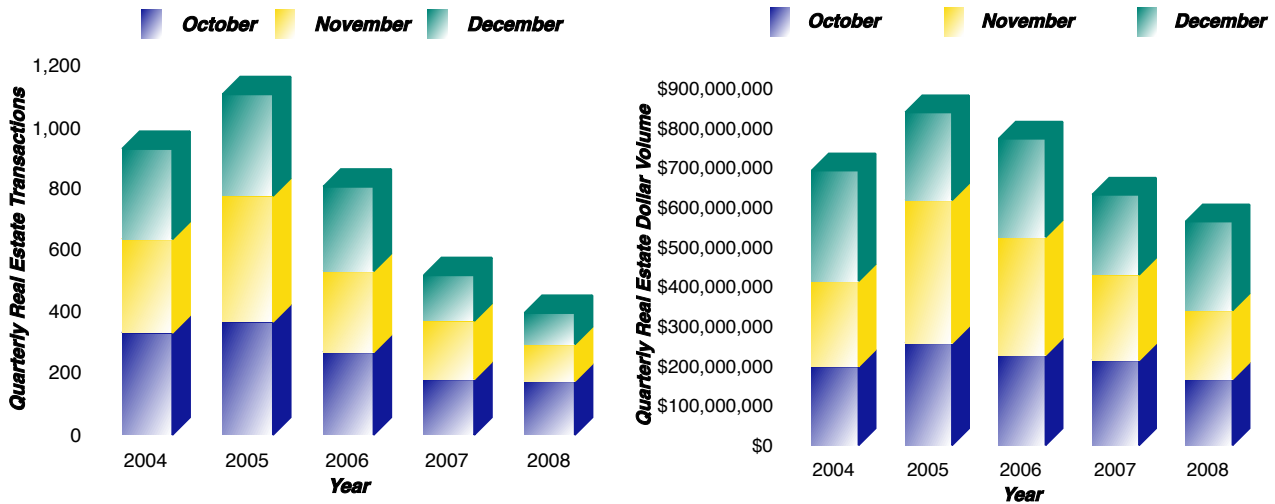
Third quarter real estate sales were impacted by the beginning of the Westin closings in Avon during September. There were 35 sales at that property totaling over \$27.6 million in dollar volume. Through the first three quarters of 2008, multi-family homes accounted for 57% of all real estate transactions. While the average single family home price neared \$1.5 million, 33% of all residential properties in 2008 sold between \$500,000 and \$1,000,000.

A \$30 million land transaction added to sales during the third quarter, as did six sales in the Chalets Lodge averaging \$11.7 million each. Sales at the Arrabelle accounted for 22% of the total dollar volume in the County through July 2008.



Fourth Quarter 2008

Fourth quarter real estate sales continued the downward trend seen earlier in the year, both in number of transactions and dollar volume.



Summary Statistics

The table below shows transactions and sales by type of property for the 2008 year.

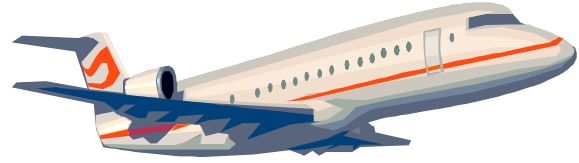
SALE TYPE	Number of Transactions	Total Dollar Volume	Mean Sales Price
Single Family	479	\$697,315,700	\$1,455,774
Multi-Family	813	\$1,227,492,000	\$1,509,830
Vacant Residential Land	77	\$43,334,000	\$562,779
Commercial Improved	89	\$101,865,400	\$1,144,555
Commercial Vacant	42	\$21,268,100	\$506,383
Development Vacant	6	\$49,887,800	\$8,314,633

The following table shows transactions, dollar volume, and mean sales by town and/or neighborhood for the year.

