

# Vail Valley News and Views

**COLDWELL  
BANKER**

Dear Friends,

*Its September and already the Aspen leaves are beginning to turn. With fabulous warm days and crisp, clear nights we're looking forward to the onset of fall in the mountains. The nighttime skies are filled with stars and not a hint of rain. A fabulous time to go hiking and biking here!*

*Come out to enjoy Oktoberfest, always a good time with "Oom Pah" bands, dancing and lots of beer. The largest farmers market in Colorado runs in Vail for the rest of September. You'll love it! Hope to see you here for a hike! Till next month! Diana*

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## Vail Valley Real Estate: Summer Review

At the beginning of the summer, there was a lot of uncertainty about how the market would fair, but these fears were put to rest starting with a robust June, July, and even busier August.

The highest sales volume of any month this year occurred in June with \$95 million in sales. In July, there were 75 transactions for the 3rd most productive month of the year (only outpaced by May with 79). The dollar volume was \$60 million, with the highest sale in Arrowhead at \$3.5 million, and the average sale price at \$801,700.

As for August, the preliminary numbers coming in show growth in dollar volume and transactions throughout the valley (Up to 25% above August 2008). The majority of sales were either below \$500,000 or above \$1 million. The areas with the most sales were Vail, Beaver Creek, and Edwards, respectively. Final numbers coming soon!

## NEW LISTING - 121 BREAKAWAY WEST



Gorgeous 2 bed, 2 bath high-end remodel: new wood floors, new kitchen, baths, solid doors, and granite and marble counters. Great patio and 2<sup>nd</sup> bedroom can be a lock-off. Light and airy condominium on the free bus line with a pool and hot tubs. Perfect Ski Location! **Offered at \$460,000**

## BEST PRICES IN VAIL! MANOR VAIL 173E AND 273E



Two condos in the perfect ski location at the base of Golden Peak ski area. Great views, updated kitchens, designer furnishings, and updated baths! Manor Vail has been totally renovated. A Great Ski Condo!  
**Listed for: 173 E Reduced to \$650,000**  
**273 E Reduced to \$695,000**

## MEADOW CREEK E-4 - GORGEOUS RENOVATION!!



Perfect location on the free bus line! 3 beds, 2 baths, granite counters, new stainless appliances, new wood floors, new furnishings, new windows, doors, fireplace, and new baths. Creek-side Charmer! Spectacular Views! **Listed for \$599,000**

## September Events in Vail

Vail Mountain School Home Tour Sunday September 13th from 10-4 pm showing Vail's best homes to benefit need-based scholarships. Gorgeous Homes, Great Prizes!

Vail Farmer's Market - Continues throughout September in the Village every Sunday from 10:30-3:30.

### 12th Annual Colorado Relay

On September 11-12th, this Colorado Relay Race travels from Georgetown to Carbondale with runners crossing all types of terrain through all types of weather. This 24hr relay race has 30 individual legs, covers 174 miles, and has 3 mountain passes with 150 teams participating.



### Vail Oktoberfest

Raise your steins and toast the 2009 Vail Oktoberfest, the weekends of September 11-13th and 18-20th. Emulating one of the largest celebrations in the world, enjoy two full weekends of oom pah parties, bratwurst, German Beers, and traditional dance demonstrations in Lionshead and Vail Village.

## New Owners for Ginn Project

The developer Bobby Ginn has relinquished his stake in the proposed ski resort at Battle Mountain, in Minturn, to Crave Real Estate Ventures, based in Philadelphia.

The project will continue with the new owners, and Crave Ventures stated that it is "100% committed to this project and its long-term viability." There are many hurdles for Crave to overcome in the near future (water rights, town and federal permits, and new negotiation with concerned parties) before construction can begin on the private resort, but there is every indication that the project will continue as it is seen to be one of "the last truly great properties left" for a ski resort in North America.

It is still uncertain if any plans for the resort will change, but the quick transition of ownership confirms the value of resort real estate and investments in the Vail Valley.

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.