

05/14/14

**The Estin Report: Snowmass Village - Sinclair Meadows - SMV newest subdivision - Sales History (13 sold out of 17 total, or 71%)**

Contact broker Tim Estin, Aspen Snowmass Sothebys , for sales info and assistance 970.309.6163.

MLS #	Status	Type	Sub/Loc	Street #	Address 2/ Street Name	Sold Date	UC Date	Sold \$/Sq Ft	Sold Price	Ask Price
131009	C	SL	SinclairM	278	(Lot 4) Gambel	4/11/2014	1/10/2014		\$ 915,000	\$ 975,000
130034	C	SL	SinclairM	350	Lot 1 Gambel	2/18/2014	1/14/2014		\$ 925,000	\$ 995,000
130340	C	SL	SinclairM	237	Lot 13 Gambel	2/5/2014	11/27/2013		\$ 695,000	\$ 749,000
125251	C	SL	SinclairM	15	(Lot 8) Turkey Troi	10/25/2013	9/6/2013		\$ 1,400,000	\$ 1,695,000
120193	C	SF	SinclairM	137	(Lot 11) Gambel	1/28/2013	1/5/2013	\$ 969	\$ 2,200,000	\$ 2,325,000
125158	C	SL	SinclairM	331	Gambel	4/23/2012	3/17/2012		\$ 650,000	\$ 725,000
122079	C	SL	SinclairM	305	(Lot 15) Gambel	10/13/2011	8/26/2011		\$ 625,000	\$ 695,000
122458	C	SL	SinclairM	137	(Lot 11) Gambel	8/17/2011	6/28/2011		\$ 635,000	\$ 635,000
116796	C	SL	SinclairM	269	(Lot 14) Gambel	7/5/2011	6/9/2011		\$ 600,000	\$ 665,000
120491	C	SL	SinclairM	27	(Lot 9) Turkey Troi	4/27/2011	4/12/2011		\$ 1,315,000	\$ 1,375,000
116794	C	SL	SinclairM	189	(Lot 12) Gambel	7/29/2010	7/2/2010		\$ 635,000	\$ 670,000
116798	C	SL	SinclairM	324	Lot 2 Gambel	7/9/2010	6/14/2010		\$ 700,000	\$ 725,000
116784	C	SL	SinclairM	24	(Lot 10) Turkey Troi	6/10/2010	5/14/2010		\$ 1,020,000	\$ 1,020,000

***Information is from sources deemed reliable but cannot be guaranteed.***

**05/14/14: Details on Sinclair Meadows**

- o 17 Lots Total in the subdivision.
- o 12 Lots have sold + 1 spec home has sold. They are: #1, 2, 4, 8, 9, 10, 11 (w/ spec house), 12, 13, 14, 15, 16 (1, 4 ,13 closed this qtr)
- o The range of closing prices for land have been \$600,000-\$1,400,000. The only spec home built sold for \$2.2M (\$915 per ft).
- o Of the remaining 5 lots, 1 is currently under contract (lot 3). The only parcel on the market currently is Lot 17 (\$825,000) (6 and 7 are being held off the market 'officially' at least)
- o A spec house on Lot 5 is planned for summer 2014. It will be approx. 3,800 sq. ft. and plans are to list it pre-completion at roughly \$1,000 per foot or \$3,800,000/unfurnished.
- o That leave two parcels, 6 and 7. They both have over 4,000 sq. ft. FAR build outand are among the most prime lots in the neighborhood at \$1.3M and \$1.395M respectively.
- o While either parcel is available as vacant land, the developer's current plan is to build a home on each of these. Once lot 5 sells, construction activity on 7 will start and then when that sells, activity on 6 starts (unless sold as vacant land).

Orig List \$	Lv	Ht	SqFt	Bdrm	Ba	Hba	Acres	Built	Furn	DOM	HOA Dues	Pmt	Taxes	Tax Year
\$ 975,000							0.49			255	\$ 2,700	Year	\$ 8,605	2013
\$ 945,000							0.5			264	\$ 2,700	Year	\$ 7,068	2012
\$ 695,000							0.32			236	\$ 2,700	Year	\$ 6,833	2012
\$ 1,695,000							1.3			542	\$ 2,700	Year	\$ 9,424	2012
\$ 2,200,000	2400			4	3	0	0.31	2012	Yes	682	\$ 2,700	Year	\$ 4,190	2012
\$ 725,000							0.33			37			\$ 6,542	2011
\$ 695,000							0.35			85	\$ 2,688	Year	\$ 9,797	2010
\$ 635,000							0.31			50	\$ 2,688	Year	\$ 9,797	2010
\$ 635,000							0.33			389	\$ 2,688	Year	\$ 9,797	2010
\$ 1,375,000							0.64			15	\$ 2,688	Year	\$ 15,675	2010
\$ 670,000							0.31			48	\$ 1,799	Year	\$ 5,731	2009
\$ 725,000							0.37			28	\$ 1,799	Year	\$ 6,419	2009
\$ 1,020,000							0.54			28		Year	\$ 9,178	2009

***Information is from sources deemed reliable but cannot be guaranteed.***