

Residences at the Little Nell

Sold - January 1, 2009 - August 20, 2009

Compiled by: Tim Estin mba, gri

Broker: Mason Morse Real Estate

www.EstinAspen.com, 970.309.6163

Totals	
# of Units Sold	105
Total Sales Volume	\$ 147,998,000
# of Units Sold - 3 Bedroom	72
Total Sales Volume - 3 Bedroom	\$ 96,025,000
Avg. Sales Price - 3 Bedroom	\$ 1,333,681
Median Sales Price - 3 Bedroom	\$ 1,225,000
# of Units Sold - 4 Bedroom	33
Total Sales Volume - 4 Bedroom	\$ 51,973,000
Avg. Sales Price - 4 Bedroom	\$ 1,574,939
Median Sales Price - 4 Bedroom	\$ 1,350,000

Grantor	Unit #	BD	Sale Price	Sale Date
RESIDENCES AT THE LITTLE NELL CONDO	F304	3	\$ 1,575,000	01/05/09
RESIDENCES AT THE LITTLE NELL CONDO	F304	3	\$ 1,575,000	01/05/09
RESIDENCES AT THE LITTLE NELL CONDO	F304	3	\$ 1,575,000	01/05/09
RESIDENCES AT THE LITTLE NELL CONDO	F300	3	\$ 1,425,000	01/07/09
RESIDENCES AT THE LITTLE NELL CONDO	F300	3	\$ 1,425,000	01/07/09
RESIDENCES AT THE LITTLE NELL CONDO	F300	3	\$ 1,425,000	01/07/09
RESIDENCES AT THE LITTLE NELL CONDO	F211	3	\$ 1,100,000	01/12/09
RESIDENCES AT THE LITTLE NELL CONDO	F211	3	\$ 1,100,000	01/12/09
RESIDENCES AT THE LITTLE NELL CONDO	F200	3	\$ 1,000,000	01/16/09
RESIDENCES AT THE LITTLE NELL CONDO	F200	3	\$ 1,000,000	01/16/09
RESIDENCES AT THE LITTLE NELL CONDO	F212	3	\$ 1,200,000	01/20/09
RESIDENCES AT THE LITTLE NELL CONDO	F212	3	\$ 1,200,000	01/20/09
RESIDENCES AT THE LITTLE NELL CONDO	F212	3	\$ 1,200,000	01/20/09
RESIDENCES AT THE LITTLE NELL CONDO	F212	3	\$ 1,200,000	01/20/09
RESIDENCES AT THE LITTLE NELL CONDO	F309	3	\$ 1,375,000	01/20/09
RESIDENCES AT THE LITTLE NELL CONDO	F309	3	\$ 1,375,000	01/20/09
RESIDENCES AT THE LITTLE NELL CONDO	F207	3	\$ 1,425,000	01/21/09
RESIDENCES AT THE LITTLE NELL CONDO	F207	3	\$ 1,425,000	01/21/09
RESIDENCES AT THE LITTLE NELL CONDO	F303	3	\$ 1,425,000	01/23/09
RESIDENCES AT THE LITTLE NELL CONDO	F303	3	\$ 1,425,000	01/23/09
RESIDENCES AT THE LITTLE NELL CONDO	F313	3	\$ 2,950,000	01/23/09
RESIDENCES AT THE LITTLE NELL CONDO	F313	3	\$ 1,575,000	01/23/09
RESIDENCES AT THE LITTLE NELL CONDO	F313	3	\$ 1,575,000	01/23/09
RESIDENCES AT THE LITTLE NELL CONDO	F208	3	\$ 1,100,000	01/27/09
RESIDENCES AT THE LITTLE NELL CONDO	F303	3	\$ 1,375,000	01/27/09
RESIDENCES AT THE LITTLE NELL CONDO	F304	3	\$ 1,525,000	01/27/09
RESIDENCES AT THE LITTLE NELL CONDO	F308	3	\$ 1,425,000	01/27/09
RESIDENCES AT THE LITTLE NELL CONDO	F308	3	\$ 1,425,000	01/27/09
RESIDENCES AT THE LITTLE NELL CONDO	F308	3	\$ 1,425,000	01/29/09
RESIDENCES AT THE LITTLE NELL CONDO	F312	3	\$ 1,425,000	01/29/09

