
TOWN OF VAIL HOMEOWNER SURVEY

Summary of Results

O C T O B E R 2 0 0 6

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AUGUST 2006 TOWN OF VAIL HOMEOWNER SURVEY

Summary of Results

Introduction and Methodology

The primary purpose of the August 2006 Town of Vail Homeowner Survey was to gather data on the employment associated with the operations and maintenance of residential homes in the Town of Vail, for use in the 2006 Town of Vail Affordable Housing Nexus Study. The survey also gathered extensive data about selected operational characteristics of residential homes, as well as the use patterns and demographics of homeowners, which may be of interest for other policy, planning and research purposes.

The survey, conducted in July 2006 and administered by RRC Associates, was sent to 3,000 Town of Vail homeowners via mail. All non-duplicate homeowners owning units in excess of 5,000 square feet were contacted, as well as a random sample of owners of smaller units (with an overweighting of units between 1,050 and 5,000 square feet in size). The Eagle County Assessor database was used to develop the homeowner contact list. A total of 757 surveys were returned by the response cutoff date, for an above-average response rate of 25.2 percent.

Included as attachments are copies of the survey form, open-ended comments from the survey and tables of the results.

In interpreting the results of the surveys, it is important to remember that the survey sampling and responses are not representative of the actual distribution of home sizes in the Town of Vail. Rather, the sample was structured in such a way as to insure adequate representation of larger homes within the town. This representation of larger homes was done to best examine the relationship between employment and home square footage across the full spectrum of home sizes.

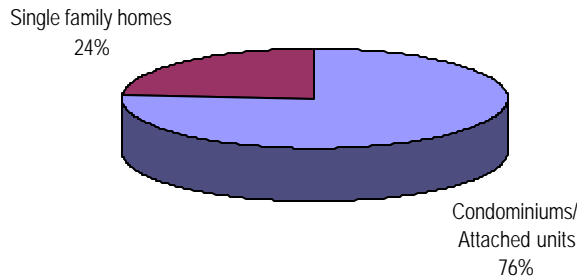
TOWN OF VAIL RESIDENTIAL CHARACTERISTICS

This section evaluates the property type, size and ownership characteristics of properties in the Town of Vail. This sets a context from which the composition of existing units in the Town of Vail can be understood.

Property Type

Based on June 2006 Eagle County Assessor records, about 76 percent of owned properties (e.g., excluding apartments) are condominiums/attached units and 24 percent are single-family homes. A slightly lower percentage of survey responses were from owners of single-family homes (18 percent) than that represented by assessor property records.

Owned Units by Type: Town of Vail (June 2006)

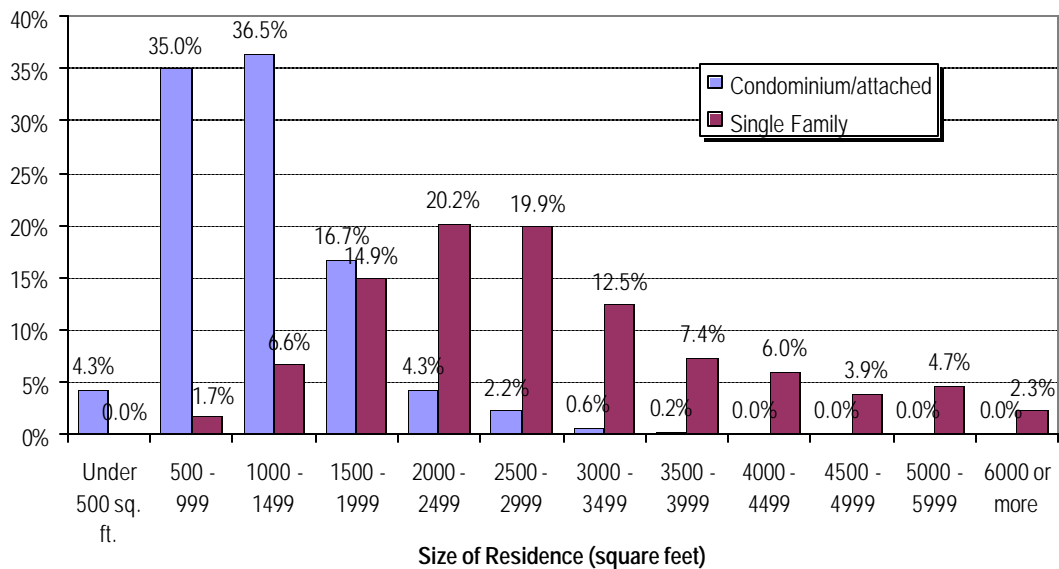


Source: Eagle County Assessor data (June 2006); RRC Associates, Inc.

Property Size

In total, about 6 percent of housing units in the Town of Vail are over 3,500 square feet in size. Sizes vary significantly by type of unit, with about 0.4 percent of condominiums being over 3,500 square feet and 24.2 percent of single family homes being over 3,500 square feet. Condominiums are largely between 500 and 1,500 square feet in size (71.5 percent). The majority of single family homes fall between 1,500 and 3,500 square feet (67.4 percent).

Size Distribution of Owned Residences in the Town of Vail: Eagle County Assessor (June 2006)



Source: Eagle County Assessor data (June 2006); 2006 Homeowner Survey; RRC Associates, Inc.

Property Ownership

Based on Eagle County Assessor records, about 32 percent of units in the Town of Vail are owned by persons with a Town of Vail address (e.g. local owners). About 28 percent of respondents to the homeowner survey were local owners.

Evaluated by size of unit, local ownership is highest among properties under 1,000 square feet (38 percent of units are owned by locals), followed by units between 3,000 and 5,000 square feet in size (about 35 percent). Local ownership is lowest among properties over 5,000 square feet in size (24 percent of units are owned by locals).

Table 1. Size of Unit by Residency of Owner: Town of Vail (June 2006)

Square Footage of Unit	Residency of Owner		TOTAL	% locally owned (with a Town of Vail address)
	Town of Vail	Other area		
1 - 999	723	1,171	1,894	38%
1000 - 1499	561	1,273	1,834	31%
1500 - 1999	262	753	1,015	26%
2000 - 2499	137	369	506	27%
2500 - 2999	129	273	402	32%
3000 - 3999	117	215	332	35%
4000 - 4999	54	97	151	36%
Over 5,000	25	80	105	24%
TOTAL	2,008	4,231	6,239	32%

Source: Eagle County Assessor data (June 2006); RRC Associates, Inc.

Approximately 78 percent of the units owned by out-of-area owners are condominiums compared to about 73 percent of units owned by locals. Out-of-area owners own about 69 percent of the condominiums in the town and 63 percent of the single family homes in the town.

Table 2. Residency of Owner by Property Type: Town of Vail 2005

	Local	Other
Condominium	72.5%	78.0%
Single family	27.5%	22.0%
TOTAL	100%	100%

Source: Eagle County Assessor data (June 2006); RRC Associates, Inc.

Based on survey responses, about 53 percent of local owners own a home in West Vail, 30 percent in East Vail, 9 percent in Vail Village and 8 percent in other areas. In comparison, about 34 percent of out-of-area respondents own homes in East Vail, 28 percent in West Vail, 17 percent in Vail Village, 11 percent in Lionshead and 10 percent in other areas.

Table 3. Residency of Owner by Property Location: Town of Vail 2006

	Town of Vail owner	Out-of-area owner
East Vail	30%	34%
West Vail	53%	28%
Lionshead	-	11%
Vail Village	9%	17%
Other	8%	10%
TOTAL	100%	100%

Source: 2006 Homeowner survey; RRC Associates, Inc.

Evaluated another way, about 43 percent of survey responses from owners of properties in West Vail are locals, followed by 26 percent in East Vail, 18 percent in Vail Village and none in Lionshead.

Table 4. Property Location by Residency of Owner: Town of Vail 2006

	Town of		TOTAL
	Vail	Other area	
East Vail (N=240)	26%	74%	100%
West Vail (N=254)	43%	57%	100%
Lionshead (west of downtown) (N=59)	0%	100%	100%
Vail Village (N=106)	18%	82%	100%
Other (N=66)	24%	76%	100%
TOTAL (N=725)	28%	72%	100%

Source: 2006 Homeowner survey; RRC Associates, Inc.

Based on Eagle County Assessor records, about 32 percent of owners have a Town of Vail mailing address. About 27 percent of properties are owned by persons with addresses in other areas of Colorado. Of those residing in other states, the largest percentage of properties are owned by persons in Florida (4.4 percent), followed by California (4.1 percent), Illinois (4.1 percent), New York (3.6 percent), Texas (3.5 percent) and Minnesota (about 1.6 percent).

**Table 5. Residency of Owner:
Town of Vail (June 2006)**

Residency of Owner	%	#
Town of Vail	32.2%	2,012
Other Colorado	27.2%	1,699
Florida	4.4%	277
California	4.1%	253
Illinois	4.1%	253
New York	3.6%	223
Texas	3.5%	216
Minnesota	1.6%	100
Other state	19.4%	1,212
TOTAL	100%	6,245

Source: Eagle County Assessor data (June 2006); RRC Associates, Inc.

TOWN OF VAIL SURVEY RESULTS

This section of the report presents the results of the 2006 Homeowner survey. Important differences are apparent in the housing characteristics, owner demographics, and operational characteristics of homes owned by Vail locals and out-of-area residents, which are highlighted below. Differences by property location (e.g., East Vail, West Vail, etc.) were also apparent for some questions, which are accordingly indicated.

Respondent Occupancy Characteristics

Respondents were asked to describe how many weeks they use their home for various purposes (primary residence, second home, vacation rental, long-term rental, etc.) during the summer, winter, and spring/fall. This section discusses property usage by owners with a Town of Vail address (E.g., local owners) and by owners with

non-Vail addresses (E.g., out-of-area owners). Differences in uses by location of the property (East Vail, West Vail, Lionshead and Vail Village) and type of property (single family or multi-family) are also discussed.

About 28 percent of survey responses were from local owners. Not surprisingly, local owners use their unit as their primary residence an average of 47 weeks per year and vacation from the area (or otherwise do not use their home) an average of 2.6 weeks per year. About x% indicated they rent their unit to long-term renters.

About 72 percent of survey responses were from out-of-area owners. Table 4 illustrates the average number of weeks homes owned by out-of-area owners are used for various purposes across a 52-week year. As shown, the primary use of units owned by out-of-area owners is as a second home for the owner (12.4 weeks per year), including 5.3 weeks on average in the winter, 4.2 weeks in the summer and 2.8 weeks in the spring/fall. About x% use their units as vacation rentals (7.0 weeks per year on average) and x% use their unit as a long-term rental (2.7 weeks on average per year). Respondents indicated that units were vacant an average of 27.6 weeks per year (or about 6.4 months). Business/corporate function was the least common use by out-of-area owners (0.4 weeks per year).

**Table 6. Average Annual Weeks of Use¹:
Out-of-area owners**

	Summer	Winter	Spring/Fall	TOTAL
Second home for owner	4.2	5.3	2.8	12.4
Vacation rental	2.1	3.3	1.6	7.0
Long-term rental to local resident	0.9	0.9	0.9	2.7
Business/corporate function	0.2	0.1	0.2	0.4
Other use	0.3	0.2	0.3	0.9
Vacant - not used	8.9	6.6	12.1	27.6
TOTAL WEEKS	17	17	18	52

Source: 2006 Homeowner Survey; RRC Associates, Inc.

Occupancy and use of out-of-area owned units also varies by location of the unit:

- Units owned by non-locals in Lionshead are more likely to be used as short-term rentals (18.5 weeks on average per year; x% of units) than units in other areas of Vail (between 4 and 9 weeks per year; x and x% of units).
- Units owned by non-locals in West Vail are more likely to be used as long-term rentals to locals (5.5 weeks on average; x% of units) than units in other areas of Vail (0 to 2.4 weeks on average; x to x% of units).
- Vacancies also vary by region, averaging 30.9 weeks in Vail Village, 28.1 weeks in East Vail, 27.3 weeks in West Vail and 23.1 weeks in Lionshead.

Differences in out-of-area owned properties are also apparent by property type. As shown below, single family properties are occupied by the owner about one-month longer per year on average than multi-family properties (16.7 weeks vs. 12.8 weeks, respectively). However, multi-family units are more likely to be used as vacation rentals (7.8 weeks on average per year) and long-term rentals (3.0 weeks on average) than single-family properties (2.5 weeks and 0.0 weeks, respectively). This results in multi-family units being vacant about 5 weeks less, on

¹ The data on "average weeks of use" reflect net total weeks of use across a range of use types, not for a single use type. For example, long-term rentals to local residents account for a net annual average of 2.7 weeks of occupancy across all respondent homes, including homes that are not used for long-term rentals at all.

average, per year than single-family units that are owned by out-of-area owners (27 weeks vs. 32 weeks per year, respectively).

**Table 7. Average Annual Weeks of Use of Home by Type of Unit:
Out-of-area Owners**

Type of Use	Single-Family unit	Multi-Family unit
Primary or second home for owner	16.7	12.8
Vacation rental	2.5	7.8
Long-term rental to local resident	0.0	3.0
Business/corporate function	0.1	0.5
Vacant – not used	32.0	27.0
Other uses	0.6	0.9
TOTAL WEEKS	52	52

Source: 2006 Homeowner Survey; RRC Associates, Inc.

Respondent Housing Characteristics

This section summarizes selected housing characteristics among respondents to the survey.

- *Home square footage (total)*: Single-family homes owned by local owners of the Town of Vail (median of 3,450 square feet) are slightly larger on average than homes owned by out-of-area owners (median of 3,200 square feet). Multi-family units owned by out-of-area owners have a median size of 1,700 square feet, which is slightly larger than local owners (median size of 1,600 square feet).
- *Home type*: Among survey responses, 60 percent were from owners of condominiums or townhomes, 21 percent were from owners of duplexes, 18 percent of homes were from owners of single-family residences and 1 percent owned other types of units.

