



# News and Views from Vail



Dear Friends,

July has roared in with our delightful 4th of July weekend celebrations! The parade, free outdoor concerts, street entertainment, and fireworks were exciting and brought many people to Vail. My son Sean was home from New York, so Sean, Meghan, and I had a great family celebration and BBQ. I hope your family weekend was just as enjoyable!

Our real estate market is improving. Now, we are seeing daily sales as sellers are bringing their prices more in line with the difficult economic times. For buyers, this is the best opportunity to buy in 15 years! Read below for more details.

Please give me a call when you come in for your summer visit. I'm looking forward to seeing you! Perhaps we'll see each other at a concert of the Bravo! music series at the Ford Amphitheater!

Till next month!

Diana

July 2009



**Diana Meehan**  
Broker/Owner  
Coldwell Banker Timberline  
Phone: 970.476.2113x20  
Cell: 970.376.1202  
Fax: 970.476.3084  
Email: dmeehan@vail.net  
www.DianaMeehan.com

## Vail Real Estate News: May Sales Were Up

The month of May posted the best numbers so far this year. With 79 sales totaling \$70.7 million, May was an improvement over previous months, and a good start to the summer season in Vail. Thus far this year, there have been 278 sales with the majority in either the \$500,000 range down-valley, or in the high end in Vail.



Buyers are still being cautious, but business savvy investors are capitalizing on the rare current market conditions in Vail: great prices, availability throughout the valley, and negotiability in prices and terms. However, many sellers in the valley are in the comfortable position of not needing to sell, thus many lowball offers are not securing deals. The offers that do lead to sales are more fair and in line with the market.



## MEADOW CREEK TOWNHOME E-4 - CREEK-SIDE!



This creek-side charmer is a must see! 3 bedrooms, 2 baths featuring granite countertops, new stainless appliances, great furnishings, new windows and doors, and a car port. Great location on the free bus line and a spectacular view of the creek! Listed for **\$599,000**

## 1121 FOREST TRAIL ROAD - JUST REDUCED!



Incredible Cordillera lot with Amazing views of the Gore Range! Very private and located within own cul de sac at top of Forest Trail Road. Gentle slope of lot is easy to build on for your mountain dream home. Forested and Gorgeous!

**Reduced to \$449,000**

## July Events in Vail

### Bravo! Vail Valley Music Festival

The classical music series will take over the Ford Amphitheater for the month of July as the Philadelphia Orchestra, New York Philharmonic, the Dallas Symphony Orchestra, and the Chamber Music & Pops perform various classics. The best show in town!



**Lionshead Family Friday Afternoon Club** - Fun for the whole family every Friday from 5pm-8pm located at the base of the Eagle Bahn Gondola. Kids activities and more!

**Bud Light Hot Summer Nights** - Free Concert Series at Gerald R. Ford Amphitheater all starting at 6:30 pm.

7/21: Queen Nation (Vintage Queen)

7/28: The New Mastersounds (British Jazz-Soul)

**Vail/BC Mountain Bike Series** - The next race in this summer series is slated for 7/22 beginning at 5:00 pm in the West Vail Holiday Inn parking lot. Everyone is welcome to come!

**Vail Farmers Market** - Every Sunday throughout the summer, starting at 10 am to 3:30 pm in Vail Village.

**Minturn Farmers Market** Every Saturday throughout the summer, open from 10 am to 2:30 pm. The Valley's Best Farmers Market, by far!

## Vail International Dance Festival



The very popular and well known festival will begin on **July 27th**, lasting until **August 11th**. There are many dancers and performers from around the world that are slated to perform in this year's Festival.

To see the full lineup, go to [www.vaildance.org](http://www.vaildance.org).

The Festival has ranked #1 in Departures Magazine for this summer's Ultimate Black Book must see events, and there are special low prices for certain shows!



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 27 years of real estate experience in the Vail Valley to work for you.