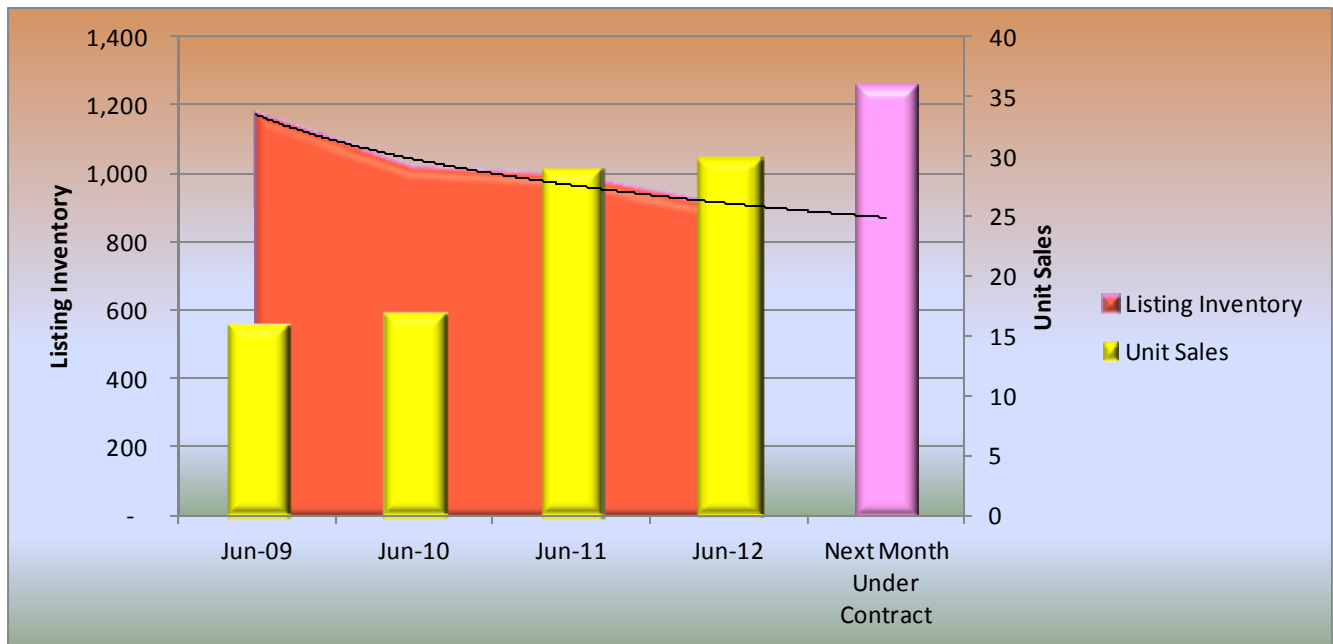


The Estin Report: June 2012 Market Snapshot Aspen Snowmass Real Estate

07/02/12: The Estin Report began publishing monthly real estate sales charts in Feb. 2012 on the 1st Monday of the month for the upper Roaring Fork Valley - the total combined Aspen Snowmass market, the Aspen market and the Snowmass Village market.

This is the **June 2012 Market Snapshot** with links to sold June property details/photos below, a brief June 2012 summary on page 2 and detailed charts and tables per market area on pages 3-6. This information is posted on the July 2, 2012 weekly blog at EstinAspen.com.

The Estin Report: Aspen* Snowmass Monthly Unit Sales, Inventory and Next Month's Pending



	Jun-09	% Chg	Jun-10	% Chg	Jun-11	% Chg	Jun-12	% Chg	Next Month
Total Aspen Snowmass Market									
Unit Sales	16	6%	17	71%	29	3%	30		36
Listing Inventory	1,177	-14%	1018	-3%	992	-9%	903		

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[Click image or this link to charts](#)

June 2012 Sold Properties Links (Live links to property details and photos are posted on EstinAspen.com 07/02/12 blog and are valid for 30 days until 07/31/12)

- [Aspen Residential Solds](#) June 1-30, 2012: (over \$250,000) - (18 solds)
- [Aspen Lots Sold \(includes SMV & Woody Creek\)](#) June 1-30, 2012: (over \$250,000) (5 lots sold, none in SMV)
- [Snowmass Village Residential Solds](#) June 1-30, 2012: (over \$250,000) - (7 solds)

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514 E. Hyman Ave. | Aspen, CO 91611

07/02/12

Summary Comparison June 2012 vs June 2011 (Now vs Then, Year over Year)

Total Aspen Snowmass Market

- Monthly Unit Sales: up +3%, 30 sales now vs 29 sales then
- Year-to-Date Unit Sales: down -7%, 152 sales now vs 163 then
- Monthly Dollar Volume: down -34%, \$74M now vs \$113M then
- Year-to-Date Dollar Volume: down -25%, \$421 now vs \$562M then
- Listing Inventory: down -8%, 1,160 properties for sale now vs 1,262 then