Out-of-area owners are significantly more likely to own condominiums/townhomes (66 percent) than local owners (45 percent). Local owners predominately own single-family homes (30 percent), compared to 13 percent of out-of-area owners.

- *Ski in/ Ski out*: About 9 percent of respondents stated their homes are ski-in / ski-out, including 12 percent of out-of-area owners and 2 percent of local owners.
- *Location*: About 35 percent of respondents stated that their home is located in the West Vail area, 33 percent in the East Vail area, 15 percent in the Vail Village area (including golf course properties) and 8 percent in the Lionshead area. About 53 percent of units owned by locals were located West Vail area compared to only 28 percent of out-of-area owned units. Out-of-area owners were more likely to have homes in the East Vail area (34 percent), Vail Village area (17 percent) and Lionshead area (11 percent) than local owners (30 percent, 9 percent and 0 percent, respectively).
- *Bedrooms / total rooms*: Respondent homes averaged 3.2 bedrooms and 6.2 total rooms. Out-of-area and local owners owned single-family and multi-family units with similar numbers of bedrooms on

average. Single family homes for both types of property owners averaged about 4.0 bedrooms and multi-family properties averaged between 2.9 and 3.0 bedrooms.

- **Lot size:** Approximately 52 percent of out-of-area owners and 35 percent of local owners reported the size of their lot is “not applicable” given that they own a condominium or townhome with no land. Of those who have property, about 66 percent have less than ½ an acre, 29 percent have ½ to 1 acre, 5 percent have between 1 and 5 acres and no owners have over 5 acres. Out-of-area owners and local owners were equally as likely to own a lot over 1 acre in size (5 percent each). Out-of-area owners were more likely to own lots less than 0.5 acre in size (70 percent) than local owners (58 percent) and local owners were more likely than out-of-area owners to own lots between 0.5 and 1 acre in size (37 percent and 25 percent, respectively).

Table 8. Size of Lot by Residency of Owner: Town of Vail 2006

	Out-of-area owner	Local owner	TOTAL
Less than .5 acre	70%	58%	66%
.5 to 1 acre	25%	37%	29%
1 to 5 acres	5%	5%	5%
Over 5 acres	0%	0%	0%
TOTAL	100%	100%	100%

Source: 2006 Homeowner Survey; RRC Associates, Inc.

- **Multiple dwellings on property:** About 6 percent of respondents said they have a mother-in-law unit/accessory dwelling unit on their property, including was 14 percent of local owners and 4 percent of out-of-area owners. When asked how their accessory unit is used, 46 percent rent long-term to locals (63 percent of local owners; 14 percent of out-of-area owners), 29 percent are used by family/friends when visiting (19 percent local; 50 percent out-of-area), 10 percent are occupied long-term by family members or friends (7 percent local; 14 percent out-of-area), 5 percent are occupied by person employed to maintain the residence (0 percent local; 14 percent out-of-area) and 12 percent reported other uses.
- **Home value:** Respondents were asked to estimate their home value, i.e. what their residence would sell for if sold today. The median estimate was \$900,000, including \$1,800,000 for single-family properties and \$800,000 for multi-family properties. Out-of-area and local owners estimated their single-family homes would sell for similar median prices of about \$1.8 million and \$1.75 million, respectively. Multi-family properties owned out-of-area owners, however, were valued higher than those owned by locals, at respective median prices of \$850,000 and \$660,000.

**Table 9. Median Estimated Current Sale Price of Homes:
Out-of-area owners and Local owners**

	Out-of-area owner	Local owner	TOTAL
Single-family	\$1,800,000	\$1,750,000	\$1,800,000
Multi-family	\$850,000	\$660,000	\$800,000
Total	\$900,000	\$825,000	\$900,000

Source: 2006 Homeowner Survey; RRC Associates, Inc.

Median home values also varied by location, with homes in Vail Village valued at \$2 million, Lionshead at \$1.4 million and East and West Vail properties at \$800,000 in each location.

- *Year of construction:* The median estimated year of construction of respondent homes was 1979. Four percent of respondents said their home was built in 2000 or later, 16 percent said their home was built in the 1990s, 28 percent in the 1980s, 42 percent in the 1970s, 10 percent in the 1960s and none prior to 1960.
- *Year of purchase:* The median year of purchase was 1999 or, stated another way, the median length of ownership among respondents is 7 years. About one-half of local (50 percent) and out-of-area owners (45 percent) purchased their unit in 2000 or later.
- *Remodeling activity:* About 58 percent of respondents said they had either recently remodeled their home (42 percent) or had plans to remodel in the future (16 percent), which was similar among both out-of-area and local owners. Among those who had remodeled recently, the median year of remodel was 2004 and the median amount spent on remodeling was \$50,000 (average about \$132,966). Local owners reported spending (or expecting to spend) more remodeling their single-family homes (\$150,000 median) than out-of-area owners (\$105,000 median) on average. Full-time residents and out-of-area owners spent (or expect to spend) a similar amount remodeling multi-family units, on average (\$50,000 median).

Table 10. Median Amount Spent on Remodeling: By Type of Owner

	Out-of-area owner	Local owner	TOTAL
Single-family	\$105,000	\$150,000	\$150,000
Multi-family	\$50,000	\$50,000	\$50,000
Total	\$50,000	\$60,000	\$50,000

Source: 2006 Homeowner Survey; RRC Associates, Inc.

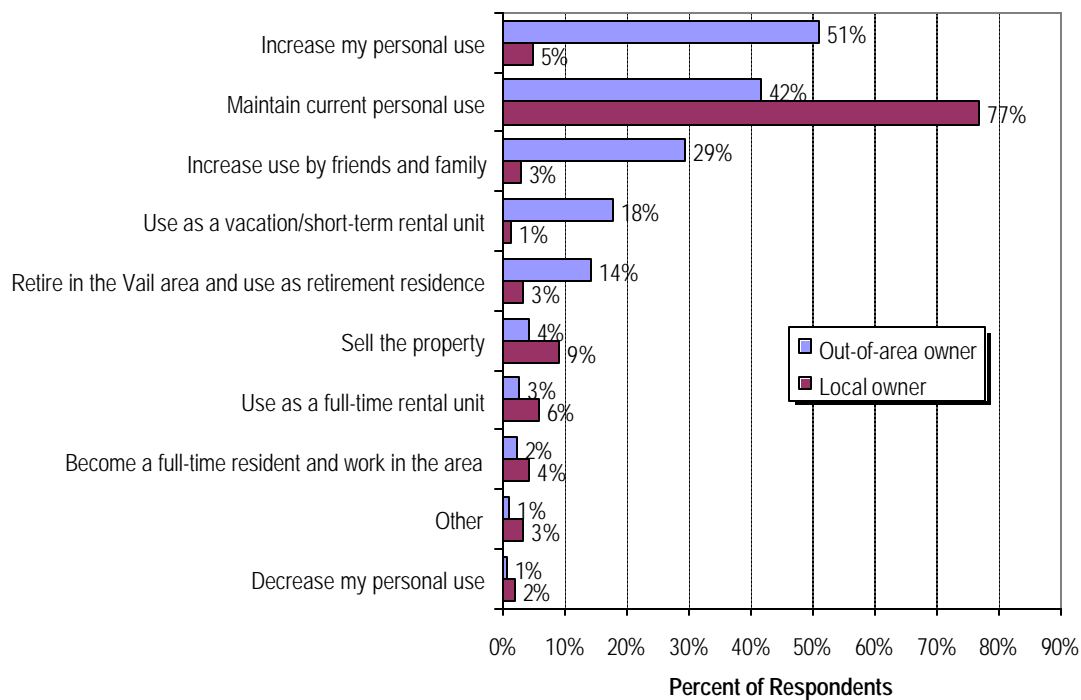
- *Intended Future Use:* Residential owners were asked to indicate their intended future use of their residence in the Town of Vail. About 51 percent of out-of-area owners stated they intend to increase their personal use of the property in the future, with 42 percent expecting to maintain their current personal use, 29 percent expecting to increase the use by friends and family and only 1 percent expecting to decrease their personal use.

About 18 percent of out-of-area owners expect to use their unit as a vacation rental and 3 percent as a full-time rental unit. A higher 6 percent of local owners expect to use their unit as a full-time rental unit.

About 14 percent of out-of-area owners indicated they intend to retire to their residence in Town of Vail and 2 percent expect to become a full-time resident and work in the area. Of those intending to retire to the Town of Vail, 17 percent expect to retire within 2 years, 30 percent within 4 years, 53 percent within 5 years and 83 percent within 10 years.

About 4 percent of out-of-area owners and 9 percent of local owners intend to sell their properties in the future. About 29 percent of out-of-area owners and 55 percent of local owners expect to put their unit on the market within one year.

Intended Future Use of Residence: By Type of Owner

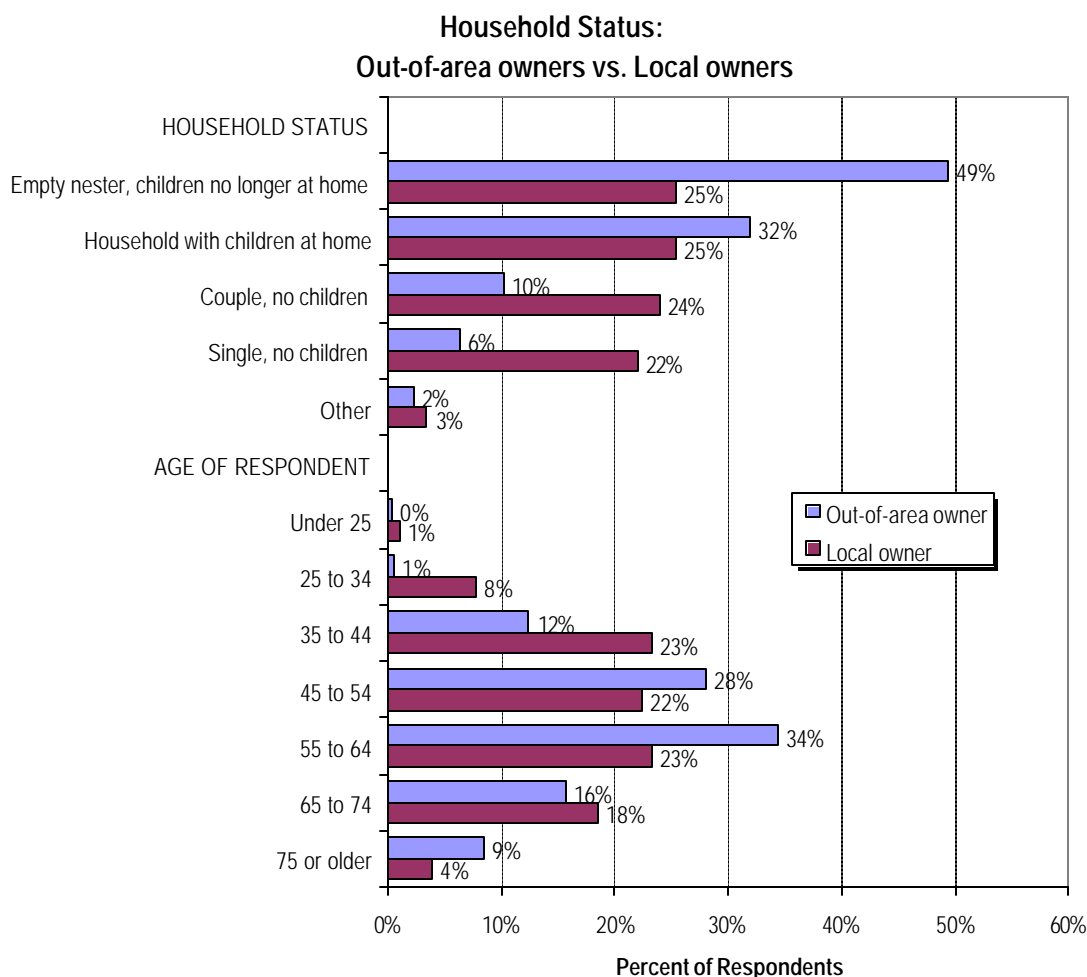


Source: 2006 Homeowner Survey; RRC Associates, Inc.

Respondent Population Characteristics

This section summarizes selected population and household characteristics of respondents to the survey.

- Marital/family status:** The largest percentage out-of-area owners was empty nesters with children no longer at home (49 percent), followed by households with children (32 percent), couples without children (10 percent) and single persons with no children (6 percent). Approximately one-fourth each of local owners were comprised of empty nesters (25 percent), households with children at home (25 percent), couples without children (24 percent) and singles without children (22 percent).
- Age:** Local owners are generally younger than out-of-area owners, with 32 percent of local owners being 45 years of age or younger, compared to 13 percent of out-of-area owners. A larger percentage of out-of-area owners are between the ages of 45 and 65 (62 percent) and over 75 (9 percent) than local owners (45 and 4 percent, respectively). A similar percentage of local and out-of-area owners are between 65 and 74 years of age (18 and 16 percent, respectively).

