

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

2/5/2010

Snowmass Single Family Homes Annual Comparison

Year	Units Sold	LvHt SqFt	Sold \$ SqFt	Days on Mkt	Original List Price	Ask Price	Sold Price	Sold \$ % of Ask	Sold \$ % of Original	Snowmass Village Single Family Homes Year Over Year Change		
<b>2009 Closed</b>												
Total	16				\$ 91,469,999	\$ 85,819,999	\$ 73,550,000	86%	80%	2009 vs 2008	%	%
Average		4379	\$ 889	280	\$ 5,716,875	\$ 5,363,750	\$ 4,596,875			# of Units Closed	-47%	Avg Sold \$/Sq Ft -29%
Median		4030	\$ 700	233	\$ 2,972,500	\$ 2,772,500	\$ 2,400,000			Total Sold \$ Volume	-63%	Med Sold \$/Sq Ft -34%
										Average Sold Price	-31%	
										Median Sold Price	-49%	
<b>2008 Closed</b>												
Total	30				\$ 215,849,000	\$ 212,044,000	\$ 198,935,304	94%	92%	2008 vs 2007	%	%
Average		4766	\$ 1,250	183	\$ 7,194,967	\$ 7,068,133	\$ 6,631,177			# of Units Closed	-17%	Avg Sold \$/Sq Ft -12%
Median		4771	\$ 1,057	109	\$ 5,097,500	\$ 4,972,500	\$ 4,750,000			Total Sold \$ Volume	-3%	Med Sold \$/Sq Ft 5%
										Average Sold Price	20%	
										Median Sold Price	16%	
<b>2007 Closed</b>												
Total	36				\$ 217,264,000	\$ 216,439,000	\$ 205,183,000	95%	94%	2007 vs 2006	%	%
Average:		4374	\$ 1,424	244	\$ 5,872,000	\$ 5,849,704	\$ 5,545,486			# of Units Closed	-35%	Avg Sold \$/Sq Ft 66%
Median		3,825	\$ 1,004	203	\$ 4,899,000	\$ 4,250,000	\$ 4,100,000			Total Sold \$ Volume	2%	Med Sold \$/Sq Ft 21%
										Average Sold Price	55%	
										Median Sold Price	30%	
<b>2006 Closed</b>												
Total	55				\$ 211,010,000	\$ 214,515,000	\$ 200,302,675	93%	95%	2006 vs 2005	%	%
Average:		4,033	\$ 857	220	\$ 3,768,036	\$ 3,830,626	\$ 3,576,833			# of Units Closed	-19%	Avg Sold \$/Sq Ft 16%
Median		3,874	\$ 829	167	\$ 3,362,500	\$ 3,325,500	\$ 3,155,000			Total Sold \$ Volume	-10%	Med Sold \$/Sq Ft 29%
										Average Sold Price	11%	
										Median Sold Price	48%	
<b>2005 Closed</b>												
Total	68				\$ 237,283,000	\$ 233,557,950	\$ 221,823,400	95%	93%	2005 vs 2004	%	%
Average:		3,954	\$ 739	298	\$ 3,438,884	\$ 3,384,898	\$ 3,214,832			# of Units Closed	15%	Avg Sold \$/Sq Ft 1%
Median		3,655	\$ 642	195	\$ 2,600,000	\$ 2,295,000	\$ 2,135,000			Total Sold \$ Volume	16%	Med Sold \$/Sq Ft 20%
										Average Sold Price	1%	
										Median Sold Price	12%	

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**2004 Closed**

<b>Total</b>	<b>59</b>				\$ 228,407,500	\$ 221,265,000	<b>\$ 191,735,333</b>	<b>87%</b>	<b>84%</b>	
<b>Average:</b>		3,900	\$ 729	261	\$ 3,806,792	\$ 3,687,750	<b>\$ 3,195,589</b>			
<b>Median</b>		3,499	\$ 536	173	\$ 2,275,000	\$ 2,195,000	<b>\$ 1,900,000</b>			

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

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