Aspen Market

- Unit Sales: up +15%, 23 sales now vs 20 sales then
- Year-to-Date Unit Sales: down -3%, 111 sales now vs 115 then
- Monthly Dollar Volume: down -12%, \$66M now vs \$75M then
- Year-to-Date Dollar Volume: -23%, \$351M now vs \$455M then
- Listing Inventory: down -11%, 613 properties for sale now, 692 then

Snowmass Village Market

- Monthly Unit Sales: down -22%, 7 sales now vs 9 sales then
- Year-to-Date Unit Sales: down -15%, 41 sales now vs 48 then
- Monthly Dollar Volume: down -77%, \$8.6M now vs \$37.3M then
- Year-to-Date Dollar Volume: down -35%, \$70M now vs \$107M then
- Listing Inventory: down -4%, 287 properties for sale now vs 299 then

Comments

Differences in 2012 YTD over 2011 YTD Narrowing: Although the June 2012 numbers continue to be off for the year, the differences year over year YTD in total unit sales (-7%) and total dollar volume (-25%) is narrowing especially most recently.

In early June 2012, there were two noteworthy sales events: 1) The Prince Bandar Starwood estate closed at \$49MM; 2) A 2008 built Maroon Creek riverfront estate, on the market since June 2007 at ask price \$29.95M went under contract last week and is scheduled to close mid-July. These two sales will bring the year's total sales dollar volume closer to last year.

Also of note, the total Aspen Snowmass inventory of properties for sale has decreased -26% since June 2009. The trend of improving sales with less product to choose from continues although at a slow pace similar to housing trends outside the Aspen Snowmass valley.

Lack of Big Ticket Sales in 2012: The deficiency in total dollar sales for 2012 YTD is largely due to the lack of 'big ticket', \$10M+, property sales in the first 6 months of this year. In the over \$10M sales category 2012 year to date, there have been 2/3 less sales or -67%, over last year to date: From 1/1/12 - 6/30/12, there were a total of (5) single family homes sold in the \$11.5—\$16M range of which four homes were built 2005 or newer; from 1/1/11 - 6/30/11, there were (15) sales in the \$11M—\$20.5M range of which eight were built 2005 or newer...This also illustrates that newer built homes, at post-recession reset prices, have been selling well. There may be more to the fall in dollar volume than the pullback of ultra-expensive sales in the first half of the year over first half 2011, and The Estin Report will review more on prices in the soon to be released State of the Aspen Market 2nd Quarter/1st Half 2012 Report.

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07/02/12

Summary Comparison June 2012 vs June 2011 (Now vs Then, Year over Year)

Continued from Page 2...

Land Sales Surging: Also, there has been the dramatic spike in vacant lot sales in June 2012 over June 2011, on top of gangbusters land sales for all of 2012 YTD.

In June 2012 alone, there were (5) lot sales versus none (0) in June 2011; in the first half 2012, there were (22) vacant lot sales versus (9) in the same period last year, +144%.

The dollar volume for land sales has also surged +278%: in 1st Half 2012 land sales totaled \$57M versus \$15M during same time last year.

If one counts the sale of older 'teardown' homes as land sales in the first half of 2012, the difference in vacant lot sales this year over all of last year is even more pronounced, over +200%.

In its June 11, 2012 blog post, the Estin Report wrote, "In the last two years, [I have] consistently written that the best values are in land and that, in many circumstances, optimum value can be achieved through purchasing land and building new as land values, generally, have dropped sharply from pre-recession peaks and construction costs came down considerably, at least for a period. But building activity is increasing and costs are rising. Add to the pressure on land sales now is the fact that newer built developer inventory from 2007-2012 is largely sold-out, with only a few new-built properties remaining."

Typically, when land sales start to pick up, it is an important marker of a market transition, a tipping point.

Late Summer Rallies: Historically the strongest sales of the year generally occur in August, September and October, and one of the weakest months is July. March and April are also strong....We shall see. (Refer to Page 4 in Monthly Snapshot.)