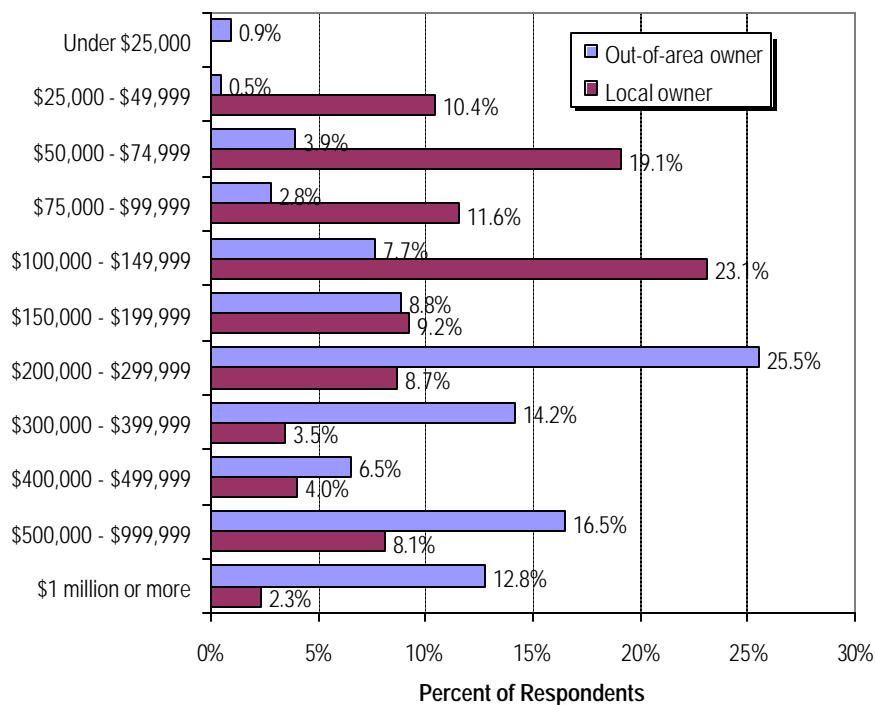


Source: 2006 Homeowner Survey; RRC Associates, Inc.

- Persons in household:*** About 53 percent of respondents indicated that there are 2 persons living in their household, including 46 percent of local resident owners and 55 percent of out-of-area owners. Sixteen percent of out-of-area owners had four people in their household, 11 percent had 3 people living in their household, 10 percent had 1 person living in their household and 9 percent had 5 or more. Twenty-four percent of local resident owners had 1 person living in their household, 13 percent each had 3 or 4 people living in their household, 13 percent had 4 people and 4 percent had 5 or more people in their household.
- Persons occupying house (when in residence):*** Persons that are not full-time residents of the Town of Vail were asked who typically resides in their Vail home when it is occupied. Responses indicate that 81 percent of non-local Vail residences are occupied by the owner of the home when in use, 54 percent by a spouse/partner, 49 percent by children of the owner, 37 percent by relative/other family members, 35 percent by friends, 26 percent by renters or non-acquaintances, 3 percent by business associates and 2 percent by other occupants.
- Household income:*** The median yearly household income of respondents was about \$225,000. Local owners reported a substantially lower median household income (\$100,000) than out-of-area owners (\$280,000). The largest percentage of local owners have household incomes between about \$25,000

and \$150,000 (64 percent). Out-of-area owner incomes primarily fall between \$150,000 and \$500,000 per year (64 percent). About 13 percent of out-of-area owners have household incomes of at least \$1,000,000 per year, compared to 2 percent of local owners.

Yearly Household Income: Out-of-area owners vs. Local owners



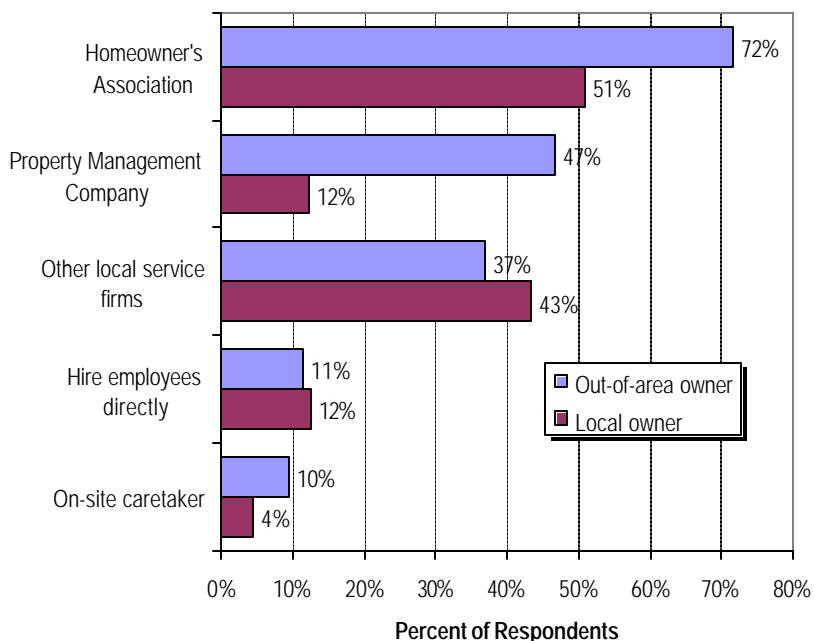
Source: 2006 Homeowner Survey; RRC Associates, Inc.

Characteristics of Home Operations and Upkeep

This section of the report summarizes data pertaining to selected aspects of home operations and upkeep, including the types of providers used by respondents and the services and costs associated with each type of provider.

- Summary of providers utilized for home operations and upkeep:* The below figure summarizes the proportion of respondents who utilize each of several service providers for the operation and upkeep of their Town of Vail residence by residency of owner. As shown, Town of Vail owners are most likely to use a Homeowner's Association (51 percent) and "other local service firms" (43 percent) over other types of home service providers. About 12 percent use a property management company, 12 percent hire employees directly and 4 percent use an on-site caretaker. Out-of-area owners largely use a Homeowner's Association (72 percent) and about 47 percent use a property management company – both in large part connected with multi-family properties. About 37 percent use "other local service firms," 11 percent hire employees directly and 10 percent use an on-site caretaker.

Respondents Utilizing Identified Service Providers for Home Operations and Upkeep: Town of Vail owners Vs. Out-of-Area Owners



Source: 2006 Homeowner Survey; RRC Associates, Inc.

About 18 percent of Town of Vail owners and 5 percent of out-of-area owners reported using none of the identified service providers for home operations/maintenance, or about 9 percent of all respondents. Additional observations include:

- A slightly higher percentage of homeowners in West Vail reported using no employees for home operations and upkeep (11 percent) than owners of properties in other areas. Homeowners in Lionshead were least likely to use no employees (4 percent).
- About 16 percent of single family homeowners do not use any of the identified home service providers, compared to only 2 percent of condominium/townhome owners.
- Use, cost and services provided by homeowners associations (HOAs): About 66 percent of all respondents indicated that they belong to a homeowners association, with higher membership among out-of-area owners (72 percent) than local owners (51 percent).

Among those belonging to an HOA, the median annual dues were about \$4,436 (average \$5,249). Dues are significantly higher for out-of-area owners (median \$5,000, average \$5,738) than local owners (median \$3,000, average \$3,540).

	Mean	Median
Local owner	\$3,540	\$3,000
Out-of-area owner	\$5,738	\$5,000
Total	\$5,249	\$4,436

Source: 2006 Homeowner Survey; RRC Associates, Inc.

Among those belonging to an HOA, the most common services provided by the HOA are snow removal (87 percent), lawn/landscape maintenance (84 percent), building maintenance (82 percent), trash removal (80 percent), insurance (61 percent), operation and maintenance of community amenities (50 percent) and security (35 percent). Other services provided by HOAs include cleaning (16 percent), cable television (12 percent), rental management (10 percent). Four percent of respondents indicated that their HOA's provide "other services."

- Use, cost and services provided by property management companies (PMCs): About 37 percent of respondents said that they hire a property management company for the upkeep and operations of their property, with a large difference in usage between local owners (12 percent) and out-of-area owners (47 percent).

Among those who hire a PMC, the median amount spent annually is \$4,900 (average \$8,091).

Services provided by PMCs to respondent homes include cleaning (67 percent), building maintenance (64 percent), snow removal (52 percent), rental management (49 percent), lawn/landscape maintenance (47 percent), trash removal (42 percent), security (37 percent), cable television (15 percent), insurance (12 percent) and "other services" (2 percent).

- Use, cost and services provided by caretakers: Eight percent of respondents said that they have an on-site caretaker(s), including 4 percent of full-time Vail resident owners and 10 percent of out-of-area owners.

Among those who use an on-site caretaker, the median amount spent annually is \$1,900 (average \$3,315).

Services provided by caretakers include building maintenance (60 percent), cleaning (52 percent), security (48 percent), snow removal (43 percent), lawn/landscape maintenance (43 percent) trash removal (28 percent), rental management (18 percent), cable television (17 percent) and insurance (15 percent).

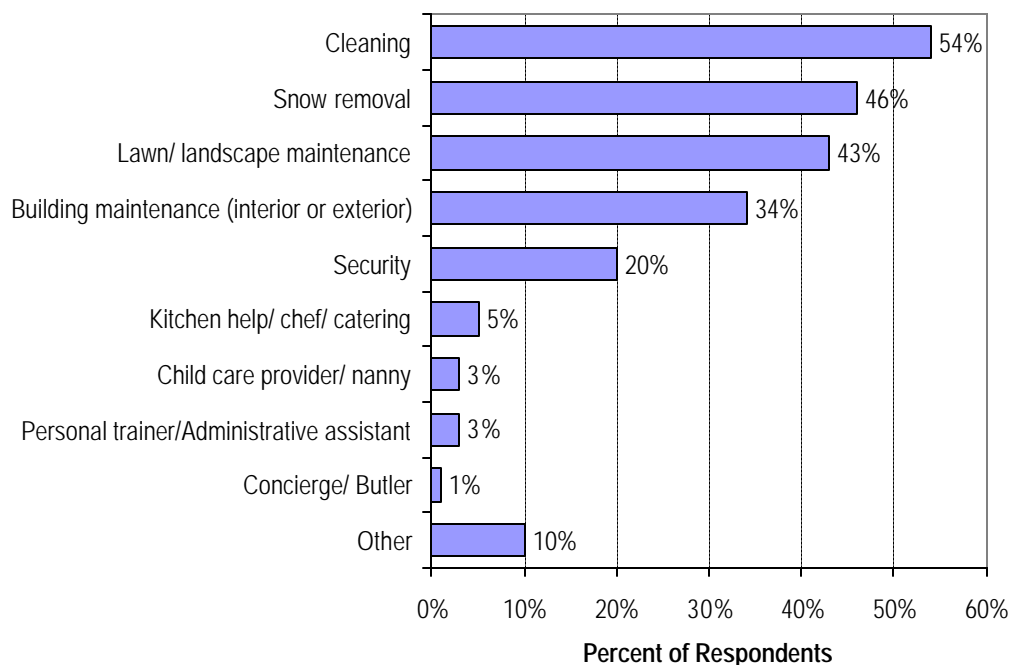
Respondents that hire on-site caretakers were asked whether they (or their Association) provides housing for their caretaker(s). About 18 percent stated that their on-site caretakers receive free housing as part of their compensation, about 45 percent provide no housing and 37 percent were unsure.

- Use, cost and services provided by other local service firms: About 39 percent of respondents said that they contract with other local service firms, with local owners being slightly more likely (43 percent) to contract with other local service firms than out-of-area owners (37 percent).

Among those who contract with other local service firms, the median amount spent per year was \$2,250 (average \$4,141), with locals spending slightly more on average (\$3,000 median; \$6,225 average) than out-of-area owners (\$2,000 median; \$3,208 average).

Among respondents who contract with other local service firms, the most common types of services hired include cleaning (54 percent), snow removal (46 percent), lawn/landscape maintenance (43 percent), building maintenance (34 percent) and security (20 percent). About 5 percent or fewer respondents reported using each of the following services: kitchen help/chef/catering (5 percent), child care provider/nanny (3 percent), personal trainer/administrative assistant (3 percent) and concierge/butler (1 percent). Ten percent responded that they contracted out for “other services,” including but not limited to pool/hot tub maintenance and pest control.

Services Used By Respondents that Contract With “Other Local Service Firms”



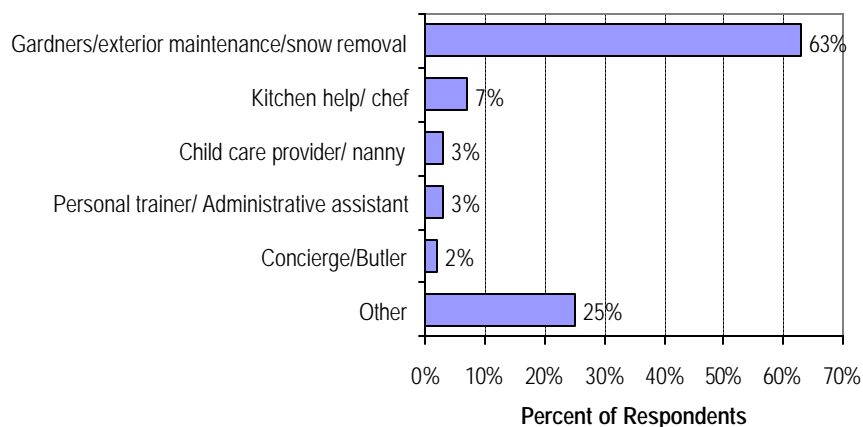
Source: 2006 Homeowner Survey; RRC Associates, Inc.

- *Use, cost and services provided by directly hired employees:* Approximately 12 percent of respondents said they hire employees directly, other than caretakers or other service providers noted previously, with out-of-area owners being similarly likely (11 percent) to hire employees directly as local owners (12 percent).

Among those who hire employees directly, the median amount spent per year was \$1,500 (average \$2,250).

The most common service hired is gardener/ exterior maintenance/ snow removal (63 percent), followed by kitchen help/ chef (7 percent), child care provider/ nanny (3 percent), personal trainer/ administrative assistant (3 percent) and concierge/ butler (2 percent). Twenty-five percent reported hiring employees directly to provide “other services,” including primarily housekeeping, building maintenance and repair.

Services Used By Respondents that “Hire Employees Directly”



Source: 2006 Homeowner Survey; RRC Associates, Inc.

Only 3 percent of respondents indicated that they provide living quarters for the employees that they hire directly. It was noted that a total of 3 employees were provided with living quarters – on in on-site housing and 2 in off-site housing.