RESIDENCES AT THE LITTLE NELL CONDO	F211	3	\$ 1,100,000	01/30/09
RESIDENCES AT THE LITTLE NELL CONDO	F312	3	\$ 1,425,000	01/30/09
RESIDENCES AT THE LITTLE NELL CONDO	F204	3	\$ 1,200,000	02/02/09
RESIDENCES AT THE LITTLE NELL CONDO	F208	3	\$ 1,000,000	02/02/09
RESIDENCES AT THE LITTLE NELL CONDO	F212	3	\$ 1,100,000	02/02/09
RESIDENCES AT THE LITTLE NELL CONDO	F409	3	\$ 1,750,000	02/02/09
RESIDENCES AT THE LITTLE NELL CONDO	F410	3	\$ 3,800,000	02/02/09
RESIDENCES AT THE LITTLE NELL CONDO	F208	3	\$ 1,000,000	02/03/09
RESIDENCES AT THE LITTLE NELL CONDO	F208	3	\$ 1,000,000	02/03/09
RESIDENCES AT THE LITTLE NELL CONDO	F212	3	\$ 1,200,000	02/03/09
RESIDENCES AT THE LITTLE NELL CONDO	F300	3	\$ 1,475,000	02/03/09
RESIDENCES AT THE LITTLE NELL CONDO	F308	3	\$ 1,375,000	02/03/09
RESIDENCES AT THE LITTLE NELL CONDO	F410	3	\$ 1,700,000	02/03/09
RESIDENCES AT THE LITTLE NELL CONDO	F207	3	\$ 1,300,000	02/04/09
RESIDENCES AT THE LITTLE NELL CONDO	F203	3	\$ 1,000,000	02/05/09
RESIDENCES AT THE LITTLE NELL CONDO	F200	3	\$ 2,200,000	02/09/09
RESIDENCES AT THE LITTLE NELL CONDO	F200	3	\$ 1,100,000	02/09/09
RESIDENCES AT THE LITTLE NELL CONDO	F200	3	\$ 1,100,000	02/09/09
RESIDENCES AT THE LITTLE NELL CONDO	F313	3	\$ 1,525,000	02/09/09
RESIDENCES AT THE LITTLE NELL CONDO	F207	3	\$ 1,200,000	02/13/09
RESIDENCES AT THE LITTLE NELL CONDO	F304	3	\$ 1,700,000	02/18/09
RESIDENCES AT THE LITTLE NELL CONDO	F212	3	\$ 1,300,000	02/20/09
RESIDENCES AT THE LITTLE NELL CONDO	F203	3	\$ 1,000,000	02/24/09
RESIDENCES AT THE LITTLE NELL CONDO	F200	3	\$ 1,000,000	03/04/09
RESIDENCES AT THE LITTLE NELL CONDO	F211	3	\$ 1,200,000	03/11/09
RESIDENCES AT THE LITTLE NELL CONDO	F309	3	\$ 1,375,000	03/11/09
RESIDENCES AT THE LITTLE NELL CONDO	F300	3	\$ 1,300,000	03/12/09
RESIDENCES AT THE LITTLE NELL CONDO	F207	3	\$ 1,300,000	03/25/09
RESIDENCES AT THE LITTLE NELL CONDO	F300	3	\$ 1,000,000	03/31/09
RESIDENCES AT THE LITTLE NELL CONDO	F211	3	\$ 900,000	05/05/09
RESIDENCES AT THE LITTLE NELL CONDO	F402	3	\$ 1,000,000	05/05/09
RESIDENCES AT THE LITTLE NELL CONDO	F203	3	\$ 1,000,000	05/14/09
RESIDENCES AT THE LITTLE NELL CONDO	F203	3	\$ 1,100,000	05/19/09
RESIDENCES AT THE LITTLE NELL CONDO	F203	3	\$ 1,000,000	06/04/09
RESIDENCES AT THE LITTLE NELL CONDO	F304	3	\$ 1,000,000	06/04/09
RESIDENCES AT THE LITTLE NELL CONDO	F207	3	\$ 1,200,000	06/17/09
RESIDENCES AT THE LITTLE NELL CONDO	F203	3	\$ 1,000,000	06/30/09
RESIDENCES AT THE LITTLE NELL CONDO	F211	3	\$ 1,100,000	07/24/09
RESIDENCES AT THE LITTLE NELL CONDO	F204	3	\$ 1,200,000	7/30/2009
RESIDENCES AT THE LITTLE NELL CONDO	F410	3	\$ 1,200,000	7/30/2009
RESIDENCES AT THE LITTLE NELL CONDO	F211	3	\$ 1,100,000	8/12/09
RESIDENCES AT THE LITTLE NELL CONDO	F300	3	\$ 1,250,000	8/12/09