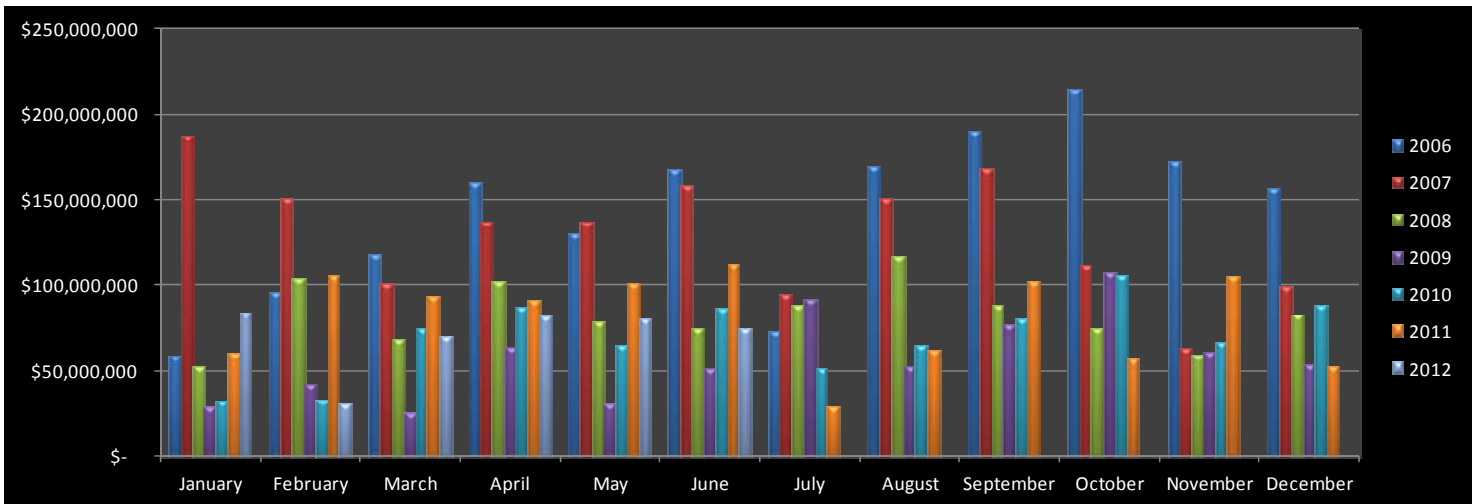
List of June 2012 Aspen Market Snapshot Charts and Tables

- The Estin Report: Total Aspen* Snowmass Market June 2012 YTD Dollar Sales Historical Yearly Comparison Chart - Page 4
- The Estin Report: Total Aspen* Snowmass Market June 2012 YTD \$ Sales Yearly Comparison Table - Page 4
- The Estin Report: Total Aspen* Snowmass Market June 2012 YTD Unit Sales Yearly Comparison Table - Page 4
- The Estin Report: Total Aspen* Snowmass Market Monthly Sales June 2012 - Page 5
- The Estin Report: Aspen* Monthly Sales June 2012 - Page 6
- The Estin Report: Snowmass Village Monthly Sales June 2012 - Page 7

* Aspen includes Aspen, Woody Creek and Old Snowmass.

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The Estin Report: Total Aspen* Snowmass Market June 2012 & Historical Sales



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The Estin Report: Total Aspen* Snowmass Market June 2012 Sales Volume

Month	2006	% Change	2007	% Change	2008	% Change	2009	% Change	2010	% Change	2011	% Change	2012
January	\$ 58,631,300	219%	\$ 187,053,142	-72%	\$ 52,135,339	-46%	\$ 28,350,394	14%	\$ 32,455,400	84%	\$ 59,780,000	40%	\$ 83,907,532
February	\$ 95,410,694	57%	\$ 150,090,525	-31%	\$ 103,403,625	-59%	\$ 42,165,551	-22%	\$ 33,010,500	218%	\$ 105,029,301	-71%	\$ 30,646,500
March	\$ 117,798,550	-15%	\$ 100,596,133	-32%	\$ 68,342,000	-64%	\$ 24,530,000	204%	\$ 74,622,000	25%	\$ 93,291,555	-25%	\$ 69,690,650
April	\$ 159,578,480	-14%	\$ 136,932,550	-26%	\$ 102,003,385	-38%	\$ 63,608,900	37%	\$ 87,200,500	4%	\$ 90,526,056	-10%	\$ 81,444,985
May	\$ 129,991,055	5%	\$ 136,626,000	-43%	\$ 78,347,738	-61%	\$ 30,240,000	113%	\$ 64,457,850	56%	\$ 100,677,250	-20%	\$ 80,392,666
June	\$ 167,295,550	-6%	\$ 157,444,715	-52%	\$ 74,823,812	-32%	\$ 50,855,000	70%	\$ 86,590,153	30%	\$ 112,502,320	-34%	\$ 74,479,000
July	\$ 72,829,039	30%	\$ 94,344,500	-7%	\$ 88,071,520	4%	\$ 91,880,711	-44%	\$ 51,165,500	-44%	\$ 28,851,548	-100%	\$ -
August	\$ 169,842,650	-11%	\$ 150,872,917	-22%	\$ 117,398,194	-56%	\$ 51,838,500	24%	\$ 64,415,000	-3%	\$ 62,405,000	-100%	\$ -
September	\$ 189,829,800	-11%	\$ 168,911,650	-48%	\$ 88,001,433	-13%	\$ 76,332,500	4%	\$ 79,570,000	27%	\$ 101,429,000	-100%	\$ -
October	\$ 214,613,530	-48%	\$ 112,067,200	-34%	\$ 74,269,175	44%	\$ 107,284,389	-1%	\$ 105,703,500	-46%	\$ 56,632,333	-100%	\$ -
November	\$ 172,239,926	-63%	\$ 62,886,345	-6%	\$ 59,149,985	3%	\$ 60,731,782	10%	\$ 66,703,500	56%	\$ 104,057,000	-100%	\$ -
December	\$ 156,238,275	-37%	\$ 99,064,995	-16%	\$ 83,180,195	-36%	\$ 52,959,000	66%	\$ 88,060,750	-41%	\$ 52,167,500	-100%	\$ -
Annual Totals	\$ 1,704,298,849	-9%	\$ 1,556,890,672	-36%	\$ 989,126,401	-31%	\$ 680,776,727	23%	\$ 833,954,653	16%	\$ 967,348,863	-57%	\$ 420,561,333
YTD Total	\$ 728,705,629	19%	\$ 868,743,065	-45%	\$ 479,055,899	-50%	\$ 239,749,845	58%	\$ 378,336,403	48%	\$ 561,806,482	-25%	\$ 420,561,333