- Who takes care of rental management for your property? Fifty percent of respondents indicated that they rent out their home, including 30 percent of Town of Vail owners and 56 percent of out-of-area owners. Of those who rent their home, the largest percentage uses a property management firm (49 percent). Another 26 percent manage rental arrangements themselves, 16 percent use a homeowner’s association, 7 percent use an on-site caretaker and 3 percent use other means.
- Where owners contract for home purchase, finance and insurance services: Property owners were asked to indicate where they contracted for home insurance, home mortgage/lending, legal service for property (including the purchase of the property) and realtor/sales services. Results indicate that:
 - Residential owners predominately use local Vail services for their realtor/sales service needs (91 percent) and about 50 percent use local Vail legal services.
 - Home insurance use varies, with about 21 percent of owners using local Vail services and 25 percent using services in other parts of Eagle County. About 23 percent of local owners use Vail insurance services and 44 percent use services in other parts of Eagle County. Out-of-area owners are most likely to use services in areas of Colorado outside of Eagle County (40 percent) and other states (23 percent). About 20 percent of out-of-area owners contract for home insurance in Vail.
 - Mortgage/lending services also shows some variability, with 29 percent of owners contracting for these services in Vail and 17 percent in other parts of Eagle County. This includes 41 percent of local owners and 23 percent of out-of-area owners contracting for mortgage/lending services in Vail and 25 percent of local owners and 12 percent of out-of-area owners contracting in Eagle County. Out-of-area owners largely contract for these services in other areas of Colorado (39 percent) and other states (26 percent).

Table 12. Where Did You Contract for Home Purchase, Finance and Insurance Services

	Realtor/sales services	Legal services	Home insurance	Home mortgage/lending
Vail	91%	50%	21%	29%
Other Eagle County	7%	16%	25%	17%
Other Colorado	2%	22%	33%	30%
Other State	0%	12%	21%	24%

Source: 2006 Homeowner Survey; RRC Associates, Inc.

APPENDIX A | Survey Form and Open-Ended Comments

HOMEOWNER SURVEY

If you own more than one property in the Town of Vail area, please respond to this entire survey based on the improved property that is within or nearest to the town boundary. If you own multiple properties within the town, respond for your property that has the highest valuation according to the County Assessor.

ABOUT YOUR RESIDENCY IN VAIL

1. Which of these categories best describes the type of property you own in Vail? *(CHECK ONE ONLY)*

- 1) Single-family house
- 2) Duplex
- 3) Condo or townhome in a complex with 20 or fewer units
- 4) Condo or townhome in a complex with more than 20 units
- 5) Other—please specify: _____

2. Which best describes the location of your property in Vail? *(CHECK ONE ONLY)*

- 1) East Vail
- 2) West Vail
- 3) Lionshead
- 4) Vail Village
- 5) Other – please specify: _____

3. Is your home a form of fractional ownership or timeshare use?

- Yes → How many weeks during each season do you have access your home?— *(GO TO Q. 5 AFTER ANSWERING)*

Summer June – Sept	Winter Dec – Mar	Spring/Fall Apr, May, Oct, Nov

- No *(CONTINUE)*

4. How many weeks during each season is your home in Vail used as:

	Summer June – Sept (17 weeks)	Winter Dec – Mar (17 Weeks)	Spring/Fall Apr, May, Oct, Nov (18 weeks)
Primary residence for owner			
Second home for owner			
Vacation rental			
Long-term rental to local resident			
Business/corporate function			
Vacant—not used			
Other: _____			
Total	17 weeks	17 weeks	18 weeks

5. Which of the following statements most accurately reflects your intended future use of your Vail residence? *(CHECK ALL THAT APPLY)*

- 01) Increase my personal use
- 02) Maintain current personal use
- 03) Decrease current personal use
- 04) Increase use by friends and family
- 05) Sell the property within _____ months OR _____ years
- 06) Retire in the Vail area and use as retirement residence within _____ months OR _____ years
- 07) Other _____
- 08) Use as a full-time rental unit
- 09) Use as a vacation/short-term rental unit
- 10) Become a full-time resident and work in the area (if not already)

6. *(IF YOU ARE NOT A FULL-TIME RESIDENT OF YOUR VAIL HOME)* Who typically resides in your Vail home when it is occupied? *(CHECK ALL THAT APPLY)*

- 1) Self
- 2) Spouse/partner
- 3) Children
- 4) Relatives/other family members
- 5) Friends
- 6) Business associates
- 7) Renters / non-acquaintances
- 8) Other _____

MAINTENANCE / UPKEEP / EMPLOYEES

7. Who takes care of rental management of your property?

- 1) No one—it is not rented
- 2) Myself/family members
- 3) On-site caretaker/employees
- 4) Homeowners association
- 5) Property management company
- 6) Other(s)—please specify: _____

THE FOLLOWING SECTIONS ASK WHAT TYPES OF ORGANIZATIONS AND SERVICE PROVIDERS PARTICIPATE IN THE UPKEEP OF YOUR PROPERTY. PLEASE COMPLETE ALL THAT APPLY:

8. Do you: (CHECK ALL THAT APPLY)

- Use or belong to a homeowners association
- Hire a property management company
- Hire an on-site caretaker
- None of the above (**GO TO Q. 13**)

9. Approximately how much do you spend each year on the following? (RESPOND FOR ALL THAT APPLY)

- Homeowners Association Dues \$ _____ PER YEAR
- Property Mgt. Co. \$ _____ PER YEAR (If you pay a percentage of the rental income generated by your property, please indicate the dollar amount to which this equates.)
- On-Site Caretaker \$ _____ PER YEAR

10. What services does your homeowners association, property management company or on-site caretaker provide? (CHECK ALL THAT APPLY)

	Homeowners Association	Property Mgt. Co.	On-Site Caretaker
01) Building maintenance (interior and/or exterior)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
02) Security	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
03) Cleaning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
04) Operation and maintenance of community amenities (e.g. clubhouse, swimming pool, Jacuzzi, tennis courts, etc.)	<input type="checkbox"/>	Not Applicable	Not Applicable
05) Snow removal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
06) Lawn/landscape maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
07) Trash removal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
08) Rental management	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
09) Insurance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10) Cable television	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11) Other— please specify: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. If you know the approximate number of hours the property management company or on-site caretaker spends serving your home each year, please indicate below:

- Property Mgt. Co. _____ number of hours per year **OR** Don't know
- On-Site Caretaker _____ number of hours per year **OR** Don't know

12. (IF YOU HIRE ON-SITE CARETAKER(S)) Do you provide housing for your caretaker(s)?

- Yes, free housing (housing is part of compensation)
- Yes, rental housing – please specify monthly rental cost: \$ _____
- No

13. Do you contract with **OTHER LOCAL SERVICE FIRMS?** (Other than property management firms or individuals employed directly by you.)

Yes (Continue) No (GO TO Q. 15)

14. What services do you contract for? Approximately how much do you spend on each service per year? And, if aware, approximately how many total hours of service are provided to your home per year? (COMPLETE ALL THAT APPLY)

SERVICES PURCHASED (CHECK ALL THAT APPLY)	DOLLAR AMOUNT PER YEAR	LABOR HOURS PER YEAR
01) <input type="checkbox"/> Building maintenance (interior or exterior)	\$ _____ OR <input type="checkbox"/> Don't know	Hours: _____ OR <input type="checkbox"/> Don't know
02) <input type="checkbox"/> Security	\$ _____ OR <input type="checkbox"/> Don't know	Hours: _____ OR <input type="checkbox"/> Don't know
03) <input type="checkbox"/> Cleaning	\$ _____ OR <input type="checkbox"/> Don't know	Hours: _____ OR <input type="checkbox"/> Don't know
04) <input type="checkbox"/> Lawn/landscape maintenance	\$ _____ OR <input type="checkbox"/> Don't know	Hours: _____ OR <input type="checkbox"/> Don't know
05) <input type="checkbox"/> Snow removal	\$ _____ OR <input type="checkbox"/> Don't know	Hours: _____ OR <input type="checkbox"/> Don't know
06) <input type="checkbox"/> Kitchen help/chef/catering	\$ _____ OR <input type="checkbox"/> Don't know	Hours: _____ OR <input type="checkbox"/> Don't know
07) <input type="checkbox"/> Child care provider/nanny	\$ _____ OR <input type="checkbox"/> Don't know	Hours: _____ OR <input type="checkbox"/> Don't know
08) <input type="checkbox"/> Concierge/butler	\$ _____ OR <input type="checkbox"/> Don't know	Hours: _____ OR <input type="checkbox"/> Don't know
09) <input type="checkbox"/> Personal trainer/administrative assistant	\$ _____ OR <input type="checkbox"/> Don't know	Hours: _____ OR <input type="checkbox"/> Don't know
10) <input type="checkbox"/> Other: _____	\$ _____ OR <input type="checkbox"/> Don't know	Hours: _____ OR <input type="checkbox"/> Don't know
TOTAL	\$ _____	Hours: _____ OR <input type="checkbox"/> Don't know

15. Do you **HIRE EMPLOYEES DIRECTLY?**

(Other than caretakers or other service providers noted above. Please include staff you bring with you, if applicable.)

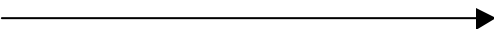
Yes (Continue) No (GO TO Q. 19)

16. What services do you hire/bring staff for? Approximately how much do you spend for each service per year? And, approximately how many hours of service are provided to your home per year? (COMPLETE ALL THAT APPLY)

EMPLOYEES HIRED	DOLLAR AMOUNT PER YEAR	LABOR HOURS PER YEAR
1) <input type="checkbox"/> Gardeners/exterior maintenance/snow removal	\$ _____ OR <input type="checkbox"/> Don't know	Hours: _____ OR <input type="checkbox"/> Don't know
2) <input type="checkbox"/> Kitchen help/chef	\$ _____ OR <input type="checkbox"/> Don't know	Hours: _____ OR <input type="checkbox"/> Don't know
3) <input type="checkbox"/> Child care provider/nanny	\$ _____ OR <input type="checkbox"/> Don't know	Hours: _____ OR <input type="checkbox"/> Don't know
4) <input type="checkbox"/> Concierge/butler	\$ _____ OR <input type="checkbox"/> Don't know	Hours: _____ OR <input type="checkbox"/> Don't know
5) <input type="checkbox"/> Personal trainer/administrative assistant	\$ _____ OR <input type="checkbox"/> Don't know	Hours: _____ OR <input type="checkbox"/> Don't know
6) <input type="checkbox"/> Other: _____	\$ _____ OR <input type="checkbox"/> Don't know	Hours: _____ OR <input type="checkbox"/> Don't know
TOTAL	\$ _____	Hours: _____

17. Do you provide or assist with housing for employees that serve your residence in Vail?

No (GO TO Q. 19)

Yes 

18. (IF YES) Where and for how many employees do you provide or assist with housing? (insert # of employees)

Living quarters located -->	On-Site	Off-Site
Employees hired locally	____#	____#
Employees brought with me	____#	____#

19. Where did you contract for services related to purchasing, financing and insuring your Vail area residence?

	Home Insurance	Home Mortgage/ Lending	Legal services for property/ purchase of property	Realtor / Sales representative
Vail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Eagle County _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Colorado _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other State _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Country _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ABOUT YOUR VAIL HOME (Remember, if you own more than one property in Vail, please respond for the improved property that has the highest valuation)

20. Is your residence in Vail ski-in/ski-out?

- Yes No

21. Please indicate the approximate size of your residence in Vail, both finished and unfinished square footage:

<u>FINISHED</u> (primary living space, heated interior space)	<u>UNFINISHED</u> (excluding garage and unenclosed exterior space)	<u>TOTAL SQ. FT.</u>
<input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/>	+ <input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/>	= <input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/>

22. How many bedrooms does your residence in Vail have? _____ bedrooms

How many total rooms does your residence have (excluding bathrooms)? _____ total rooms

23. Do you have a "mother-in-law" unit / accessory dwelling unit located on your property?

- No Yes—How many in total? _____ #

- AND what is the primary use of that unit:
- 1) Occupied by persons employed to maintain residence
 - 2) Occupied by other local Vail resident / long-term renter
 - 3) Occupied by family members/friends long-term
 - 4) Used by family/friends while visiting / short-term
 - 5) Other _____

24. Which of the following best describes the size of your lot?

- 1) Less than ½ acre
- 2) ½ to 1 acre
- 3) 1 to 5 acres
- 4) More than 5 acres — # of acres _____
- 5) Not applicable (condo/townhome)

ABOUT YOUR HOUSEHOLD

30. What is your household status?

- 1) Single, no children
- 2) Couple, no children
- 3) Household with children at home
- 4) Empty nester, children no longer at home
- 5) Other _____

25. What is the current value of your Vail residence (i.e., the price you think it would sell for today)? \$ _____

31. Including yourself, how many people live in your household? 1 2 3 4 5+

26. In what year was your residence built? _____ year

32. How many persons in your household are under 18 years old? 0 1 2 3 4+

27. In what year did you purchase your Vail residence (or lot if you built your own home)? _____ year

33. What is your age?

- 01) Under 25 07) 50 to 54
- 02) 25 to 29 08) 55 to 59
- 03) 30 to 34 09) 60 to 64
- 04) 35 to 39 10) 65 to 69
- 05) 40 to 44 11) 70 to 74
- 06) 45 to 49 12) 75 or older

28. Have you remodeled your Vail residence within the past three years or do you plan on renovating/ remodeling your residence in the next three years?

- Yes, remodeled recently—what year? _____
- Yes, have plans to remodel—what year? _____
- No

34. What is your approximate annual household income before taxes? (This question is necessary for statistical purposes. Be assured that this survey is completely confidential)

\$ _____ (approximate annual income)

29. (IF YES) Approximately how much did you/will you spend on remodeling? \$ _____

Thank you for your time and participation.
Please return your survey in the postage-paid envelope provided.

