

The Estin Report 2Q09: Aspen Snowmass Residential Real Estate Summary

April 1 - June 30, 2009 vs April 1 - June 30, 2008

(Source data Aspen/Glenwood MLS)

Aspen (includes Woody Creek)

Single Family Homes

	LvHtSqFt	\$/SqFt	Days On Market	Original List Price \$	Asking Price \$	Sold Price \$	% of Ask \$	% of Original \$
2Q08 Closed						2Q2008 Closed		
Total	15			\$ 101,405,000	\$ 97,855,000	\$ 89,119,026	91%	88%
Average:	5043	\$ 1,202	366	\$ 6,760,333	\$ 6,523,667	\$ 5,941,268		
Median	4793	\$ 1,258	296	\$ 6,500,000	\$ 5,995,000	\$ 5,950,000		
2Q09 Closed						2Q2009 Closed		
Total	11			\$ 94,875,000	\$ 78,774,000	\$ 61,725,000	78%	65%
Average	5118	\$ 1,108	228	\$ 8,625,000	\$ 7,161,272	\$ 5,611,364		
Median	3843	\$ 1,111	170	\$ 5,300,000	\$ 4,950,000	\$ 4,425,000		

Aspen & Woody Cr. Single Family Homes	
2Q09 vs 2Q08	% Change
# of Units Closed	-27%
Total Dollar Volume	-31%
Average Price	-6%
Median Price	-26%

Aspen (includes Woody Creek)

Condos

	LvHtSqFt	\$/SqFt	Days on Market	Original List Price \$	Asking Price \$	Sold Price \$	% of Ask \$	% of Original \$
2Q08 Closed						2Q2008 Closed		
Total	19			\$ 32,303,460	\$ 30,323,460	\$ 27,991,500	92%	87%
Average	858	\$ 1,569	198	\$ 1,700,182	\$ 1,595,972	\$ 1,473,237		
Median	710	\$ 1,567	188	\$ 1,050,000	\$ 995,000	\$ 928,000		
2Q09 Closed						2Q2009 Closed		
Total	12			\$ 19,078,000	\$ 17,251,000	\$ 15,823,900	92%	83%
Average	1047	\$ 1,083	264	\$ 1,589,833	\$ 1,437,583	\$ 1,318,658		
Median	763	\$ 1,067	212	\$ 802,000	\$ 692,500	\$ 607,500		

Aspen (& Woody Creek) Condos	
2Q09 vs 2Q08	% Change
# of Units Closed	-37%
Total Dollar Volume	-43%
Average Price	-10%
Median Price	-35%

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Duplex & Townhomes

	<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>	<u>% of Original \$</u>
2Q08 Closed						2Q2008 Closed		
Total	3			\$ 10,245,000	\$ 10,040,000	\$ 9,640,000	96%	94%
Average	2530	\$ 1,285	252	\$ 3,415,000	\$ 3,346,667	\$ 3,213,333		
Median	2010	\$ 1,264	228	\$ 2,895,000	\$ 2,690,000	\$ 2,600,000		
2Q09 Closed						2Q2009 Closed		
Total	5			\$ 16,555,000	\$ 16,076,667	\$ 15,453,333	96%	93%
Average	3417	\$ 1,017	212	\$ 5,518,333	\$ 5,358,889	\$ 5,151,111		
Median	3400	\$ 875	141	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000		

Aspen (incl. Woody Creek) Duplex/Townhomes	
2Q09 vs 2Q08	% Change
# of Units Closed	66%
Total Dollar Volume	60%
Average Price	60%
Median Price	15%

Snowmass SF 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>	<u>% of Original \$</u>
2Q08 Closed						2Q2008 Closed		
Total	8			\$ 71,724,000	\$ 69,544,000	\$ 65,131,000	94%	91%
Average	5279	\$ 1,192	223	\$ 8,965,500	\$ 8,693,000	\$ 8,141,375		
Median	5095	\$ 996	79	\$ 4,849,500	\$ 4,375,000	\$ 3,800,000		
2Q09 Closed						2Q2009 Closed		
Total	6			\$ 36,389,999	\$ 34,794,999	\$ 28,625,000	82%	79%
Average	4588	\$ 934	368	\$ 6,065,000	\$ 5,799,167	\$ 4,770,833		
Median	4907	\$ 958	299	\$ 5,647,500	\$ 5,250,000	\$ 4,675,000		

Snowmass Single Family Homes	
2Q09 vs 2Q08	% Change
# of Units Closed	-25%
Total Dollar Volume	-56%
Average Price	-41%
Median Price	23%

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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>	<u>% of Original \$</u>
2Q08 Closed						2Q2008 Closed		
Total	34			\$ 45,081,312	\$ 44,535,312	\$ 43,919,812	99%	97%
Average	1142	\$ 1,110	546	\$ 1,325,921	\$ 1,309,862	\$ 1,291,759		
Median	1131	\$ 1,109	764	\$ 1,264,885	\$ 1,236,135	\$ 1,236,135		
2Q09 Closed						2Q2009 Closed		
Total	4			\$ 3,253,500	\$ 2,578,500	\$ 2,335,000	91%	72%
Average	915	\$ 661	221	\$ 813,375	\$ 644,625	\$ 583,750		
Median	975	\$ 645	210	\$ 872,500	\$ 617,000	\$ 547,500		

Snowmass Condos	
2Q09 vs 2Q08	% Change
# of Units Closed	-88%
Total Dollar Volume	-95%
Average Price	-55%
Median Price	-56%

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