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The Estin Report: Total Aspen* Snowmass Market June 2012 Unit Sales

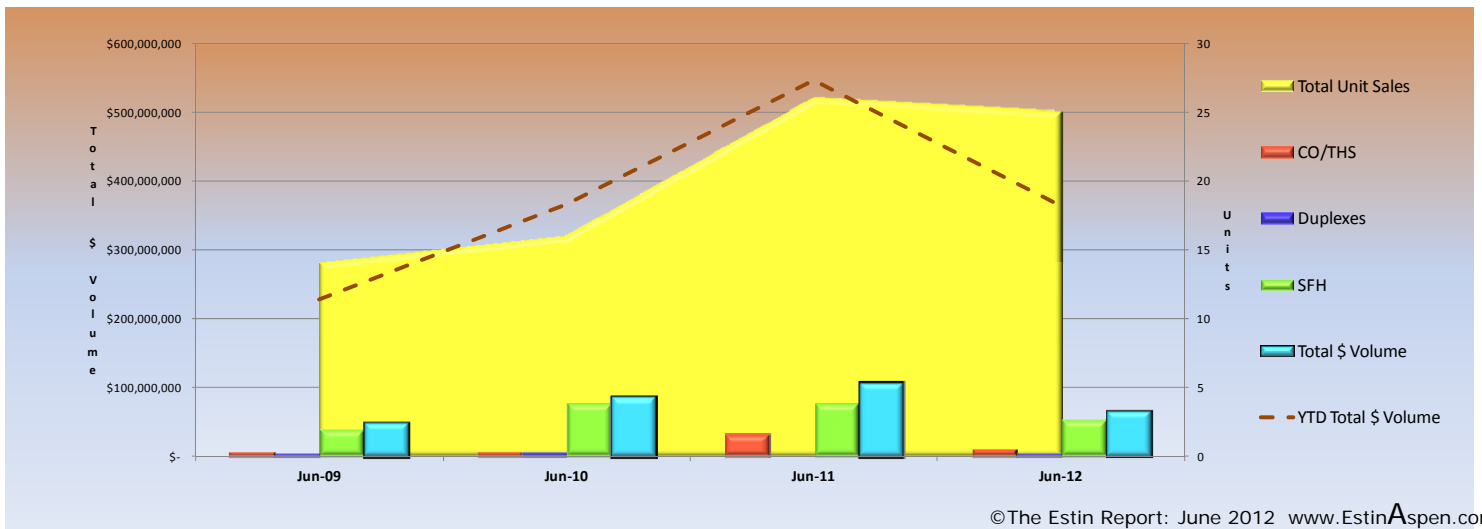
Month	2006	% Change	2007	% Change	2008	% Change	2009	% Change	2010	% Change	2011	% Change	2012
January	25	128%	57	-63%	21	-67%	7	71%	12	50%	18	56%	28
February	37	0%	37	-24%	28	-50%	14	-21%	11	109%	23	-39%	14
March	57	-33%	38	-66%	13	-38%	8	200%	24	50%	36	-42%	21
April	59	-20%	47	-38%	29	-48%	15	20%	18	111%	38	-13%	33
May	67	-24%	51	-41%	30	-53%	14	36%	19	21%	23	13%	26
June	57	-21%	45	-36%	29	-45%	16	6%	17	71%	29	3%	30
July	36	-25%	27	-37%	17	-12%	15	20%	18	-6%	17	-100%	0
August	66	-23%	51	-31%	35	-54%	16	50%	24	4%	25	-100%	0
September	65	-28%	47	-40%	28	-21%	22	27%	28	11%	31	-100%	0
October	60	-38%	37	-22%	29	7%	31	-16%	26	0%	26	-100%	0
November	50	-56%	22	55%	34	-35%	22	-14%	19	32%	25	-100%	0
December	41	-29%	29	-34%	19	-32%	13	123%	29	-21%	23	-100%	0
Annual Totals	620	-21%	488	-36%	312	-38%	193	27%	245	28%	314	-52%	152
YTD Total	297	-7%	275	-47%	147	-50%	74	35%	100	63%	163	-7%	152

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The Estin Report: Aspen Snowmass Real Estate Monthly Charts document sales activity for the subject month in the upper Roaring Fork Valley - Aspen, Snowmass Village, Woody Creek and Old Snowmass. Included property types are single family homes, condos, townhomes, duplexes and residential vacant land at sold at prices over \$250,000. Fractionals are not included. Aspen* includes WC and OSM.