OPEN-ENDED COMMENTS—TOWN OF VAIL HOMEOWNER SURVEY

Written-in comments

- ♦ What is my overall feeling for Vail? Great place!
- ♦ We hire several companies for upkeep
- ♦ This survey does not account for two families owning a residence
- ♦ I live in a condo and pay for service through monthly maintenance fees so it is difficult to answer some of these questions

1. Other property type

- ♦ Four-plex
- ♦ Condo hotel

2. Other property location

- ♦ Between Vail Village and Lionshead
- ♦ Booth Creek
- ♦ Booth Falls (x 3)
- ♦ Buffer CK area
- ♦ Cascade (x 2)
- ♦ Cascade Village (x 4)
- ♦ Casolar
- ♦ Central
- ♦ Glen Lyon (x 2)
- ♦ Golden Peak
- ♦ Golf Course (x 8)
- ♦ Intermountain (x 3)
- ♦ Lionsridge
- ♦ Matterhorn
- ♦ Potato Patch (x 15)
- ♦ Red Sandstone (x 2)
- ♦ Sandstone (x 14)
- ♦ Vail Golf Course (x 5)
- ♦ Vail Proper

4. Other type of use

- ♦ Other family members
- ♦ Short term rental
- ♦ Used by friends
- ♦ Short term rental unit

5. Other future use

- ♦ Purchase larger unit
- ♦ Sell condo and buy full time home
- ♦ Retire to Vail part time- use maximum 6 months of the year
- ♦ Will increase personal use in about six years

6. Others who typically reside in home

- ♦ Long term renter
- ♦ Adult children/ grandchildren
- ♦ Tenant- long term

10. Other services provided

- ♦ Check property, service hot tubs when not in use
- ♦ Chimney cleaning
- ♦ Water, sewer (x 3)
- ♦ Blacktop access
- ♦ Tennis court maintenance
- ♦ Common area maintenance
- ♦ Tree spraying, road maintenance
- ♦ Vehicle care

14. Other services contracted

- ♦ Pool maintenance (x 2)
- ♦ Hot tub maintenance (x 3)
- ♦ Trash removal (x 2)
- ♦ Roofer, handyman
- ♦ Pest control
- ♦ Interior designer
- ♦ Architect, contractors

16. Other employees hired

- ♦ Housekeeper (x 2)
- ♦ Handyman (x 2)
- ♦ Painter, electrician
- ♦ Electrician, plumber
- ♦ House cleaning (x 4)
- ♦ Painter, handyman
- ♦ Building maintenance
- ♦ Painter, plumber

19. Other insurance, mortgage, legal, realtor

- ♦ Insurance, legal-Denver (x 6)
- ♦ Insurance, mortgage, legal- Jefferson County
- ♦ Insurance, mortgage, legal, realtor-Denver
- ♦ Insurance, mortgage, legal-Boulder (x 2)
- ♦ Insurance, mortgage, legal-Denver (x 4)
- ♦ Insurance, mortgage, legal-Jefferson County
- ♦ Insurance, mortgage, legal-Minnesota
- ♦ Insurance, mortgage-Avon
- ♦ Insurance, mortgage-Avon Legal-Illinois

- ♦ Insurance, mortgage-Boulder
- ♦ **19. Other insurance, mortgage, legal, realtor (continued)**
- ♦ Insurance, mortgage-Denver (x 3)
- ♦ Insurance, mortgage-Edwards (x 3)
- ♦ Insurance, mortgage-Fort Collins
- ♦ Insurance, realtor-Edwards
- ♦ Insurance-Avon (x 7)
- ♦ Insurance-Avon Legal-Denver
- ♦ Insurance-Avon Mortgage-California
- ♦ Insurance-Boulder
- ♦ Insurance-Colorado Springs
- ♦ Insurance-Denver (x 6)
- ♦ Insurance-Denver Mortgage-Texas
- ♦ Insurance-Douglas County
- ♦ Insurance-Eagle (x 2)
- ♦ Insurance-Edwards (x 3)
- ♦ Insurance-Edwards Mortgage-Evergreen
- ♦ Insurance-Fort Collins (x 2)
- ♦ Insurance-Glenwood Springs
- ♦ Insurance-Grand Junction
- ♦ Insurance-Greeley
- ♦ Insurance-Iowa
- ♦ Insurance-Jefferson County
- ♦ Insurance-Larimer
- ♦ Insurance-Longmont
- ♦ Insurance-Texas Mortgage-Denver
- ♦ Legal, realtor-Edwards
- ♦ Legal-Breckenridge
- ♦ Legal-California
- ♦ Legal-Denver (x 2)
- ♦ Legal-Denver Insurance-Oklahoma
- ♦ Mortgage, legal-Denver
- ♦ Mortgage-Boulder
- ♦ Mortgage-Citigroup
- ♦ Mortgage-Denver
- ♦ Mortgage-Edwards Insurance-Texas
- ♦ Mortgage-Florida
- ♦ Mortgage-Illinois (x 2)
- ♦ Mortgage-Summit

30. Other household status

- ♦ Widow
- ♦ Widower (x 2)
- ♦ Owned by trust
- ♦ Single, child part time
- ♦ Two owners- roommates
- ♦ Widowed, grown children
- ♦ Divorced with children

APPENDIX B | Survey Response Tables

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
WHICH BEST DESCRIBES THE TYPE OF PROPERTY YOU OWN IN VAIL	Single-family house	18%	30%	13%
	Duplex	21%	24%	20%
	Condo or townhome in a complex with 20 or fewer units	22%	24%	21%
	Condo or townhome in a complex with more than 20 units	38%	21%	45%
	Other	1%	0%	1%
TOTAL		100%	100%	100%
	n =	755	209	540
WHICH BEST DESCRIBES THE LOCATION OF YOUR PROPERTY IN VAIL	East Vail	33%	30%	34%
	West Vail	35%	53%	28%
	Lionshead	8%		11%
	Vail Village	15%	9%	17%
	Other	9%	8%	10%
TOTAL		100%	100%	100%
	n =	731	205	520

17 Aug 06

Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
IS YOUR HOME A FORM OF FRACTIONAL OWNERSHIP OR TIMESHARE USE	Yes	2%		3%
	No	98%	100%	97%
TOTAL		100%	100%	100%
	n =	751	208	537
(IF YES) HOW MANY WEEKS DURING THE SUMMER (JUN-SEPT) DO YOU HAVE ACCESS TO YOUR HOME	1 - 3	67%		67%
	4 - 6	13%		13%
	7 - 9	7%		7%
	10 - 12	7%		7%
	16 or more	7%		7%
TOTAL		100%		100%
Average		4.4	.	4.4
Median		3.0	.	3.0
n =		15	0	15

17 Aug 06

Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Out-of-area owner
(IF YES) HOW MANY WEEKS DURING THE WINTER (DEC-MAR) DO YOU HAVE ACCESS TO YOUR HOME	None	7%	7%
	1 - 3	40%	40%
	4 - 6	27%	27%
	7 - 9	20%	20%
	16 or more	7%	7%
TOTAL		100%	100%
Average		5.1	5.1
Median		4.0	4.0
n =		15	15
(IF YES) HOW MANY WEEKS DURING THE SPRING/ FALL (APR, MAY, OCT, NOV) DO YOU HAVE ACCESS TO YOUR HOME	None	27%	27%
	1 - 3	40%	40%
	4 - 6	13%	13%
	7 - 9	7%	7%
	16 or more	13%	13%
TOTAL		100%	100%
Average		4.3	4.3
Median		1.0	1.0
n =		15	15

17 Aug 06
Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
HOW MANY WEEKS IN SUMMER IS YOUR HOME IN VAIL USED AS YOUR PRIMARY RESIDENCE	None	70%	8%	94%
	1 - 3	2%		3%
	4 - 6	1%		1%
	7 - 9	1%		1%
	10 - 12	1%	1%	1%
	13 - 15	1%	2%	
	16 or more	25%	90%	0%
TOTAL		100%	100%	100%
Average		4.6	15.6	.3
Median		.0	17.0	.0
n =		695	193	496
HOW MANY WEEKS IN SUMMER IS YOUR HOME IN VAIL USED AS A SECOND HOME FOR OWNER	None	42%	96%	21%
	1 - 3	29%	2%	39%
	4 - 6	15%	1%	21%
	7 - 9	4%	1%	6%
	10 - 12	3%		4%
	13 - 15	1%		2%
	16 or more	6%	1%	7%
TOTAL		100%	100%	100%
Average		3.1	.3	4.2
Median		2.0	.0	3.0
n =		695	193	496
HOW MANY WEEKS IN SUMMER IS YOUR HOME IN VAIL USED AS A VACATION RENTAL	None	81%	98%	75%
	1 - 3	5%	1%	7%
	4 - 6	5%		7%
	7 - 9	1%		1%
	10 - 12	1%		2%
	13 - 15	3%	1%	4%
	16 or more	4%	1%	5%
TOTAL		100%	100%	100%
Average		1.5	.2	2.1
Median		.0	.0	.0
n =		695	193	496

17 Aug 06
Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
HOW MANY WEEKS IN SUMMER IS YOUR HOME IN VAIL USED AS A LONG-TERM RENTAL TO A LOCAL RESIDENT	None	95%	97%	94%
	4 - 6	0%		0%
	7 - 9	0%		0%
	10 - 12	0%		0%
	16 or more	5%	3%	5%
TOTAL		100%	100%	100%
Average		.8	.5	.9
Median		.0	.0	.0
n =		695	193	496
HOW MANY WEEKS IN SUMMER IS YOUR HOME IN VAIL USED FOR BUSINESS/ CORPORATE FUNCTION	None	99%	100%	98%
	1 - 3	0%		1%
	4 - 6	0%		0%
	13 - 15	0%		0%
	16 or more	0%		0%
TOTAL		100%	100%	100%
Average		.1	.0	.2
Median		.0	.0	.0
n =		695	193	496

17 Aug 06

Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
HOW MANY WEEKS IN SUMMER IS YOUR HOME IN VAIL VACANT - NOT USED	None	45%	95%	26%
	1 - 3	2%	2%	2%
	4 - 6	3%	1%	4%
	7 - 9	6%	2%	8%
	10 - 12	12%		17%
	13 - 15	26%	1%	35%
	16 or more	5%	1%	7%
TOTAL		100%	100%	100%
Average		6.5	.4	8.9
Median		5.0	.0	11.0
n =		695	193	496
HOW MANY WEEKS IN SUMMER IS YOUR HOME IN VAIL USED FOR OTHER PURPOSES	None	96%	100%	95%
	1 - 3	2%		2%
	4 - 6	0%		1%
	7 - 9	0%		0%
	10 - 12	0%		0%
	13 - 15	1%		1%
	16 or more	0%		1%
TOTAL		100%	100%	100%
Average		.3	.0	.4
Median		.0	.0	.0
n =		695	193	496

17 Aug 06
Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
HOW MANY WEEKS IN WINTER IS YOUR HOME IN VAIL USED AS YOUR PRIMARY RESIDENCE	None	69%	10%	92%
	1 - 3	2%	1%	3%
	4 - 6	2%	1%	2%
	7 - 9	0%		0%
	10 - 12	1%		1%
	13 - 15	1%	2%	1%
	16 or more	25%	87%	1%
TOTAL		100%	100%	100%
Average		4.5	15.1	.5
Median		.0	17.0	.0
n =		695	193	496
HOW MANY WEEKS IN WINTER IS YOUR HOME IN VAIL USED AS A SECOND HOME FOR OWNER	None	42%	96%	21%
	1 - 3	18%	1%	25%
	4 - 6	18%	2%	25%
	7 - 9	7%	1%	9%
	3.58	0%		0%
	10 - 12	5%		7%
	13 - 15	2%	1%	3%
16 or more	7%	1%	10%	
TOTAL		100%	100%	100%
Average		3.9	.3	5.3
Median		2.0	.0	4.0
n =		695	193	496
HOW MANY WEEKS IN WINTER IS YOUR HOME IN VAIL USED AS A VACATION RENTAL	None	77%	97%	68%
	1 - 3	2%		3%
	4 - 6	4%		5%
	7 - 9	3%		4%
	10 - 12	4%		6%
	13 - 15	5%		7%
	16 or more	5%	3%	6%
TOTAL		100%	100%	100%
Average		2.5	.5	3.3
Median		.0	.0	.0
n =		695	193	496

17 Aug 06
Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
HOW MANY WEEKS IN WINTER IS YOUR HOME IN VAIL USED AS A LONG-TERM RENTAL TO A LOCAL RESIDENT	None	95%	97%	94%
	7 - 9	0%		0%
	10 - 12	0%		0%
	13 - 15	0%		0%
	16 or more	4%	3%	5%
TOTAL		100%	100%	100%
Average		.8	.5	.9
Median		.0	.0	.0
n =		695	193	496
HOW MANY WEEKS IN WINTER IS YOUR HOME IN VAIL USED FOR BUSINESS/ CORPORATE FUNCTION	None	98%	100%	98%
	1 - 3	1%		1%
	4 - 6	0%		0%
	7 - 9	0%		0%
	13 - 15	0%		0%
	16 or more	0%		0%
TOTAL		100%	100%	100%
Average		.1	.0	.1
Median		.0	.0	.0
n =		695	193	496

17 Aug 06
Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
HOW MANY WEEKS IN WINTER IS YOUR HOME IN VAIL VACANT - NOT USED	None	49%	94%	32%
	1 - 3	5%	2%	7%
	4 - 6	6%	1%	8%
	7 - 9	11%	1%	16%
	10 - 12	11%	2%	15%
	13 - 15	15%	1%	21%
	16 or more	2%	1%	2%
TOTAL		100%	100%	100%
Average		5.0	.6	6.6
Median		1.0	.0	7.0
n =		695	193	496
HOW MANY WEEKS IN WINTER IS YOUR HOME IN VAIL USED FOR OTHER PURPOSES	None	97%	100%	96%
	1 - 3	1%		2%
	4 - 6	1%		1%
	7 - 9	0%		1%
	13 - 15	0%		0%
	16 or more	0%		0%
TOTAL		100%	100%	100%
Average		.2	.0	.2
Median		.0	.0	.0
n =		695	193	496

