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The Estin Report and blog

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2010 Q2 ASPEN SINGLE FAMILY HOME SALES

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	Under 2M	2M-4M	4M-6M	6M-8M	8M-10M	10M-15M	15M and up
# Sales	2	2	6	3	4	3	1
Average \$ Per Sale	1,100,000	3,287,500	4,842,333	6,833,333	8,800,000	11,933,333	24,500,000
Median \$ Per Sale	1,100,000	3,287,500	4,802,000	7,000,000	8,850,000	12,500,000	24,500,000
\$ Volume	2,200,000	6,575,000	29,054,000	20,500,000	35,200,000	35,800,000	24,500,000
Avg \$ per sf	587	976	836	1,327	962	1,281	1,875
Avg \$ per sf % Change YOY	-25%	-7%	-19%	2%	-31%	49%	N/A

2009 Q2 ASPEN SINGLE FAMILY HOME SALES

	Under 2M	2M-4M	4M-6M	6M-8M	8M-10M	10M-15M	15M and up
# Sales	2	3	3	1	3	1 *	0
Average \$ Per Sale	1,900,000	2,975,000	4,441,667	7,900,000	8,833,333	12,000,000	0
Median \$ Per Sale	1,900,000	2,825,000	4,425,000	7,900,000	9,000,000	12,000,000	0
\$ Volume	3,800,000	8,925,000	13,325,000	7,900,000	26,500,000	12,000,000	0
Avg \$ per sf	787	1,053	1,038	1,350	1,384	857*	0

* Foreclosed Sale

The Estin Report Q210: www.EstinAspen.com

The Estin Report

Most single family home sales in aspen occurred above **4M** in Q210, suggesting a stronger luxury single family home market than may have been thought. The number of sales of single family homes remained relatively strong through 15M, dropping off at 15M and above.

Notably, in Q209, **41%** of all single family and condo sales in Aspen and Snowmass Village in dollar volume occurred above 4M, while in Q210 **81%** occurred above 4M.

In Q209, **17%** of aspen single family home sales in dollar volume occurred above 10M. In Q210, **40%** of aspen single family home sales in dollar volume occurred above 10M.

In Q209, sales above 10M represented **8%** of total single family home transactions in aspen. In Q210, sales above 10M represented **19%** of total single family home transactions in aspen.

In Q210, all aspen homes **below 10M** sold at a lower price per square foot than Q209, excepting the 6M-8M range which increased only 2%. In conclusion, Aspen homes saw more unit sales in Q210, but at a lower price per square foot.