The Estin Report: Total Aspen* Snowmass Market Monthly Sales June 2012

Sales Volume is represented on the left axis. Units Sold is represented on the right axis.
*Aspen includes Woody Creek and Old Snowmass



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YTD represents dollar volume from Jan 1, 2012 through June 30, 2012, all other data points represent the corresponding month.

	Jun-09	% Chg	Jun-10	% Chg	Jun-11	% Chg	Jun-12	% Chg	May-12	% Chg	May-11
Single Family Homes											
Unit Sales	7	43%	10	30%	13	-15%	11	18%	9	0%	9
YTD Unit Sales	30	63%	49	39%	68	-22%	53	21%	42	-24%	55
Monthly \$ Volume	\$ 37,400,000	101%	\$ 75,304,000	0%	\$ 75,655,000	-32%	\$ 51,647,500	15%	\$ 43,650,000	-46%	\$ 80,378,500
YTD \$ Volume	\$150,405,000	81%	\$ 272,546,850	48%	\$ 404,719,000	-37%	\$ 253,681,332	20%	\$ 202,033,832	-39%	\$ 329,064,000
Avg \$ Per Sq Ft	\$1,228	-17%	\$1,015	15%	\$1,162	-14%	\$1,001	-13%	\$1,127	6%	\$1,065
Listing Inventory	426	-3%	412	-4%	395	-6%	371	11%	330	-7%	355
Condos / Townhomes											
Unit Sales	6	-17%	5	160%	13	-8%	12	0%	12	-8%	13
YTD Unit Sales	31	39%	43	84%	79	-10%	71	17%	59	-11%	66
Monthly \$ Volume	\$ 6,385,000	-1%	\$ 6,291,153	400%	\$ 31,437,320	-66%	\$ 10,776,500	-106%	\$ 22,226,000	25%	\$ 17,776,750
YTD \$ Volume	\$ 53,887,651	52%	\$ 81,844,553	50%	\$ 122,896,482	-25%	\$ 92,654,835	12%	\$ 81,878,335	-10%	\$ 91,459,162
Avg \$ Per Sq Ft	\$848	22%	\$1,033	-7%	\$962	-12%	\$845	-11%	\$934	-2%	\$951
Listing Inventory	543	-23%	418	-5%	399	-10%	359	1%	356	-2%	362
Duplexes											
Unit Sales	1	0%	1	-100%	0		2	0%	2		0
YTD Unit Sales	8	-50%	4	75%	7	14%	8	25%	6	-14%	7
Monthly \$ Volume	\$ 3,750,000	6%	\$ 3,975,000	-100%	\$ -		\$ 2,500,000	-128%	\$ 5,700,000		\$ -
YTD \$ Volume	\$ 22,780,050	-47%	\$ 12,175,000	58%	\$ 19,215,000	-9%	\$ 17,549,500	14%	\$ 15,049,500	-22%	\$ 19,215,000
Avg \$ Per Sq Ft	\$943	0%	\$941				\$687	-5%	\$722		
Listing Inventory	48	-19%	39	23%	48	-10%	43	14%	37	3%	36
Vacant Land											
Unit Sales	2	-50%	1	200%	3	67%	5	67%	3	200%	1
YTD Unit Sales	5	-20%	4	125%	9	122%	20	33%	15	150%	6
Monthly \$ Volume	\$ 3,320,000	-69%	\$ 1,020,000	430%	\$ 5,410,000	77%	\$ 9,555,000	8%	\$ 8,816,666	250%	\$ 2,522,000
YTD \$ Volume	\$ 12,677,144	-7%	\$ 11,770,000	27%	\$ 14,976,000	278%	\$ 56,675,666	20%	\$ 47,120,666	393%	\$ 9,566,000
Listing Inventory	469	-14%	405	4%	420	-8%	387	-4%	403	46%	276
Total Aspen Snowmass Market											
Total Unit Sales	16	6%	17	71%	29	3%	30	13%	26	13%	23
YTD Unit Sales	74	35%	100	63%	163	-7%	152	20%	122	-9%	134
Total Monthly \$ Volume	\$ 50,855,000	70%	\$ 86,590,153	30%	\$ 112,502,320	-34%	\$ 74,479,000	-8%	\$ 80,392,666	-20%	\$ 100,677,250
Total YTD \$ Volume	\$239,749,845	58%	\$ 378,336,403	48%	\$ 561,806,482	-25%	\$ 420,561,333	18%	\$ 346,082,333	-23%	\$ 449,304,162
Listing Inventory	1486	-14%	1274	-1%	1262	-8%	1160	3%	1126	9%	1029