17 Aug 06
Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006

Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
HOW MANY WEEKS IN SPRING/ FALL IS YOUR HOME IN VAIL USED AS YOUR PRIMARY RESIDENCE	None	72%	11%	95%
	1 - 3	3%	1%	3%
	4 - 6	1%		1%
	7 - 9	1%	2%	0%
	10 - 12	0%	2%	
	13 - 15	0%	1%	0%
	16 or more	24%	84%	0%
TOTAL		100%	100%	100%
Average		4.5	15.5	.2
Median		.0	18.0	.0
n =		695	193	496
HOW MANY WEEKS IN SPRING/ FALL IS YOUR HOME IN VAIL USED AS A SECOND HOME FOR OWNER	None	57%	97%	42%
	1 - 3	25%	1%	35%
	4 - 6	9%	2%	11%
	7 - 9	2%	1%	2%
	10 - 12	1%		2%
	13 - 15	1%		1%
	16 or more	5%	1%	7%
TOTAL		100%	100%	100%
Average		2.1	.2	2.8
Median		.0	.0	1.0
n =		695	193	496
HOW MANY WEEKS IN SPRING/ FALL IS YOUR HOME IN VAIL USED AS A VACATION RENTAL	None	88%	99%	83%
	1 - 3	5%		6%
	4 - 6	1%		2%
	7 - 9	0%		0%
	10 - 12	1%		1%
	13 - 15	0%		0%
	16 or more	5%	1%	7%
TOTAL		100%	100%	100%
Average		1.2	.1	1.6
Median		.0	.0	.0
n =		695	193	496

17 Aug 06

Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
HOW MANY WEEKS IN SPRING/ FALL IS YOUR HOME IN VAIL USED AS A LONG-TERM RENTAL TO A LOCAL RESIDENT	None	96%	97%	95%
	7 - 9	0%		0%
	16 or more	4%	3%	5%
TOTAL		100%	100%	100%
Average		.8	.6	.9
Median		.0	.0	.0
n =		695	193	496
HOW MANY WEEKS IN SPRING/ FALL IS YOUR HOME IN VAIL USED FOR BUSINESS/ CORPORATE FUNCTION	None	99%	100%	99%
	1 - 3	0%		0%
	13 - 15	0%		0%
	16 or more	0%		1%
TOTAL		100%	100%	100%
Average		.1	.0	.2
Median		.0	.0	.0
n =		695	193	496

17 Aug 06
Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
HOW MANY WEEKS IN SPRING/ FALL IS YOUR HOME IN VAIL VACANT - NOT USED	None	40%	88%	21%
	1 - 3	1%		2%
	4 - 6	1%	1%	1%
	7 - 9	2%	3%	2%
	10 - 12	4%	2%	5%
	13 - 15	15%	2%	20%
	16 or more	37%	5%	50%
TOTAL		100%	100%	100%
Average		9.2	1.6	12.1
Median		13.0	.0	15.1
n =		695	193	496
HOW MANY WEEKS IN SPRING/ FALL IS YOUR HOME IN VAIL USED FOR OTHER PURPOSES	None	97%	100%	96%
	1 - 3	1%		2%
	4 - 6	0%		0%
	7 - 9	0%		0%
	13 - 15	0%		0%
	16 or more	1%		1%
TOTAL		100%	100%	100%
Average		.2	.0	.3
Median		.0	.0	.0
n =		695	193	496

17 Aug 06
Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
TOTAL WEEKS/ YEAR USED AS: PRIMARY RESIDENCE	None	67%	8%	91%
	1 - 3	1%		2%
	4 - 6	2%		2%
	7 - 9	1%		2%
	10 - 12	1%		1%
	13 - 15	0%		0%
	16 or more	27%	92%	2%
TOTAL		100%	100%	100%
Average		13.6	46.2	1.0
Median		.0	52.0	.0
n =		695	193	496
TOTAL WEEKS/ YEAR USED AS: SECOND HOME FOR OWNER	None	37%	95%	14%
	1 - 3	7%	1%	10%
	4 - 6	12%	1%	16%
	7 - 9	10%		14%
	10 - 12	8%	1%	11%
	13 - 15	5%	1%	7%
	16 or more	21%	2%	29%
TOTAL		100%	100%	100%
Average		9.1	.8	12.3
Median		5.0	.0	9.0
n =		695	193	496
TOTAL WEEKS/ YEAR USED AS: VACATION RENTAL	None	75%	97%	66%
	1 - 3	2%		3%
	4 - 6	2%		3%
	7 - 9	2%		3%
	10 - 12	3%		4%
	13 - 15	2%		2%
	16 or more	14%	3%	19%
TOTAL		100%	100%	100%
Average		5.2	.8	7.0
Median		.0	.0	.0
n =		695	193	496

17 Aug 06
Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
TOTAL WEEKS/ YEAR USED AS: LONG-TERM RENTAL TO LOCAL RESIDENT	None	95%	97%	94%
	4 - 6	0%		0%
	7 - 9	0%		0%
	13 - 15	0%		0%
	16 or more	5%	3%	5%
TOTAL		100%	100%	100%
Average		2.4	1.6	2.7
Median		.0	.0	.0
n =		695	193	496
TOTAL WEEKS/ YEAR USED AS: BUSINESS/CORPORATE FUNCTION	None	98%	100%	97%
	1 - 3	1%		1%
	4 - 6	0%		0%
	7 - 9	0%		0%
	13 - 15	0%		0%
	16 or more	1%		1%
TOTAL		100%	100%	100%
Average		.3	.0	.4
Median		.0	.0	.0
n =		695	193	496

17 Aug 06
Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
TOTAL WEEKS/ YEAR USED AS: VACANT - NOT USED	None	38%	87%	19%
	1 - 3	1%	1%	1%
	4 - 6	1%	1%	1%
	7 - 9	1%	2%	1%
	10 - 12	1%	1%	1%
	13 - 15	1%	1%	1%
	16 or more	57%	9%	76%
TOTAL		100%	100%	100%
Average		20.7	2.6	27.6
Median		23.8	.0	33.0
n =		695	193	496
TOTAL WEEKS/ YEAR USED AS: OTHER	None	96%	100%	94%
	1 - 3	1%		1%
	4 - 6	1%		1%
	7 - 9	1%		1%
	10 - 12	0%		1%
	13 - 15	0%		1%
	16 or more	1%		2%
TOTAL		100%	100%	100%
Average		.6	.0	.9
Median		.0	.0	.0
n =		695	193	496

17 Aug 06
Source: RRC Associates

**VAIL HOMEOWNER SURVEY 2006
Final Results**

		OVERALL	Town of Vail owner	Out-of-area owner
WHICH MOST ACCURATELY REFLECTS YOUR INTENDED FUTURE USE OF YOUR VAIL RESIDENCE	Maintain current personal use	52%	77%	42%
	Increase my personal use	38%	5%	51%
	Increase use by friends and family	22%	3%	29%
	Use as a vacation/short-term rental unit	13%	1%	18%
	Retire in the Vail area and use as retirement	11%	3%	14%
	Sell the property	6%	9%	4%
	Use as a full-time rental unit	4%	6%	3%
	Become a full-time resident and work in the area	3%	4%	2%
	Other	2%	3%	1%
	Decrease my personal use	1%	2%	1%
TOTAL		151%	114%	165%
	n =	753	206	541
(IF SELL) WITHIN HOW MANY YEARS DO YOU PLAN TO SELL YOUR PROPERTY	0	27%	33%	22%
	1	13%	22%	7%
	2	20%	17%	22%
	3	16%	6%	22%
	5	18%	11%	22%
	8	2%	6%	
	10	4%	6%	4%
TOTAL		100%	100%	100%
Average		2.5	2.3	2.7
Median		2.0	1.0	2.0
n =		45	18	27
(IF RETIRE) WITHIN HOW MANY YEARS DO YOU PLAN TO RETIRE TO YOUR PROPERTY	0	5%		6%
	1	3%	17%	1%
	2	10%		10%
	3	9%		10%
	4	4%	17%	3%
	5	21%		23%
	6	4%		4%
	7	5%		6%
	8	8%		9%
	9	1%		1%
	10	19%	17%	20%
	15	8%	50%	4%
	20	1%		1%
	55	1%		1%
TOTAL		100%	100%	100%
Average		7.1	10.0	7.0
Median		5.0	12.5	5.0
n =		77	6	70

17 Aug 06

Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
(IF YOU ARE NOT A FULL-TIME RESIDENT OF YOUR VAIL HOME) WHO TYPICALLY RESIDES IN YOUR VAIL HOME WHEN IT IS OCCUPIED	Self	81%	100%	79%
	Spouse/partner	54%	53%	54%
	Children	49%	27%	50%
	Relatives/other family members	37%	13%	38%
	Friends	35%	20%	36%
	Renters/non-acquaintances	26%	7%	27%
	Business associates	3%	3%	3%
	Other	2%		3%
TOTAL		287%	223%	290%
	n =	575	30	539
WHO TAKES CARE OF RENTAL MANAGEMENT OF YOUR PROPERTY	No one -- it is not rented	50%	70%	44%
	Myself/family members	13%	16%	12%
	On-site caretaker/employees	3%	2%	4%
	Homeowners association	8%	8%	8%
	Property management company	24%	4%	31%
	Others	2%	1%	2%
TOTAL		100%	100%	100%
	n =	680	171	503

17 Aug 06

Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
DO YOU HIRE EMPLOYEES TO SERVE YOUR RESIDENCE	At least one	91%	82%	95%
	None	9%	18%	5%
TOTAL		100%	100%	100%
	n =	733	201	526

17 Aug 06
Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
DO YOU:	Use or belong to a homeowners association	66%	51%	72%
	Hire a property management company	37%	12%	47%
	Hire an on-site caretaker	8%	4%	10%
	None of the above	24%	48%	15%
TOTAL		135%	115%	143%
	n =	738	202	530

17 Aug 06
Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
WHAT ARE YOUR ANNUAL HOMEOWNERS ASSOCIATION DUES	\$1 - \$499	1%	1%	1%
	\$500 - \$999	4%	4%	3%
	\$1000 - \$1499	3%	5%	2%
	\$1500 - \$1999	5%	9%	3%
	\$2000 - \$2499	9%	14%	7%
	\$2500 - \$2999	4%	9%	3%
	\$3000 - \$3499	9%	14%	7%
	\$3500 - \$3999	10%	10%	10%
	\$4000 - \$4499	6%	5%	7%
	\$4500 - \$4999	4%	5%	3%
	\$5000 - \$5999	12%	12%	12%
	\$6000 - \$6999	12%	6%	14%
	\$7000 - \$7999	3%	2%	3%
	\$8000 - \$8999	5%	1%	6%
	\$9000 - \$9999	2%		2%
\$10,000 or more	12%	2%	15%	
TOTAL		100%	100%	100%
Average		5248.7	3540.8	5737.5
Median		4436.0	3000.0	5000.0
n =		451	99	350

17 Aug 06
Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
APPROXIMATELY HOW MUCH DO YOU SPEND EACH YEAR ON PROPERTY MANAGEMENT SERVICES	\$1 - \$1999	19%	17%	19%
	\$2000 - \$3999	24%	50%	23%
	\$4000 - \$5999	10%		10%
	\$6000 - \$7999	11%		11%
	\$8000 - \$9999	5%	17%	5%
	\$10,000 - \$11,999	5%		6%
	\$12,000 - \$13,999	8%		8%
	\$14,000 - \$15,999	2%		2%
	\$16,000 or more	15%	17%	15%
TOTAL		100%	100%	100%
Average		8090.6	8153.3	8111.9
Median		4900.0	3000.0	5000.0
n =		182	6	175

17 Aug 06
Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
APPROXIMATELY HOW MUCH DO YOU SPEND EACH YEAR ON CARETAKER SERVICES	\$1 - \$1999	50%	50%	50%
	\$2000 - \$3999	31%	50%	29%
	\$4000 - \$5999	8%		9%
	\$6000 - \$7999	3%		3%
	\$10,000 - \$11,999	3%		3%
	\$14,000 - \$15,999	3%		3%
	\$16,000 or more	3%		3%
TOTAL		100%	100%	100%
Average		3314.8	2300.0	3374.5
Median		1900.0	2300.0	1900.0
n =		36	2	34

17 Aug 06
Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
WHAT SERVICES DOES YOUR HOMEOWNERS ASSOCIATION PROVIDE	Snow removal	87%	83%	88%
	Lawn/landscape maintenance	84%	80%	85%
	Building maintenance (interior and/or exterior)	82%	78%	83%
	Trash removal	80%	86%	78%
	Insurance	61%	66%	61%
	Operation & maintenance of community amenities	50%	37%	54%
	Security	35%	20%	39%
	Cleaning	16%	13%	17%
	Cable television	12%	5%	14%
	Rental management	10%	5%	11%
	Other	4%	12%	2%
TOTAL		520%	485%	531%
	n =	435	94	338

17 Aug 06
Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
WHAT SERVICES DOES YOUR PROPERTY MANAGEMENT COMPANY PROVIDE	Cleaning	67%	30%	70%
	Building maintenance (interior and/or exterior)	64%	70%	63%
	Snow removal	52%	91%	48%
	Rental management	49%	22%	52%
	Lawn/landscape maintenance	47%	83%	43%
	Trash removal	42%	57%	40%
	Security	37%	4%	40%
	Cable television	15%	4%	16%
	Insurance	12%	30%	10%
	Other	2%	4%	2%
TOTAL		386%	396%	385%
	n =	266	23	242

17 Aug 06
Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
WHAT SERVICES DOES YOUR ON-SITE CARETAKER PROVIDE	Building maintenance (interior and/or exterior)	60%	60%	60%
	Cleaning	52%	40%	53%
	Security	48%	20%	51%
	Snow removal	43%	60%	42%
	Lawn/landscape maintenance	43%	40%	44%
	Trash removal	28%	20%	29%
	Rental management	18%		20%
	Cable television	17%	20%	16%
	Insurance	15%	20%	15%
TOTAL		325%	280%	329%
	n =	60	5	55

