



Dear Friends,

It seems this summer has flown by! We are enjoying fabulous weather now - blue skies, warm days - so come out and hike, bike, and raft! I'm happy to say I've recovered from ACL surgery and am back to biking this summer.

On the real estate front, we are seeing many more showings than last year, and sales are picking up. This may be a light at the end of the tunnel! But there are great buys to be had, so call me to talk about the market. When you come out to visit, be sure to give me a call so we can get together!

Fill next month!

Diana

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Positive Signs for the Vail Market

Nationwide, new home sales rose 11% in June to post the fastest increase in eight years as buyers took advantage of low prices, low interest rates, and the federal tax credit for first-time homebuyers.



In the Vail Valley, realtors are reporting more activity, and the numbers of offers and deals are increasing every-day. However, many potential buyers are playing the market with offers 40% below already discounted prices, leading to many lost deals. Both buyers and sellers need to find a way to bridge the gap to secure deals.

The fall season is very promising, as seat reservations flying into the Eagle County Airport are up 6.2% from last year.



1151 CASOLAR DEL NORTE - A SKIER'S DREAM!



This charming duplex in Sandstone is just steps from the free bus line! Lovely remodel with a great kitchen, new baths, and gorgeous view of Vail Mountain! Solar heat keeps the utilities low. Beautiful Duplex! **Offered at \$850,000**

BROOKTREE B108 - A HIDDEN GEM!!



This beautifully remodeled 2 bed, 1 bath condo features wood floors, new kitchen, new bath, new deck, new carpet, paint, and granite countertops. On the free bus route with amazing Vail Valley views to the West! **Offered at \$475,000**

SIMBA RUN 2310 - PERFECT GETAWAY CONDO!



Great 2 bed condo, just minutes from skiing on the free bus line! Quiet location with great rentals netting over \$25,000. A multitude of amenities: pool, sauna, hot tub, front desk, shuttle bus, onsite management, and more. **Offered at \$565,000**

August Events in Vail

Free Jazz Concerts: Featuring the Hot Tomatoes Swing Band and swing dancers Tiffany Wine and Kenny Nelson. At Vail Square in Lionshead every Thursday from 6-8pm.

Sweet on Vail - Dessert festival with Vail's finest chefs! Vail Village from 12-5:00 pm, August 15th. Featuring chocolates, pies, cakes, pastries, ice cream and gelato!



Bud Light Hot Summer Nights: Last Two Free Concerts

Gerald R. Ford Amphitheater beginning at 6:30 pm.
 8/11: Buckets & Tap Shoes: Drumming, Dancing, Music!
 8/18: Eek a Mouse: Reggae Master

Vail Street Sale - From August 14-16th, merchants and restaurants in Vail, Lionshead, and West Vail move their goods outside for a big sale! Come enjoy the festivities!

Vail Antique Festival- From August 21-23rd from 10pm-6 pm in Lionshead. A unique collection of antique jewelry, silver, artwork, and furniture!

Gore-Tex Trans Rockies Run

This 6 day, 113 mile long team endurance race is touted as one of the best! Begins on August 23 in Buena Vista, then to Leadville, and finishes on the 28th in Beaver Creek. Amazing Athletes and Rocky Mountain Vistas!



Vail Ski and Snowboard Sale

Ski and board stores around the valley are cleaning out their store rooms to make room for new merchandise, so if you need new gear or want to trade in old gear, come out for many amazing deals!

Location: Lionshead

Dates: August 7-9th

Blizzard Ski Sale: Vail Sports

Burton Factory Sale: Burton Store at Arrabelle Square

Epic Snowboard Sale & Swap: One Track Mind Store

UP TO 70% OFF ON BOARDS, SKIS, BINDINGS, JACKETS, PANTS, AND MORE!



Thank you for your ongoing referrals. They are the cornerstone of my success!

If you or anyone you know is interested in Buying or Selling, please give me a call, (970) 376-1202.

I would love to put my 28 years of real estate experience in the Vail Valley to work for you.