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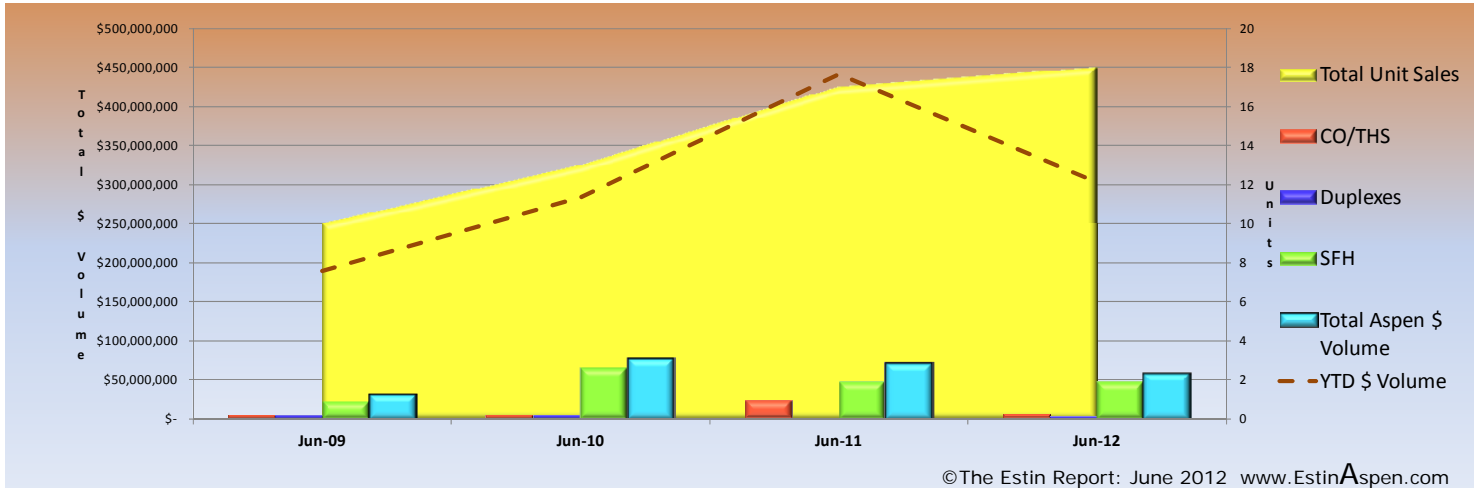
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The Estin Report: Aspen* Monthly Sales Activity June 2012

Sales Volume is represented on the left axis. Units Sold is represented on the right axis.

*Aspen includes Woody Creek and Old Snowmass.



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YTD represents dollar volume from Jan 1, 2012 through June 30, 2012, all other data points represent the corresponding month.

	Jun-09	% Chg	Jun-10	% Chg	Jun-11	% Chg	Jun-12	% Chg	May-12	% Chg	May-11
Single Family Homes											
Unit Sales	5	60%	8	25%	10	-10%	9	11%	8	-11%	9
YTD Unit Sales	24	54%	37	43%	53	-21%	42	21%	33	-23%	43
Monthly \$ Volume	\$ 21,725,000	197%	\$ 64,554,000	-29%	\$ 46,155,000	2%	\$ 47,022,500	8%	\$ 43,075,000	-46%	\$ 80,378,500
YTD \$ Volume	\$121,780,000	71%	\$ 208,672,000	58%	\$ 328,749,000	-34%	\$ 217,681,932	22%	\$ 170,659,432	-40%	\$ 282,594,000
Avg \$ Per Sq Ft	\$1,158	-15%	\$981	6%	\$1,041	3%	\$1,076	-14%	\$1,229	15%	\$1,065
Listing Inventory	336	-4%	321	-7%	299	-9%	273	13%	237	-13%	271
Condos / Townhomes											
Unit Sales	4	0%	4	75%	7	0%	7	-43%	10	11%	9
YTD Unit Sales	22	27%	28	68%	47	-6%	44	16%	37	-8%	40
Monthly \$ Volume	\$ 5,415,000	4%	\$ 5,641,153	319%	\$ 23,655,420	-71%	\$ 6,775,000	-179%	\$ 18,892,000	26%	\$ 14,987,250
YTD \$ Volume	\$ 44,917,651	40%	\$ 62,837,053	48%	\$ 92,895,656	-27%	\$ 67,487,875	10%	\$ 60,712,875	-12%	\$ 69,240,236
Avg \$ Per Sq Ft	\$932	22%	\$1,140	-1%	\$1,125	-14%	\$970	1%	\$960	-10%	\$1,065
Listing Inventory	324	-22%	252	-11%	224	-12%	197	4%	189	-3%	194
Duplexes											
Unit Sales	1	0%	1	-100%	0		2	0%	2		0
YTD Unit Sales	8	-50%	4	75%	7	14%	8	25%	6	-14%	7
Monthly \$ Volume	\$ 3,750,000	6%	\$ 3,975,000	-100%	\$ -		\$ 2,500,000	-128%	\$ 5,700,000		\$ -
YTD \$ Volume	\$ 22,780,050	-47%	\$ 12,175,000	58%	\$ 19,215,000	-9%	\$ 17,549,500	14%	\$ 15,049,500	-22%	\$ 19,215,000
Avg \$ Per Sq Ft	\$943	0%	\$941				\$687	-5%	\$722		
Listing Inventory	48	-19%	39	23%	48	-10%	43	14%	37	3%	36
Vacant Land											
Unit Sales	2	-100%	0		3	67%	5	40%	3	200%	1
YTD Unit Sales	5	-80%	1	700%	8	113%	17	29%	12	140%	5
Monthly \$ Volume	\$ 3,320,000	-100%	\$ -		\$ 5,410,000	77%	\$ 9,555,000	8%	\$ 8,816,666	250%	\$ 2,522,000
YTD \$ Volume	\$ 12,677,144	-65%	\$ 4,500,000	204%	\$ 13,661,000	253%	\$ 48,175,666	20%	\$ 38,620,666	368%	\$ 8,251,000
Listing Inventory	119	5%	125	-3%	121	-17%	100	-13%	113		0
Total Aspen Market											
Total Unit Sales	12	8%	13	54%	20	15%	23	0%	23	21%	19
YTD Unit Sales	59	19%	70	64%	115	-3%	111	21%	88	-7%	95
Total Monthly \$ Volume	\$ 34,210,000	117%	\$ 74,170,153	1%	\$ 75,220,420	-12%	\$ 65,852,500	-16%	\$ 76,483,666	-22%	\$ 97,887,750
Total YTD \$ Volume	\$202,154,845	43%	\$ 288,184,053	58%	\$ 454,520,656	-23%	\$ 350,894,973	19%	\$ 285,042,473	-25%	\$ 379,300,236
Listing Inventory	827	-11%	737	-6%	692	-11%	613	6%	576	15%	501

