

The Estin Report 2004 - 2009 Aspen Snowmass Residential Real Estate Summary

2/5/2010

Aspen Condos/Duplexes Annual Summary

Year	Units Sold	LvHt SqFt	Sold \$ SqFt	Days on Mkt	Original List Price	Ask Price	Sold Price	Sold \$ % of Ask	Sold \$ % of Original	Aspen Condos & Duplexes (w/Woody Creek) Year Over Year Change			
2009 Closed										2009 vs 2008		%	%
Total	69				\$ 160,709,099	\$ 140,358,399	\$ 124,111,126	88%	77%	# of Units Closed	-12%	Avg Sold \$/Sq Ft	-20%
Average		1587	\$ 1,148	248	\$ 2,329,117	\$ 2,034,180	\$ 1,798,712			Total Sold \$ Volume	-32%	Med Sold \$/Sq Ft	-24%
Median		1021	\$ 1,124	201	\$ 1,595,000	\$ 1,295,000	\$ 1,175,000			Average Sold Price	-23%		
										Median Sold Price	-26%		
2008 Closed										2008 vs 2007		%	%
Total	78				\$ 202,784,235	\$ 199,825,510	\$ 182,873,538	92%	90%	# of Units Closed	-55%	Avg Sold \$/Sq Ft	14%
Average		1636	\$ 1,431	304	\$ 2,599,798	\$ 2,561,866	\$ 2,344,533			Total Sold \$ Volume	-32%	Med Sold \$/Sq Ft	20%
Median		1000	\$ 1,484	176	\$ 1,737,500	\$ 1,697,500	\$ 1,596,250			Average Sold Price	52%		
										Median Sold Price	22%		
2007 Closed										2007 vs 2006		%	%
Total	174				\$ 282,653,783	\$ 277,726,960	\$ 267,671,050	96%	95%	# of Units Closed	-16%	Avg Sold \$/Sq Ft	16%
Average		1,233	\$ 1,253	177	\$ 1,624,447	\$ 1,596,132	\$ 1,538,339			Total Sold \$ Volume	-7%	Med Sold \$/Sq Ft	12%
Median		950	\$ 1,234	112	\$ 1,425,000	\$ 1,380,000	\$ 1,310,000			Average Sold Price	10%		
										Median Sold Price	32%		
2006 Closed										2006 vs 2005		%	%
Total	207				352,438,436	\$ 298,416,096	\$ 287,085,535	96%	81%	# of Units Closed	-17%	Avg Sold \$/Sq Ft	35%
Average		1,241	\$ 1,084	149	\$ 1,710,866	\$ 1,448,622	\$ 1,393,619			Total Sold \$ Volume	23%	Med Sold \$/Sq Ft	45%
Median		970	\$ 1,098	103	\$ 1,091,000	\$ 1,068,500	\$ 995,000			Average Sold Price	46%		
										Median Sold Price	23%		
2005 Closed										2005 vs 2004		%	%
Total	248				306,249,606	295,614,410	280,418,647	95%	92%	# of Units Closed	25%	Avg Sold \$/Sq Ft	14%
Average		1,298	\$ 803	219	\$ 1,234,872	\$ 1,191,994	\$ 1,130,720			Total Sold \$ Volume	48%	Med Sold \$/Sq Ft	8%
Median		940	\$ 755	133	\$ 700,000	\$ 699,950	\$ 680,000			Average Sold Price	19%		
										Median Sold Price	6%		

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2004 Closed

Total	198				\$ 207,869,350	\$ 201,913,397	\$ 189,136,455	94%	91%	
Average		1,250	\$ 705	294	\$ 1,044,570	\$ 1,014,640	\$ 950,434			
Median		975	\$ 700	213	\$ 685,000	\$ 675,000	\$ 640,000			

Prepared: 02/05/2010, By Tim Estin mba, gri, Broker Assoc. Mason Morse RE, 970.309.6163

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