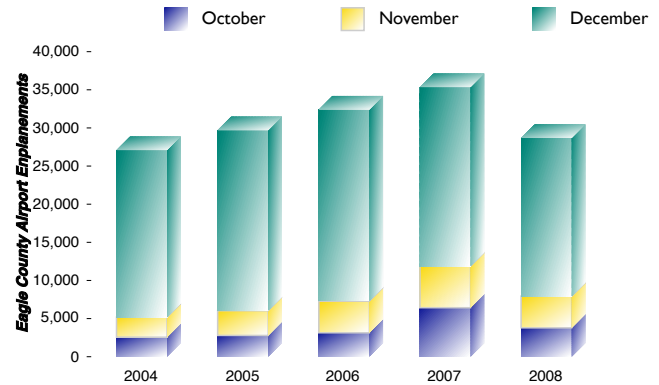
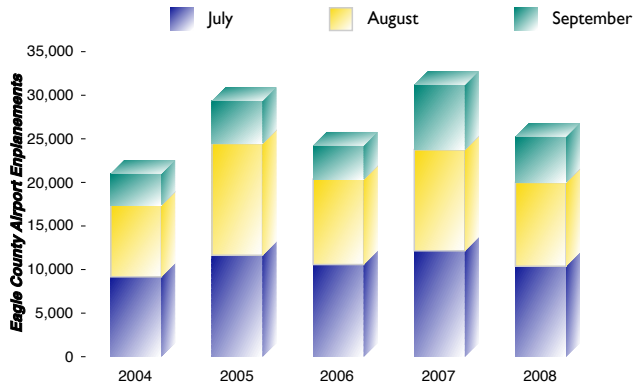
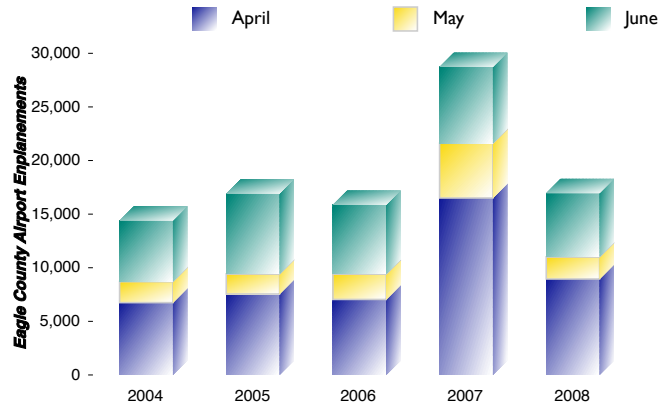
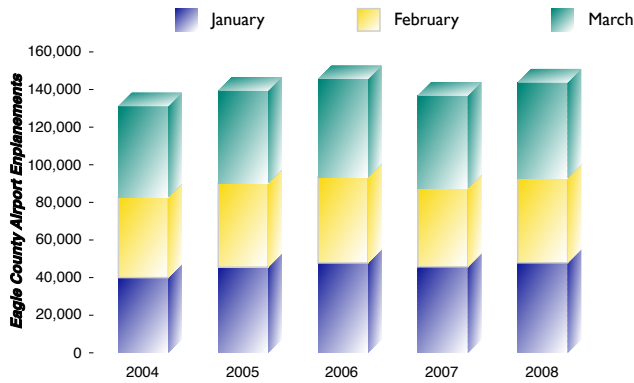
SALES AREA	Number of Transactions	Total Dollar Volume	Mean Sales Price
Vail (all neighborhoods)	355	\$930,227,400	\$1,863,636
Minturn, Redcliff	22	\$12,963,000	\$589,227
Eagle Vail	61	\$67,401,900	\$1,104,949
Avon, Wildridge	205	\$151,257,600	\$1,216,221
Beaver Creek, Bachelor Gulch, Mountain Star	125	\$314,286,600	\$2,486,701
Arrowhead	52	\$119,845,300	\$2,304,717
Edwards (all neighborhoods)	175	\$166,666,400	\$1,222,850
Cordillera, Cordillera Valley Club	52	\$79,411,000	\$1,429,338
Wolcott, Bellyache, Red Sky	8	\$11,770,300	\$1,111,692
Eagle	218	\$123,620,200	\$567,065
Gypsum	151	\$110,188	\$729,719
Basalt, El Jebel, Misc.	182	\$147,281,800	\$809,241
TOTAL 2008	1,606	\$2,234,919,100	\$1,391,606

SOURCE: Land Title Monthly Real Estate Reports

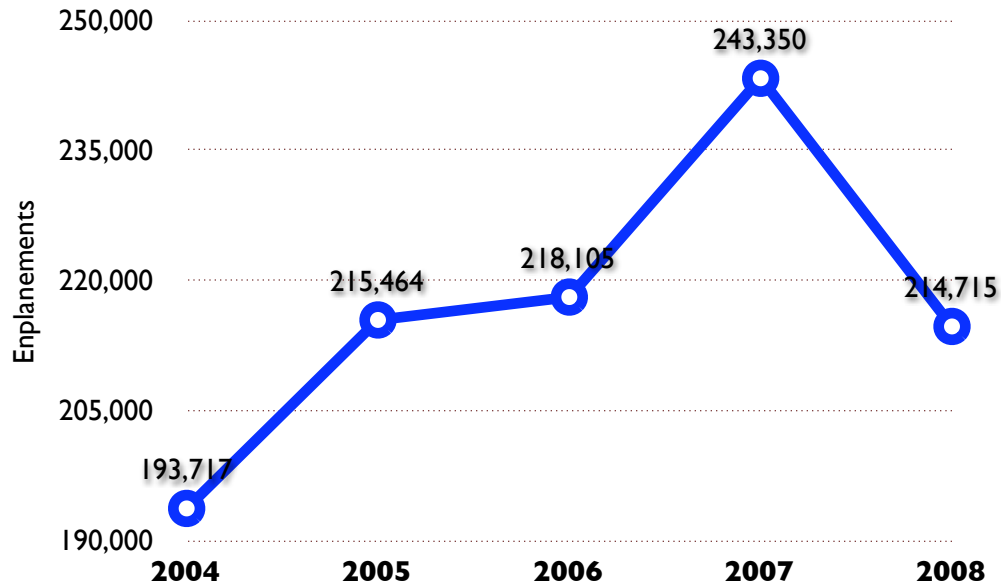
Enplanements



The following graphs show enplanements at the Eagle County airport for the last five years, by quarter. The total for the year was 214,715, down 7.6% from 2007. Further declines are forecast for 2009, due to the planned closing of the primary runway at the airport from April through August.



Annual Enplanements - Eagle County Airport



SOURCE: Eagle County Airport

The Economic Council of Eagle County publishes selected economic data at the end of each quarter. More information can be found at www.economiccouncil.biz, or by sending a request to info@economiccouncil.biz. All data is verified by the sources listed, but not guaranteed by the Economic Council.