

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

2/5/2010

Aspen & Woody Creek Single Family Homes Yearly Sales Comparison

Year	Units Sold	LvHt SqFt	Sold \$ SqFt	Days on Mkt	Original List Price	Ask Price	Sold Price	Sold \$ % of Ask	Sold \$ % of Original	Aspen Single Family Homes (w/Woody Creek) Year Over Year Change				
<b>2009 Closed</b>														
Total	55					\$ 508,316,711	\$ 446,079,711	\$ 385,055,568	86%	76%	<b>2009 vs 2008</b>		%	%
Average		5783	\$ 1,103	278	\$ 8,764,081	\$ 7,691,030	\$ 6,638,889				# of Units Closed	-15%	Avg Sold \$/Sq Ft	-15%
Median		5364	\$ 1,017	234	\$ 6,972,500	\$ 5,972,500	\$ 5,050,000				Total Sold \$ Volume	-5%	Med Sold \$/Sq Ft	-23%
											Average Sold Price	7%		
											Median Sold Price	-15%		
<b>2008 Closed</b>														
Total	65					\$ 452,767,500	\$ 429,838,500	\$ 403,787,425	94%	89%	<b>2008 vs 2007</b>		%	%
Average:		4714	\$ 1,293	312	\$ 6,965,654	\$ 6,612,900	\$ 6,212,114				# of Units Closed	-40%	Avg Sold \$/Sq Ft	-9%
Median		4500	\$ 1,321	193	\$ 6,500,000	\$ 6,250,000	\$ 5,950,000				Total Sold \$ Volume	-39%	Med Sold \$/Sq Ft	10%
											Average Sold Price	3%		
											Median Sold Price	7%		
<b>2007 Closed</b>														
Total	109					\$ 701,791,411	\$ 695,436,911	\$ 660,069,612	95%	94%	<b>2007 vs 2006</b>		%	%
Average:		4374	\$ 1,424	259	\$ 6,438,453	\$ 6,380,155	\$ 6,055,685				# of Units Closed	-25%	Avg Sold \$/Sq Ft	26%
Median		4,426	\$ 1,199	188	\$ 5,750,000	\$ 5,750,000	\$ 5,550,000				Total Sold \$ Volume	-15%	Med Sold \$/Sq Ft	17%
											Average Sold Price	14%		
											Median Sold Price	36%		
<b>2006 Closed</b>														
Total	146					\$ 839,084,500	\$ 833,988,500	\$ 778,585,475	93%	93%	<b>2006 vs 2005</b>		%	%
Average:		4,656	\$ 1,130	357	6,055,685.00	6,438,453.00	\$ 5,332,777				# of Units Closed	9%	Avg Sold \$/Sq Ft	19%
Median		3,960	\$ 1,021	239	\$ 4,372,500	\$ 4,342,500	\$ 4,095,000				Total Sold \$ Volume	44%	Med Sold \$/Sq Ft	9%
											Average Sold Price	33%		
											Median Sold Price	25%		
<b>2005 Closed</b>														
Total	134					\$ 594,459,000	\$ 575,122,498	\$ 539,013,545	94%	91%	<b>2005 vs 2004</b>		%	%
Average:		4,220	\$ 950	277	\$ 4,436,261	\$ 4,291,959	\$ 4,022,489				# of Units Closed	2%	Avg Sold \$/Sq Ft	13%
Median		3,798	\$ 934	225	\$ 3,695,000	\$ 3,640,000	\$ 3,275,000				Total Sold \$ Volume	13%	Med Sold \$/Sq Ft	13%
											Average Sold Price	9%		
											Median Sold Price	21%		

Year	Units Sold	LvHt SqFt	Sold \$ SqFt	Days on Mkt	Original List Price	Ask Price	Sold Price	Sold \$ % of Ask	Sold \$ % of Original	Aspen Single Family Homes (w/Woody Creek) Year Over Year Change
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**2004 Closed**

Total	<b>131</b>				\$ 558,006,978	\$ 519,328,977	<b>\$ 476,520,278</b>	<b>92%</b>	<b>85%</b>	
Average:		4,195	\$ <b>842</b>	374	\$ 4,325,635	\$ 4,025,806	<b>\$ 3,693,956</b>			
Median		3,507	\$ <b>825</b>	245	\$ 3,125,000	\$ 2,950,000	<b>\$ 2,700,000</b>			

\* In 2009, 39 (or 71%) of the 55 single family homes sold were either new construction, or have been remodeled, since 2000

Prepared: 02/05/10, By Tim Estin mba, gri, Broker Assoc. Mason Morse RE, 970.309.6163

[www.EstinAspen.com](http://www.EstinAspen.com)

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