

The Estin Report 1Q09: Aspen & Woody Creek
1Q09 Versus 1Q08: Jan 1 - Mar 31, 2009 vs Jan 1 - Mar 31, 2008

Prepared: 04/10/09

(Source data Aspen/Glenwood MLS)

**Aspen & Woody Creek
Single Family Homes**

	<u>LvHtSqFt</u>	<u>\$/SqFt</u>	<u>Days On Market</u>	<u>Original List Price \$</u>	<u>Asking Price \$</u>	<u>Sold Price \$</u>	<u>% of Ask \$</u>
						1Q2008 Closed	
2008 Closed							
Total	19			119,504,000	112,475,000	106,688,700	95%
Average:	4740	1,232	343	6,639,111	6,248,611	5,927,150	95%
Median	4460	1,225	240	6,620,000	6,100,000	6,050,000	95%
						1Q2009 Closed	
2009 Closed							
Total	9			72,610,000	60,490,000	48,275,000	80%
Average	6445	879	379	8,067,778	6,721,111	5,363,889	80%
Median	5600	804	351	8,300,000	5,950,000	5,000,000	76%

**Aspen & Woody Cr.
Single Family Homes**

1Q09 vs 1Q08	% Change
# of Units Closed	-53%
Total Dollar Volume	-55%
Average Price	-9%
Median Price	-17%

**Aspen
Condos**

	<u>LvHtSqFt</u>	<u>\$/SqFt</u>	<u>Days on Market</u>	<u>Original List Price \$</u>	<u>Asking Price \$</u>	<u>Sold Price \$</u>	<u>% of Ask \$</u>
						1Q2008 Closed	
1Q2008 Closed							
Total	13			19,783,000	19,443,000	18,408,875	95%
Average	977	1,428	101	1,521,769	1,495,615	1,416,067	96%
Median	940	1,472	89	1,425,000	1,425,000	1,405,000	96%
						1Q2009 Closed	
1Q2009 Closed							
Total	8			17,811,599	16,810,399	14,683,751	87%
Average	1194	1,537	263	2,226,450	2,101,300	1,835,469	86%
Median	944	1,361	168	1,522,500	1,447,500	1,285,000	88%

**Aspen
Condos**

1Q09 vs 1Q08	% Change
# of Units Closed	-38%
Total Dollar Volume	-20%
Average Price	30%
Median Price	-9%

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**Aspen & Woody Creek
Duplex/Townhomes**

(Source data Aspen/Glenwood MLS)

	<u>LvHtSqFt</u>	<u>\$/SqFt</u>	<u>Days on Market</u>	<u>Original List Price \$</u>	<u>Asking Price \$</u>	<u>Sold Price \$</u>	<u>% of Ask \$</u>
1Q2008 Closed							
Total	7			33,584,000	32,443,000	30,214,000	93%
Average	3655	1,382	190	4,797,714	4,634,714	4,316,286	93%
Median	3594	1,252	171	4,995,000	4,499,000	4,499,000	93%
2009 Closed							
Total	6			26,870,000	23,180,000	19,780,050	85%
Average	3417	1,017	212	4,478,333	3,863,333	3,296,675	84%
Median	3400	1,029	151	4,495,000	3,922,500	3,087,500	84%

**Aspen & Woody Creek
Duplex/Townhomes**

1Q09 vs 1Q08	% Change
# of Units Closed	-14%
Total Dollar Volume	-35%
Average Price	-24%
Median Price	-31%

**Snowmass
SF Hms**

	<u>LvHtSqFt</u>	<u>\$/SqFt</u>	<u>Days on Market</u>	<u>Original List Price \$</u>	<u>Asking Price \$</u>	<u>Sold Price \$</u>	<u>% of Ask \$</u>
1Q2008 Closed							
Total	2			55,325,000	54,615,000	53,064,304	
Average	4864	1,299	130	6,915,625	6,826,875	6,633,038	96%
Median	5095	996	79	5,445,000	5,360,000	5,069,652	95%
1Q2009 Closed							
None	0					No Closings	No closings

**Snowmass
Single Family
Homes**

1Q09 vs 1Q08	% Change
# of Units Closed	0
Total Dollar Volume	0
Average Price	0
Median Price	0

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Snowmass Condos		<u>LvHtSqFt</u>	<u>\$/SqFt</u>	<u>Days on Market</u>	<u>Original List Price \$</u>	<u>Asking Price \$</u>	<u>Sold Price \$</u>	<u>% of Ask \$</u>	(Source data Aspen/Glenwood MLS)
1Q2008 Closed							1Q2008 Closed		
Total	13				12,847,085	12,606,085	12,242,585		
Average		893	990	391	988,237	969,699	941,737	97%	
Median		931	905	203	760,000	760,000	745,000	97%	
1Q2009 Closed							1Q2009 Closed		
Total	7				\$ 9,280,000	\$ 8,405,000	\$ 6,662,000		
Average		981	843	109	1,325,714	1,200,714	951,714	86%	
Median		535	766	64	440,000	440,000	410,000	83%	

Snowmass Condos	
1Q09 vs 1Q08	% Change
# of Units Closed	-54%
Total Dollar Volume	-54%
Average Price	-1%
Median Price	-45%

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