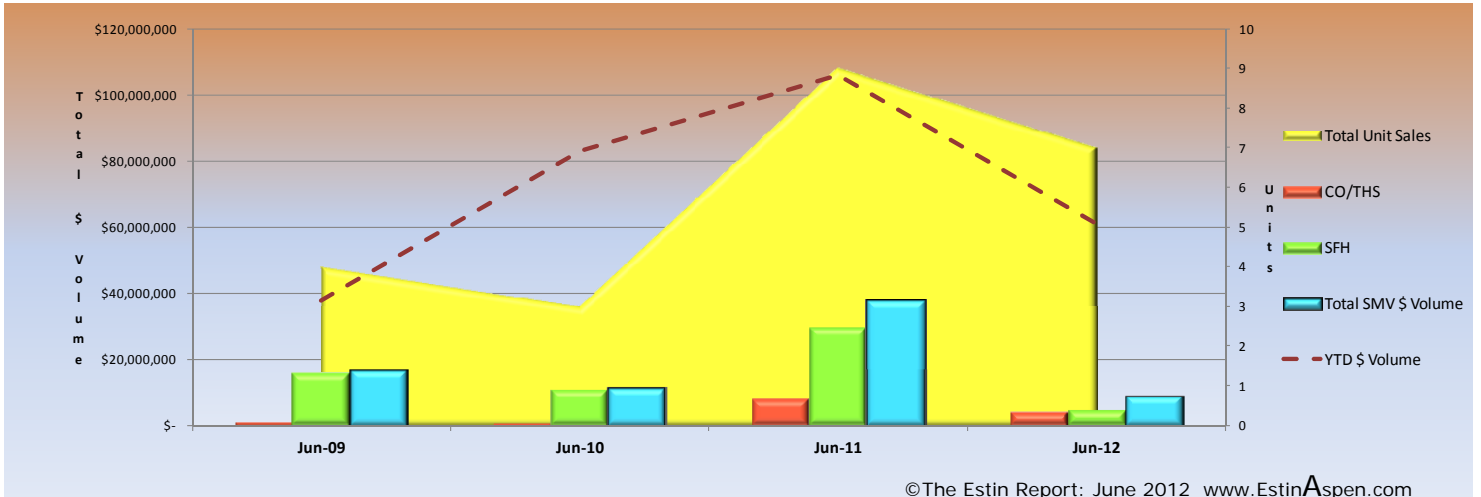
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The Estin Report: Snowmass Village Monthly Sales June 2012

Sales Volume is represented on the left axis. Units Sold is represented on the right axis.



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YTD represents dollar volume from Jan 1, 2012 through June 30, 2012, all other data points represent the corresponding month.