17 Aug 06
Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
(IF YOU HIRE ON-SITE CARETAKERS) DO YOU PROVIDE HOUSING FOR YOUR CARETAKERS	Yes, free housing (housing is part of compensation)	18%	33%	16%
	No	45%	33%	47%
	Don't know	37%	33%	37%
TOTAL		100%	100%	100%
	n =	60	9	51

17 Aug 06
Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
DO YOU CONTRACT WITH OTHER LOCAL SERVICE FIRMS	Yes	39%	43%	37%
	No	61%	57%	63%
TOTAL		100%	100%	100%
	n =	749	208	535
DO YOU CONTRACT LOCAL SERVICE FIRMS FOR BUILDING	Yes	34%	36%	34%
	No	66%	64%	66%
TOTAL		100%	100%	100%
	n =	291	90	198
APPROXIMATELY HOW MUCH DO YOU SPEND PER YEAR ON BUILDING MAINTENANCE (INTERIOR OR EXTERIOR)	\$500 - \$999	12%	8%	13%
	\$1000 - \$1499	36%	42%	34%
	\$1500 - \$1999	8%		11%
	\$2000 - \$3999	12%		16%
	\$4000 - \$5999	24%	17%	26%
	\$6000 - \$7999	6%	25%	
	\$10,000 - \$11,999	2%	8%	
TOTAL		100%	100%	100%
Average		2608.0	3687.5	2267.1
Median		1500.0	2625.0	1500.0
n =		50	12	38

17 Aug 06
Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
DO YOU CONTRACT LOCAL SERVICE FIRMS FOR SECURITY	Yes	20%	17%	22%
	No	80%	83%	78%
TOTAL		100%	100%	100%
	n =	291	90	198
APPROXIMATELY HOW MUCH DO YOU SPEND PER YEAR ON SECURITY	\$1 - \$499	50%	60%	45%
	\$500 - \$999	33%	30%	34%
	\$1000 - \$1499	15%		21%
	\$2000 - \$3999	3%	10%	
TOTAL		100%	100%	100%
Average		567.4	572.0	581.3
Median		496.5	410.0	500.0
n =		40	10	29

17 Aug 06
Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
DO YOU CONTRACT LOCAL SERVICE FIRMS FOR CLEANING	Yes	54%	48%	57%
	No	46%	52%	43%
TOTAL		100%	100%	100%
	n =	291	90	198
APPROXIMATELY HOW MUCH DO YOU SPEND PER YEAR ON CLEANING	\$1 - \$499	11%	9%	12%
	\$500 - \$999	21%	12%	25%
	\$1000 - \$1499	23%	12%	28%
	\$1500 - \$1999	9%	9%	9%
	\$2000 - \$3999	26%	35%	21%
	\$4000 - \$5999	4%	9%	1%
	\$6000 - \$7999	6%	15%	1%
	\$10,000 - \$11,999	1%		1%
TOTAL		100%	100%	100%
Average		1807.8	2578.5	1458.4
Median		1020.0	2000.0	1000.0
n =		109	34	75

17 Aug 06
Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
DO YOU CONTRACT LOCAL SERVICE FIRMS FOR LAWN/ LANDSCAPE MAINTENANCE	Yes	43%	56%	37%
	No	57%	44%	63%
TOTAL		100%	100%	100%
	n =	291	90	198
APPROXIMATELY HOW MUCH DO YOU SPEND PER YEAR ON LAWN/ LANDSCAPE MAINTENANCE	\$1 - \$499	18%	9%	23%
	\$500 - \$999	15%	18%	13%
	\$1000 - \$1499	28%	15%	37%
	\$1500 - \$1999	4%	6%	2%
	\$2000 - \$3999	22%	33%	15%
	\$4000 - \$5999	7%	9%	6%
	\$10,000 - \$11,999	1%	3%	
	\$12,000 - \$13,999	1%	3%	
	\$20,000 - \$24,999	2%	3%	2%
	\$40,000 - \$49,999	1%		2%
TOTAL		100%	100%	100%
Average		2624.7	3007.0	2382.1
Median		1000.0	2000.0	1000.0
n =		85	33	52

17 Aug 06

Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
DO YOU CONTRACT LOCAL SERVICE FIRMS FOR SNOW REMOVAL	Yes	46%	54%	42%
	No	54%	46%	58%
TOTAL		100%	100%	100%
	n =	291	90	198
APPROXIMATELY HOW MUCH DO YOU SPEND PER YEAR ON SNOW REMOVAL	\$1 - \$499	13%	11%	14%
	\$500 - \$999	50%	42%	54%
	\$1000 - \$1499	18%	22%	16%
	\$1500 - \$1999	6%	8%	5%
	\$2000 - \$3999	9%	11%	7%
	\$4000 - \$5999	1%		2%
	\$8000 - \$9999	2%	3%	2%
	\$10,000 - \$11,999	1%	3%	
TOTAL		100%	100%	100%
Average		1170.9	1438.6	1011.8
Median		725.0	850.0	650.0
n =		94	36	57

17 Aug 06
Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
DO YOU CONTRACT LOCAL SERVICE FIRMS FOR KITCHEN HELP/ CHEF/ CATERING	Yes	5%	6%	5%
	No	95%	94%	95%
TOTAL		100%	100%	100%
	n =	291	90	198
APPROXIMATELY HOW MUCH DO YOU SPEND PER YEAR ON KITCHEN HELP/ CHEF/ CATERING	\$500 - \$999	14%		33%
	\$2000 - \$3999	43%	25%	67%
	\$4000 - \$5999	14%	25%	
	\$8000 - \$9999	14%	25%	
	\$10,000 - \$11,999	14%	25%	
TOTAL		100%	100%	100%
Average		4500.0	6500.0	1833.3
Median		3000.0	6500.0	2000.0
n =		7	4	3

17 Aug 06

Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
DO YOU CONTRACT LOCAL SERVICE FIRMS FOR CHILD CARE PROVIDER/ NANNY	Yes	3%	2%	4%
	No	97%	98%	96%
TOTAL		100%	100%	100%
	n =	291	90	198
APPROXIMATELY HOW MUCH DO YOU SPEND PER YEAR ON CHILD CARE PROVIDER/ NANNY	\$1 - \$499	20%		25%
	\$500 - \$999	40%		50%
	\$2000 - \$3999	20%		25%
	\$25,000 - \$29,999	20%	100%	
TOTAL		100%	100%	100%
Average		5860.0	25000.0	1075.0
Median		500.0	25000.0	500.0
n =		5	1	4

17 Aug 06

Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
DO YOU CONTRACT LOCAL SERVICE FIRMS FOR CONCIERGE/ BUTLER	Yes	1%		2%
	No	99%	100%	98%
TOTAL		100%	100%	100%
	n =	291	90	198
APPROXIMATELY HOW MUCH DO YOU SPEND PER YEAR ON CONCIERGE/ BUTLER		100%		100%
TOTAL		100%		100%
Average		400.0	.	400.0
Median		400.0	.	400.0
n =		1	0	1

17 Aug 06

Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
DO YOU CONTRACT LOCAL SERVICE FIRMS FOR PERSONAL TRAINER/ ADMINISTRATIVE ASSISTANT	Yes	3%	4%	2%
	No	97%	96%	98%
TOTAL		100%	100%	100%
	n =	291	90	198
APPROXIMATELY HOW MUCH DO YOU SPEND PER YEAR ON PERSONAL TRAINER/ ADMINISTRATIVE ASSISTANT	\$500 - \$999	20%	33%	
	\$1000 - \$1499	40%		100%
	\$6000 - \$7999	20%	33%	
	\$40,000 - \$49,999	20%	33%	
TOTAL		100%	100%	100%
Average		9900.0	15833.3	1000.0
Median		1000.0	7000.0	1000.0
n =		5	3	2

17 Aug 06

Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
DO YOU CONTRACT LOCAL SERVICE FIRMS FOR OTHER THING	Yes	10%	10%	11%
	No	90%	90%	89%
TOTAL		100%	100%	100%
	n =	291	90	198
APPROXIMATELY HOW MUCH DO YOU SPEND PER YEAR ON OTHER SERVICES	\$1 - \$499	29%	57%	18%
	\$500 - \$999	8%		12%
	\$1000 - \$1499	46%	29%	53%
	\$2000 - \$3999	17%	14%	18%
TOTAL		100%	100%	100%
Average		1102.7	837.9	1211.8
Median		1000.0	300.0	1100.0
n =		24	7	17

17 Aug 06
Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
TOTAL AMOUNT YOU SPEND PER YEAR ON CONTRACT SERVICES	\$1 - \$499	7%	6%	7%
	\$500 - \$999	12%	13%	11%
	\$1000 - \$1499	15%	8%	18%
	\$1500 - \$1999	9%	10%	8%
	\$2000 - \$3999	29%	19%	34%
	\$4000 - \$5999	13%	16%	11%
	\$6000 - \$7999	7%	11%	4%
	\$8000 - \$9999	3%	5%	2%
	\$10,000 - \$11,999	2%	2%	1%
	\$12,000 - \$13,999	1%		1%
	\$14,000 - \$15,999	1%		1%
	\$16,000 - \$17,999	1%	2%	
	\$20,000 - \$24,999	2%	3%	1%
	\$25,000 - \$29,999	1%	2%	
	\$30,000 - \$39,999	1%	3%	
\$40,000 - \$49,999	1%	2%	1%	
TOTAL		100%	100%	100%
Average		4141.1	6224.9	3207.9
Median		2250.0	3000.0	2000.0
n =		199	63	134

17 Aug 06
Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
DO YOU HIRE EMPLOYEES DIRECTLY	Yes	12%	12%	11%
	No	88%	88%	89%
TOTAL		100%	100%	100%
	n =	753	209	538
DO YOU HIRE/ BRING STAFF FOR GARDENERS/ EXTERIOR	Yes	63%	58%	66%
	No	37%	42%	34%
TOTAL		100%	100%	100%
	n =	87	26	61
APPROXIMATELY HOW MUCH DO YOU SPEND PER YEAR ON GARDENERS/ EXTERIOR MAINTENANCE/ SNOW REMOVAL	\$1 - \$499	21%	10%	26%
	\$500 - \$999	24%	10%	30%
	\$1000 - \$1499	18%	30%	13%
	\$1500 - \$1999	12%	20%	9%
	\$2000 - \$3999	18%	20%	17%
	\$4000 - \$5999	6%	10%	4%
TOTAL		100%	100%	100%
Average		1312.6	1700.0	1144.1
Median		1000.0	1425.0	700.0
n =		33	10	23

17 Aug 06

Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
DO YOU HIRE/ BRING STAFF FOR KITCHEN HELP/ CHEF	Yes	7%		10%
	No	93%	100%	90%
TOTAL		100%	100%	100%
	n =	87	26	61
APPROXIMATELY HOW MUCH DO YOU SPEND PER YEAR ON KITCHEN HELP/ CHEF		100%		100%
TOTAL		100%		100%
Average		500.0	.	500.0
Median		500.0	.	500.0
n =		1	0	1

17 Aug 06
Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
DO YOU HIRE/ BRING STAFF FOR CHILD CARE PROVIDER/ NANNY	Yes	3%		5%
	No	97%	100%	95%
TOTAL		100%	100%	100%
	n =	87	26	61
APPROXIMATELY HOW MUCH DO YOU SPEND PER YEAR ON CHILD CARE PROVIDER/ NANNY	\$500 - \$999	33%		33%
	\$1500 - \$1999	33%		33%
	\$2000 - \$3999	33%		33%
TOTAL		100%		100%
Average		1666.7	.	1666.7
Median		1500.0	.	1500.0
n =		3	0	3

17 Aug 06

Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
DO YOU HIRE/ BRING STAFF FOR CONCIERGE/ BUTLER	Yes	2%		3%
	No	98%	100%	97%
TOTAL		100%	100%	100%
	n =	87	26	61
APPROXIMATELY HOW MUCH DO YOU SPEND PER YEAR ON CONCIERGE/ BUTLER		100%		100%
TOTAL		100%		100%
Average		200.0	.	200.0
Median		200.0	.	200.0
n =		1	0	1

17 Aug 06

Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
DO YOU HIRE/ BRING STAFF FOR PERSONAL TRAINER/ ADMINISTRATIVE ASSISTANT	Yes	3%	4%	3%
	No	97%	96%	97%
TOTAL		100%	100%	100%
	n =	87	26	61
APPROXIMATELY HOW MUCH DO YOU SPEND PER YEAR ON	\$500 - \$999	50%		100%
	\$14,000 - \$15,999	50%	100%	
TOTAL		100%	100%	100%
Average		7800.0	15000.0	600.0
Median		7800.0	15000.0	600.0
n =		2	1	1

17 Aug 06

Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
DO YOU HIRE/ BRING STAFF FOR OTHER THINGS	Yes	25%	27%	25%
	No	75%	73%	75%
TOTAL		100%	100%	100%
	n =	87	26	61
APPROXIMATELY HOW MUCH DO YOU SPEND PER YEAR ON OTHER THINGS	\$500 - \$999	14%		22%
	\$1000 - \$1499	7%	20%	
	\$1500 - \$1999	7%		11%
	\$2000 - \$3999	36%	40%	33%
	\$4000 - \$5999	29%	40%	22%
	\$6000 - \$7999	7%		11%
TOTAL		100%	100%	100%
Average		2835.7	3140.0	2666.7
Median		2500.0	3100.0	2000.0
n =		14	5	9

17 Aug 06
Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
TOTAL AMOUNT YOU YOU SPEND PER YEAR ON EMPLOYEES YOU HIRE DIRECTLY	\$1 - \$499	11%		16%
	\$500 - \$999	20%	8%	26%
	\$1000 - \$1499	11%	23%	6%
	\$1500 - \$1999	14%	15%	13%
	\$2000 - \$3999	25%	15%	29%
	\$4000 - \$5999	16%	31%	10%
	\$18,000 - \$19,999	2%	8%	
TOTAL		100%	100%	100%
Average		2249.8	3796.2	1601.3
Median		1500.0	2800.0	1500.0
n =		44	13	31

