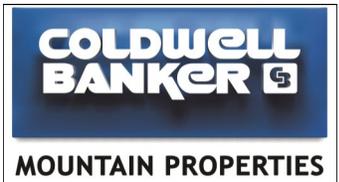


What's New In The Vail Valley



February
Happy
Valentine's
Day



Kathy Cole

Coldwell Banker Mountain Properties

P.O. Box #145

Vail, CO 81658

Cell: 970-390-0026

Email: Cole@Vail.net

Web site: www.KathySellsVail.com

Blog site: <http://KathySellsVail.com/Blog>

Dedicated To Creating Exceptional Real Estate Experiences!



Burton U.S. Open Snowboard Championships February 25-March 2, 2019

The Burton US Open Snowboarding Championships are back for their 7th year at Vail Mountain. Don't miss the world's best riders competing for top honors in Halfpipe and Slopestyle, premium musical acts, activities for kids and more. 2019 marks the 37th year of the Burton US Open, dubbed "The World's Greatest Snowboard Event". With mega-screens set up in Vail Village and Lionshead, sponsor villages, free concerts and, of course, the best snowboarders in the world competing at the Golden Peak Terrain Park, this is an event you don't want to miss. If you cannot watch it in person, catch it live online via webcast or on television via broadcast.

For more information click here: www.BurtonUSOpen.com.

New Listing!

Meadow Creek #F4 \$695,000 Furnished

A 3 bedroom, 2 ½ bath townhome located in the Intermountain neighborhood of West Vail. The property is just steps away from the Town of Vail free bus route, offering easy, and quick, access to Vail Village and Lionshead. You are sure to enjoy the 3-level floor plan with 2 bedrooms, a full bath and laundry closet on the ground floor; the living area, dining area, powder room and kitchen on the main level and the master bedroom with full bath on the top floor. The living area has a vaulted ceiling with 2 skylights and a large wood burning fireplace, as well as new luxury vinyl tile flooring throughout the living and dining areas. The private deck overlooking a quiet backyard is easily accessed from the living area and is ideal for relaxing with your morning coffee or an evening cocktail and barbeque in the summer. The unit has a "portable" vented air-conditioning unit in the master bedroom and the added bonus of a 1-car carport. The close proximity to the ski slopes and all that Vail Village and Lionshead have to offer makes this the perfect second home or an investment property with good rental potential.



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For more information click here:
www.MeadowCreek-F4.com.

February Quote

"You don't have to like change to take advantage of it."

Author, Seth Godin

Please call me for all your Real Estate needs and visit my web site and blog at www.KathySellsVail.com for information on the Vail Valley. *Kathy Cole*



Vail Valley Real Estate Healthy Despite Shortage of Inventory!

The local real estate market, in 2018, remained “steady”; posting the same numbers as in 2017, with over \$2 billion in sales. Although there continues to be a shortage of inventory, there are differences between 2017 and 2018.

One of those differences is growth in the sales value of multi-family units, condos and townhomes.

The biggest average price jump for multi-family units - 56 percent - was in the Vail Golf Club area, east of Vail Village. As well, the average price of those same types of units in Gypsum also rose significantly - 29 percent.

Those are very different markets; but, there are some similarities. The biggest one is supply and demand. With a limited supply of single-family homes in certain price ranges, a townhome or condo starts to make a lot of sense.

Another difference is that many buyers are not, necessarily, buying for investment; but, rather, they want to live in their properties. And, many of them are favoring new construction.

Some buyers are finding that they can enjoy the amenities of Vail, without having to live in Vail, by simply joining “signature clubs”, such as the Vail Mountain Club, where you can store your skis or snowboards and have private parking right at the Mountain.

There are many different reasons why people are, still, buying in the Vail Valley; but, all-in-all, it’s a healthy market.

Edwards’ Spur Road Construction - 5 Things to Know!

When: Minor work to begin the week of Jan. 27th requiring shoulder closures at times.

Where: Along the Edwards Spur Road beginning at Miller Ranch Road through the intersection of U.S. Highway 6.

Traffic Impacts: Drivers should expect delays along Spur Road and Highway 6 during construction.

Project Schedule: Work begins in February along Spur Road. Major construction at the intersection of US. Highway 6 begins in June.

Daily Schedule: Work will primarily occur weekdays between 7am - 7pm. Some weekend work and nighttime closures may be necessary.



For more information click here: www.SpurRoadConstruction.com.

If you or anyone you know is interested in Buying or Selling, please give me a call. I would love to put my 36 years of Real Estate experience in the Vail Valley to work for you.

Vail Board of Realtors’ December Residential Market Update

Unemployment rates remained remarkably low in 2018 and wages continued to improve for many U.S. households. It is usually a good sign for the Real Estate market when wages grow, but the increase in wages, on average, has not kept pace with home price increases. Housing affordability will remain an important issue in 2019.

	YTD 2017	YTD 2018	% Change
Closed Sales	1,380	1,354	- 1.9%
Median Sales Price	\$609,500	\$681,766	+11.9%
Average Sales Price	\$1,126,837	\$1,249,899	+10.9%
Pending Sales	1,368	1,368	0%
Days on Market	125	116	-7.2%

For the Full December Residential Market Update click here: www.VBRDecemberMarketUpdate.com.



If you have a brokerage relationship with another agency, this is not intended as a solicitation. Some of the information in this newsletter was taken from articles in the Vail Daily Newspaper. All information deemed reliable, but not guaranteed.

