



Dear Friends,

Wow! Only October and we've already had two snowstorms. Looks like a very early ski season! Today, Loveland ski area opened with an 18" base and A-Basin is set to open Friday. Early snow means skiers are preparing for the winter season with new equipment from great ski sales during the fall, getting in shape, and capitalizing on the Epic Pass.

The crisp mountain air & clear blue skies are the perfect energizer. Come out and hike while the trees are golden! Call me for information on real estate and to say hi! I'll happily hike with you!

Fill next month! Diana

October 2009



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Busy Market in August and September

In the last two months of the summer, the real estate market in Vail saw a flurry of activity. From 8/10-9/10, 77 properties went under contract, and the last three weeks of September were even busier.

There are three reasons for this rush of properties deals. First, buyers are reducing prices to more realistic levels for the current economy. Second, buyers are snapping up great deals by offering below listed prices for properties, and third, the fall season is historically when second-home buyers look for properties for the upcoming winter ski season. This market surge is a positive indicator of an upturn, but there may still be some needed adjustment to amend the price bubble created from 2005-2008 in the Vail real estate market. As with all market fluctuations, only time will tell! So visit my blog at www.dianameehan.com for the inside scoop and the latest market information!

October Events in Vail

Vail Ski & Snowboard Swap

The largest winter sports sale in Colorado!!

The biggest annual sale of ski and snowboard equipment will be held at Dobson Ice Arena on October 30th from 5 pm-11pm and the 31st from 10am-6pm. Come to the sale for the best deals on all types of equipment including alpine, telemark, and Nordic skis, snowboards, boots, bindings, helmets, goggles, poles, gloves and more!

You can't miss this sale!!



2nd Annual Pumpkin Festival

This year's festival was held at 4 Eagle Ranch on October 10th to benefit the Shaw Regional Cancer Center. There were wagon rides, a BBQ, a 5K fun run, a kid's obstacle course, a Haystack Prize Find, and field filled with pumpkins to take home!



THE CHATEAU #208 - LUXURY & SKI-IN, SKI-OUT!



The most luxurious property in Beaver Creek! Private patio ski-in entrance, all high-end finishes, granite counters, designer furniture, spacious library, huge living room, sunny master, and amazing views!

Was \$3,495,000

Now Reduced to \$2,850,000!

1 148 SANDSTONE CIRCLE - Finish Your Dream Home!



7 bedrooms, 6 baths, 2 powder rooms, huge media room and study, 3 fireplaces, walk-in closets, vaulted ceilings, and over 6,000+ sq ft! Finished exterior and drywall, roughed-in interior. A great opportunity! Reduced to \$2,250,000!

MANOR VAIL 173E - BEST PRICE IN VAIL VILLAGE



This great one bedroom has been updated, with an extra half bath, master bath, newly configured kitchen and furnishings. Great ski condo with creek views, gardens, and the perfect location! Reduced to \$650,000.

FALL COLORS ABLAZE IN VAIL

The Aspens have reached their peak in Vail and the weather is cooling down. The hillsides are golden and the sun is shining! A Beautiful Fall!

There have been a few days of snow/rain, and the mountain tops are dusted with snow. In fact, several very high mountain ski resorts have just begun making snow! Opening day for several resorts is just around the corner. Winter is coming soon, so if you are preparing for this winter's ski vacation, please call me if you need a rental or would like to look at property while you are here. The market has great deals for the savvy buyer!



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!