17 Aug 06
Source: RRC Associates

**VAIL HOMEOWNER SURVEY 2006
Final Results**

		OVERALL	Town of Vail owner	Out-of-area owner
DO YOU PROVIDE OR ASSIST WITH HOUSING FOR EMPLOYEES THAT SERVE YOUR RESIDENCE IN VAIL	No	97%	96%	98%
	Yes	3%	4%	2%
TOTAL		100%	100%	100%
	n =	75	23	52
HOW MANY ON-SITE EMPLOYEES HIRED LOCALLY DO YOU PROVIDE OR ASSIST WITH HOUSING		100%	100%	
TOTAL		100%	100%	
Average		1.0	1.0	.
Median		1.0	1.0	.
n =		1	1	0
HOW MANY ON-SITE EMPLOYEES YOU BRING WITH YOU DO YOU PROVIDE OR ASSIST WITH HOUSING		100%	100%	
TOTAL		100%	100%	
Average		.0	.0	.
Median		.0	.0	.
n =		1	1	0
HOW MANY OFF-SITE EMPLOYEES HIRED LOCALLY DO YOU PROVIDE OR ASSIST WITH HOUSING		100%		100%
TOTAL		100%		100%
Average		2.0	.	2.0
Median		2.0	.	2.0
n =		1	0	1
HOW MANY OFF-SITE EMPLOYEES YOU BRING WITH YOU DO YOU PROVIDE OR ASSIST WITH HOUSING		100%		100%
TOTAL		100%		100%
Average		.0	.	.0
Median		.0	.	.0
n =		1	0	1

17 Aug 06
Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
WHERE DO YOU CONTRACT FOR HOME INSURANCE FOR YOUR VAIL AREA RESIDENCE	Vail	21%	23%	20%
	Other Eagle County	25%	44%	17%
	Other Colorado	33%	16%	40%
	Other state	21%	17%	23%
TOTAL		100%	100%	100%
	n =	626	179	443
WHERE DO YOU CONTRACT FOR HOME MORTGAGE/ LENDING FOR YOUR VAIL AREA RESIDENCE	Vail	29%	41%	23%
	Other Eagle County	17%	25%	12%
	Other Colorado	30%	14%	39%
	Other state	24%	20%	26%
TOTAL		100%	100%	100%
	n =	414	143	268
WHERE DO YOU CONTRACT FOR LEGAL SERVICES FOR PROPERTY/ PURCHASE OF PROPERTY FOR YOUR VAIL AREA RESIDENCE	Vail	50%	70%	43%
	Other Eagle County	16%	26%	11%
	Other Colorado	22%	4%	30%
	Other state	12%		16%
TOTAL		100%	100%	100%
	n =	387	104	280
WHERE DO YOU CONTRACT FOR REALTOR/ SALES REPRESENTATIVE FOR YOUR VAIL AREA RESIDENCE	Vail	91%	88%	92%
	Other Eagle County	7%	12%	5%
	Other Colorado	2%		3%
	Other state	0%		1%
TOTAL		100%	100%	100%
	n =	507	134	369
IS YOUR RESIDENCE IN VAIL SKI-IN/ SKI-OUT	Yes	9%	2%	12%
	No	91%	98%	88%
TOTAL		100%	100%	100%
	n =	756	209	541

17 Aug 06
Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
APPROXIMATE FINISHED SQUARE FOOTAGE OF YOUR VAIL RESIDENCE	1 - 999	1%	1%	1%
	1000 - 1,999	53%	47%	56%
	2000 - 2,999	26%	29%	25%
	3000 - 3,999	12%	11%	12%
	4000 - 4,999	4%	7%	3%
	5000 - 5,999	2%	4%	1%
	6000 - 6,999	1%	1%	0%
	7000 - 7,999	0%	0%	0%
TOTAL		100%	100%	100%
Average		2127.9	2320.0	2053.2
Median		1800.0	2000.0	1800.0
n =		743	203	534
APPROXIMATE UNFINISHED SQUARE FOOTAGE OF YOUR VAIL RESIDENCE	1 - 999	90%	87%	91%
	1000 - 1,999	8%	11%	7%
	2000 - 2,999	2%	3%	2%
TOTAL		100%	100%	100%
Average		439.0	492.4	406.6
Median		375.0	500.0	300.0
n =		108	42	65
APPROXIMATE TOTAL SQUARE FOOTAGE OF YOUR VAIL RESIDENCE	1 - 999	1%	1%	1%
	1000 - 1,999	50%	43%	54%
	2000 - 2,999	27%	27%	27%
	3000 - 3,999	13%	16%	12%
	4000 - 4,999	5%	7%	4%
	5000 - 5,999	3%	5%	2%
	6000 - 6,999	1%	2%	0%
	7000 - 7,999	0%	1%	0%
	8000 - 8,999	0%		0%
	9000 - 9,999	0%	1%	
TOTAL		100%	100%	100%
Average		2212.5	2473.2	2106.1
Median		1900.0	2200.0	1800.0
n =		703	200	497

17 Aug 06
Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
HOW MANY BEDROOMS DOES YOUR RESIDENCE IN VAIL HAVE	1	0%	0%	0%
	2	24%	25%	24%
	3	44%	40%	45%
	4	23%	25%	21%
	5	7%	8%	7%
	6	2%	1%	2%
TOTAL		100%	100%	100%
Average		3.2	3.2	3.2
Median		3.0	3.0	3.0
n =		749	207	536
HOW MANY TOTAL ROOMS DOES YOUR RESIDENCE IN VAIL HAVE	1	0%	1%	
	2	0%		1%
	3	5%	7%	5%
	4	16%	13%	17%
	5	18%	13%	20%
	6	23%	24%	23%
	7	12%	12%	12%
	8	10%	12%	9%
	9	6%	8%	6%
	10	5%	7%	5%
	11	1%	2%	1%
	12	1%	1%	1%
	13	0%	1%	
	14	0%	1%	
TOTAL		100%	100%	100%
Average		6.2	6.5	6.1
Median		6.0	6.0	6.0
n =		717	197	514

17 Aug 06
Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
DO YOU HAVE A "MOTHER-IN-LAW" UNIT/ ACCESSORY DWELLING UNIT LOCATED ON YOUR PROPERTY	No	94%	86%	96%
	Yes	6%	14%	4%
TOTAL		100%	100%	100%
	n =	752	207	539
(IF YES) HOW MANY TOTAL ACCESSORY DWELLING UNITS ARE LOCATED ON YOUR PROPERTY	1	82%	86%	76%
	2	3%	5%	
	5	3%		6%
	7	8%		18%
	9	5%	9%	
TOTAL		100%	100%	100%
Average		2.0	1.8	2.3
Median		1.0	1.0	1.0
n =		39	22	17
WHAT IS THE PRIMARY USE OF THE ACCESSORY DWELLING UNIT LOCATED ON YOUR PROPERTY	Occupied by persons employed to maintain residence	5%		14%
	Occupied by other local Vail resident/long-term renter	46%	63%	14%
	Occupied by family members/friends long-term	10%	7%	14%
	Used by family members/friends while	29%	19%	50%
	Other	12%	11%	14%
TOTAL		102%	100%	107%
	n =	41	27	14

17 Aug 06
Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
WHICH BEST DESCRIBES THE SIZE OF YOUR LOT	Less than .5 acres	35%	38%	34%
	.5 to 1 acre	15%	24%	12%
	1 to 5 acres	3%	3%	2%
	Not applicable	47%	35%	52%
TOTAL		100%	100%	100%
	n =	737	203	528
(IF MORE THAN 5 ACRES) NUMBER OF ACRES				
TOTAL				
Average		.	.	.
Median		.	.	.
n =		0	0	0

17 Aug 06
Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
WHAT PRICE DO YOU BELIEVE YOUR VAIL RESIDENCE WOULD SELL FOR TODAY	Under \$250,000	2%	4%	1%
	\$250,000 - \$499,999	11%	17%	10%
	\$500,000 - \$999,999	41%	37%	42%
	\$1,000,000 - \$1,999,999	28%	26%	28%
	\$2,000,000 - \$2,999,999	9%	7%	10%
	\$3,000,000 - \$3,999,999	4%	3%	4%
	\$4,000,000 - \$4,999,999	2%	3%	1%
	\$5,000,000 - \$5,999,999	2%	2%	2%
	\$6,000,000 - \$6,999,999	1%	1%	1%
	\$7,000,000 - \$7,999,999	1%	1%	1%
	\$10,000,000 or more	0%		0%
TOTAL		100%	100%	100%
Average		1317635.7	1243005.5	1331654.0
Median		900000.0	825000.0	900000.0
n =		670	182	483

17 Aug 06
Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
IN WHAT YEAR WAS YOUR VAIL RESIDENCE BUILT	Before 1960	0%		0%
	1960 - 1969	10%	9%	11%
	1970 - 1979	42%	45%	41%
	1980 - 1989	28%	21%	31%
	1990 - 1999	16%	22%	13%
	2000 - 2006	4%	3%	3%
TOTAL		100%	100%	100%
Average		1980	1981	1979
Median		1979	1979	1979
n =		697	198	493
IN WHAT YEAR DID YOU PURCHASE YOUR VAIL RESIDENCE	Before 1960	0%		0%
	1960 - 1969	2%	3%	2%
	1970 - 1979	8%	7%	8%
	1980 - 1989	15%	10%	17%
	1990 - 1999	28%	28%	28%
	2000 - 2006	46%	50%	45%
TOTAL		100%	100%	100%
Average		1995	1995	1995
Median		1999	2000	1998
n =		735	202	527

17 Aug 06
Source: RRC Associates

**VAIL HOMEOWNER SURVEY 2006
Final Results**

		OVERALL	Town of Vail owner	Out-of-area owner
HAVE YOU REMODELED OR DO YOU PLAN TO REMODEL YOUR VAIL RESIDENCE	Yes, remodeled recently	42%	47%	41%
	Yes, have plans to	16%	13%	17%
	No	42%	40%	43%
TOTAL		100%	100%	100%
	n =	749	205	538
(IF REMODELED RECENTLY) IN WHAT YEAR DID YOU REMODEL YOUR VAIL RESIDENCE	1995	1%		1%
	1996	0%		0%
	1997	0%		0%
	1998	0%		0%
	1999	1%	2%	0%
	2000	3%	2%	4%
	2001	3%	3%	3%
	2002	8%	6%	9%
	2003	13%	16%	12%
	2004	22%	17%	23%
	2005	28%	29%	28%
	2006	19%	24%	17%
2008	0%		0%	
TOTAL		100%	100%	100%
Average		2004	2004	2004
Median		2004	2005	2004
n =		293	87	205
(IF HAVE PLANS TO REMODEL) IN WHAT YEAR DO YOU PLAN TO REMODEL YOUR VAIL RESIDENCE	2004	1%		1%
	2006	39%	38%	39%
	2007	43%	44%	43%
	2008	15%	19%	13%
	2009	2%		2%
	2010	1%		1%
TOTAL		100%	100%	100%
Average		2007	2007	2007
Median		2007	2007	2007
n =		126	32	92

17 Aug 06

Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
WHAT IS YOUR HOUSEHOLD STATUS	Single, no children	11%	22%	6%
	Couple, no children	14%	24%	10%
	Household with children at home	30%	25%	32%
	Empty nester, children no longer at home	43%	25%	49%
	Other	3%	3%	2%
TOTAL		100%	100%	100%
	n =	748	205	537
WHAT IS YOUR AGE	Under 25	1%	1%	0%
	25 - 29	1%	1%	0%
	30 - 34	2%	6%	0%
	35 - 39	6%	12%	4%
	40 - 44	9%	12%	9%
	45 - 49	12%	10%	12%
	50 - 54	15%	12%	16%
	55 - 59	16%	13%	17%
	60 - 64	15%	11%	17%
	65 - 69	10%	12%	9%
	70 - 74	6%	7%	6%
	75 or older	7%	4%	9%
TOTAL		100%	100%	100%
	n =	752	206	540

17 Aug 06
Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
HOW MANY PEOPLE LIVE IN YOUR HOUSEHOLD	1	14%	24%	10%
	2	53%	46%	55%
	3	11%	13%	11%
	4	15%	13%	16%
	5+	7%	4%	9%
TOTAL		100%	100%	100%
	n =	728	202	520
HOW MANY PERSONS IN YOUR HOUSEHOLD ARE UNDER 18 YEARS OLD	0	70%	75%	69%
	1	11%	11%	11%
	2	14%	11%	15%
	3	4%	2%	5%
	4+	1%	1%	1%
TOTAL		100%	100%	100%
	n =	686	193	487

17 Aug 06
Source: RRC Associates

VAIL HOMEOWNER SURVEY 2006
Final Results

		OVERALL	Town of Vail owner	Out-of-area owner
ANNUAL HOUSHOLD INCOME BEFORE TAXES	Under \$25,000	1%		1%
	\$25,000 - \$49,999	3%	10%	0%
	\$50,000 - \$74,999	8%	19%	4%
	\$75,000 - \$99,999	5%	12%	3%
	\$100,000 - \$149,999	12%	23%	8%
	\$150,000 - \$199,999	9%	9%	9%
	\$200,000 - \$249,999	12%	6%	14%
	\$250,000 - \$299,999	9%	2%	11%
	\$300,000 - \$399,999	11%	3%	14%
	\$400,000 - \$499,999	6%	4%	6%
	\$500,000 - \$599,999	8%	2%	10%
	\$600,000 - \$699,999	2%	2%	3%
	\$700,000 - \$799,999	2%	1%	2%
	\$800,000 - \$899,999	1%	2%	1%
	\$900,000 - \$999,999	1%	1%	1%
\$1,000,000 or more	10%	2%	13%	
TOTAL		100%	100%	100%
Average		417621.3	206254.3	498044.1
Median		225000.0	100000.0	280000.0
n =		610	173	431

17 Aug 06
Source: RRC Associates