Total Sales: \$ 96,025,000
Avg. Sales: \$ 1,333,681
Median Sales: \$ 1,225,000

Sub/Location	Unit #	BD	Sale Price	Sale Date
RESIDENCES AT THE LITTLE NELL CONDO	F502	4	\$ 2,250,000	1/7/09
RESIDENCES AT THE LITTLE NELL CONDO	F502	4	\$ 2,250,000	1/7/09
RESIDENCES AT THE LITTLE NELL CONDO	F502	4	\$ 2,250,000	1/7/09
RESIDENCES AT THE LITTLE NELL CONDO	F400	4	\$ 1,350,000	1/16/09
RESIDENCES AT THE LITTLE NELL CONDO	F400	4	\$ 1,350,000	1/16/09
RESIDENCES AT THE LITTLE NELL CONDO	F500	4	\$ 1,750,000	1/21/09
RESIDENCES AT THE LITTLE NELL CONDO	F500	4	\$ 1,750,000	1/21/09
RESIDENCES AT THE LITTLE NELL CONDO	F407	4	\$ 1,350,000	1/27/09
RESIDENCES AT THE LITTLE NELL CONDO	F500	4	\$ 2,350,000	1/27/09
RESIDENCES AT THE LITTLE NELL CONDO	F403	4	\$ 1,350,000	1/29/09
RESIDENCES AT THE LITTLE NELL CONDO	F600	4	\$ 2,350,000	1/29/09
RESIDENCES AT THE LITTLE NELL CONDO	F400	4	\$ 2,565,000	1/30/09
RESIDENCES AT THE LITTLE NELL CONDO	F403	4	\$ 1,215,000	1/30/09
RESIDENCES AT THE LITTLE NELL CONDO	F502	4	\$ 1,750,000	1/30/09
RESIDENCES AT THE LITTLE NELL CONDO	F502	4	\$ 2,250,000	2/2/09
RESIDENCES AT THE LITTLE NELL CONDO	F403	4	\$ 1,215,000	2/5/09
RESIDENCES AT THE LITTLE NELL CONDO	F407	4	\$ 1,215,000	2/5/09
RESIDENCES AT THE LITTLE NELL CONDO	F407	4	\$ 1,215,000	2/5/09
RESIDENCES AT THE LITTLE NELL CONDO	F501	4	\$ 1,282,500	2/5/09
RESIDENCES AT THE LITTLE NELL CONDO	F400	4	\$ 1,350,000	2/17/09
RESIDENCES AT THE LITTLE NELL CONDO	F500	4	\$ 1,750,000	2/20/09
RESIDENCES AT THE LITTLE NELL CONDO	F403	4	\$ 1,215,000	2/25/09
RESIDENCES AT THE LITTLE NELL CONDO	F403	4	\$ 1,750,000	3/17/09
RESIDENCES AT THE LITTLE NELL CONDO	F403	4	\$ 1,215,000	3/19/09
RESIDENCES AT THE LITTLE NELL CONDO	F403	4	\$ 1,350,000	4/2/09
RESIDENCES AT THE LITTLE NELL CONDO	F400	4	\$ 1,255,500	4/9/09
RESIDENCES AT THE LITTLE NELL CONDO	F500	4	\$ 1,750,000	5/14/09
RESIDENCES AT THE LITTLE NELL CONDO	F407	4	\$ 1,350,000	7/29/09
RESIDENCES AT THE LITTLE NELL CONDO	F400	4	\$ 1,215,000	8/4/09
RESIDENCES AT THE LITTLE NELL CONDO	F502	4	\$ 1,750,000	8/5/09
RESIDENCES AT THE LITTLE NELL CONDO	F403	4	\$ -	8/12/09
RESIDENCES AT THE LITTLE NELL CONDO	F407	4	\$ 1,215,000	8/13/09
RESIDENCES AT THE LITTLE NELL CONDO	F600	4	\$ 1,750,000	8/19/09

Total Sales: \$ 51,973,000
 Avg. Sales \$ 1,574,939
 Median Sales: \$ 1,350,000