	Jun-09	% Chg	Jun-10	% Chg	Jun-11	% Chg	Jun-12	% Chg	May-12	% Chg	May-11
Single Family Homes											
Unit Sales	2	0%	2	50%	3	-33%	2	-50%	1		0
YTD Unit Sales	6	100%	12	25%	15	-27%	11	-18%	9	-25%	12
Monthly \$ Volume	\$ 15,675,000	-31%	\$ 10,750,000	174%	\$ 29,500,000	-84%	\$ 4,625,000	88%	\$ 575,000		\$ -
YTD \$ Volume	\$ 28,625,000	123%	\$ 63,874,850	19%	\$ 75,970,000	-53%	\$ 35,999,400	13%	\$ 31,374,400	-32%	\$ 46,470,000
Avg \$ Per Sq Ft	\$1,402	-18%	\$1,151	36%	\$1,567	-58%	\$663	53%	\$314		
Listing Inventory	90	1%	91	5%	96	2%	98	5%	93	11%	84
Condos / Townhomes											
Unit Sales	2	-50%	1	500%	6	-17%	5	60%	2	-50%	4
YTD Unit Sales	9	67%	15	113%	32	-16%	27	-19%	22	-15%	26
Monthly \$ Volume	\$ 970,000	-33%	\$ 650,000	1097%	\$ 7,781,900	-49%	\$ 4,001,500	17%	\$ 3,334,000	20%	\$ 2,789,500
YTD \$ Volume	\$ 8,970,000	112%	\$ 19,007,500	58%	\$ 30,000,826	-16%	\$ 25,166,960	16%	\$ 21,165,460	-5%	\$ 22,218,926
Avg \$ Per Sq Ft	\$724	-16%	\$605	28%	\$773	-13%	\$669	-20%	\$805	16%	\$695
Listing Inventory	219	-24%	166	5%	175	-7%	162	-3%	167	-1%	168
Vacant Land											
Unit Sales	0		1	-100%	0		0		0		0
YTD Unit Sales	0		3	-67%	1	200%	3	0%	3	200%	1
Monthly \$ Volume	\$ -		\$ 1,020,000	-100%	\$ -		\$ -		\$ -		\$ -
YTD \$ Volume	\$ -		\$ 7,270,000	-82%	\$ 1,315,000	546%	\$ 8,500,000	0%	\$ 8,500,000	546%	\$ 1,315,000
Listing Inventory	41	-44%	23	22%	28	-4%	27	-11%	30	25%	24
Total Snowmass Village Market											
Total Unit Sales	4	0%	4	125%	9	-22%	7	-57%	3	-25%	4
YTD Unit Sales	15	100%	30	60%	48	-15%	41	-17%	34	-13%	39
Total Monthly \$ Volume	\$ 16,645,000	-25%	\$ 12,420,000	200%	\$ 37,281,900	-77%	\$ 8,626,500	55%	\$ 3,909,000	40%	\$ 2,789,500
Total YTD \$ Volume	\$ 37,595,000	140%	\$ 90,152,350	19%	\$ 107,285,826	-35%	\$ 69,666,360	12%	\$ 61,039,860	-13%	\$ 70,003,926
Listing Inventory	350	-20%	280	7%	299	-4%	287	-1%	290	5%	276

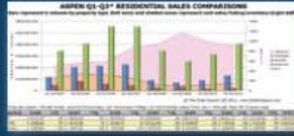
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The Estin Report: Aspen Snowmass Real Estate Monthly Charts document sales activity for the subject month in the upper Roaring Fork Valley - Aspen, Snowmass Village, Woody Creek and Old Snowmass. Included property types are single family homes, condos, townhomes, duplexes and residential vacant land at sold at prices over \$250,000. Fractionals are not included. Aspen* includes WC and OSM.

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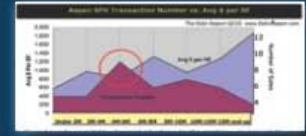
Aspen Real Estate Intelligence



The Estin Report
Aspen Snowmass real estate market resource.



Effective Property Marketing



Tim Estin's Blog
Weekly Aspen Sales: see what's moving

"I am in the real estate industry and I deal with many brokers. **Tim Estin** is the hardest working broker I have ever dealt with. He has great intuition, a thoughtful professional manner and he overcame many challenges with our listing. I whole heartedly recommend him for any Aspen real estate brokerage needs."
– JK/K Company, Denver and Chicago

"On-going research and analysis of the local real estate market positions **Tim Estin** to meet the most unique demands of potential clients in Aspen. While closing on a very complex transaction, Tim never said NO to our numerous requests, was always available, and very knowledgeable and helpful in getting us the best deal possible. Thank you for thinking 'out of the box'." – N&MS, Aspen and NYC

"**Tim Estin** brought both a passion and a deep, multi-generational local knowledge of the area to the table. He was our crusader. He found us a property not on the market and his connections and savvy enabled us to buy the house of our dreams. He handled everything with aplomb." – FS, Aspen and DC

"No Broker works harder than **Tim Estin**. More importantly, he has the business smarts and the analytical background to evaluate the dollars and cents of purchasing and selling a property in Aspen. He complements that wonderfully with the common sense and empathy to advise us – as buyers and sellers - if any given real estate decision is "right for us. We view Tim's counsel as invaluable." – T&SW, NYC

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