



Vail Valley News and Views



Dear Friends,

Warm, breezy days with clear blue skies are here to stay for August in the Vail Valley! We are so fortunate to be hosting many outdoor athletic events this month including the USA Pro Cycling Tour and the GoreTex Run that are expected to bring thousands to the valley. It will be a busy August leading into Labor Day weekend with the Rotary Duck Race. Read below for more details! The real estate market is holding steady, and the high end market is showing strength in numbers similar to those seen in 2007. Give me a call if you would like more information about the market.

If your in the valley, it would be great to see you and catch up!

Fill Next Month! Diana

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Vail Valley Real Estate: 1st & 2nd Quarters

From January to June 2011, the number of real estate sales have been similar to that of the same time last year. Thus far in 2011, there have been 620 transactions, with the high end of the market accounting for the majority of the dollar volume. There have been 20 transactions over \$5 million in 2011, with many of these sales coming from the new developments of the Solaris, Ritz, and Arrabelle. At the high of the market in 2007, there were 24 transactions over \$5 million, so the market at the high end is on a similar track. Also, in 2011 the highest percentage of sales have been in Gypsum, Eagle, and Basalt with 45% of total transactions.



Interested in Foreclosures? Give Me A Call!

I have the inside scoop on foreclosures in the market!

NEW LISTING - WEST VILLAGE I202, EAGLE



This incredibly priced 2 bedroom, 2 bath condo has a large deck with great views and is in the perfect location near main street! In newest phase, sunny and spacious bedrooms, large windows, wood floors, a huge storage room, gas heat, and beautiful landscaping and trees. **Offered at \$161,500!**

JUST REDUCED! - CAPSTONE #5, WEST VAIL



This delightful 4 bedroom updated Vail townhome is a rare find! It offers gorgeous panoramic views, new kitchen and baths, a beautiful private back yard, and is just steps from the free Vail bus line. Offered fully furnished, a one car garage, and new carpet and paint, this home has it all! **Just Reduced \$699,999!!**

JUST REDUCED! - PERSIMMON WOODS, SINGLETREE



Gorgeous Golf Course Views! Perfect Location Next to Singletree Clubhouse! Lovely 2 bed, 1.75 townhome features gorgeous hickory floors, custom APFA lighting, vaulted ceilings, high-end kitchen, marble master bath, new carpet and tile, and in-floor heating. **Beautiful Townhome Reduced to \$415,000!**

August Events in the Vail Valley

Bud Light Hot Summer Nights - Free Concert

Series at Ford Amphitheater starting at 6:30 pm.
8/16: Yo Mama's Big Fat Booty Band (laid back grooves)
8/23: Carolyn Wonderland (soulful guitar)
8/30: Cracker (eclectic trove of rock, punk, alternative)

Divas Half Marathon - A series of marathons held throughout the US from Honolulu to Long Island. Vail will host its run on Sunday 8/21 at 9 am in Vail Village.

GoreTex Trans Rockies Run - A foot race where 200 teams of two runners will cover 115 miles of spectacular scenery in the Rockies from 8/21-8/26. Over 25,000 ft of elevation gain from Buena Vista to Beaver Creek!

USA Pro Cycling Tour -

The Vail Valley will host two stages of this year's pro cycling tour. The Vail stage will be held on 8/25 and will be a timed trial stage traveling up Vail Pass with a 1,783 ft elevation gain. The next stage in the valley will be in Avon on 8/26 traveling to Steamboat Springs on an 83 mile course with 5,000 ft of elevation change. An estimated 25,000 people will attend the races and camping and parking are allowed along the race route.



The Weekend to be in Vail : Labor Day

6th Annual Gourmet on Gore: In Vail Village from Sept 3 to Sept 5, this food festival will feature a smorgasbord of all of Vail's top chefs and restaurants.

Vail Rotary Duck Race: Sunday Sept 4th at 2pm in Vail Village on Gore Creek. 13,000+ rubber ducks will race for prizes! BBQ, drinks, live music, and activities for children will entertain the 10,000+ people expected to attend. Come and help raise money for the many worthy causes supported by the Vail Rotary Club!



IronKids Triathlon: September 3-4th, Avon will host a weekend of racing at Nottingham Lake for all Iron Kids.

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.

Visit www.dianameehan.com for everything you want to know about the Vail Valley!