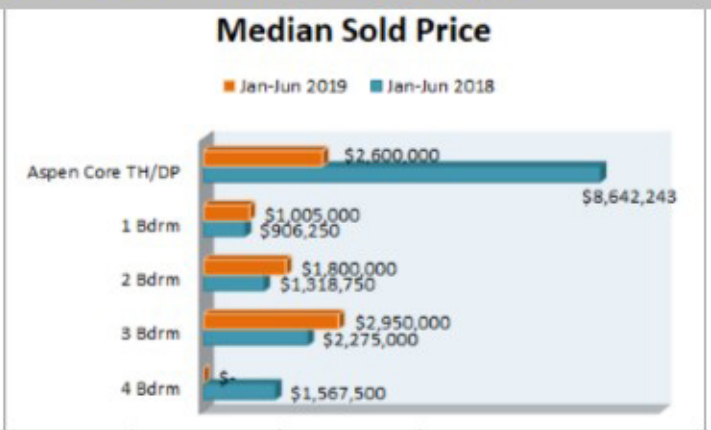
Estin Report: June 2019 Aspen Core Condos* - 6-Mos. Averages





BEDROOMS	Avg Sold Price ($)			Avg Sold $ / Sq Ft ($)			Avg Sqft			Avg Sold % to Ask			Avg Sold % to Orig			Units Sold			Dollar Sales ($)		
	Jan-Jun 2019	% Chg	Jan-Jun 2018	Jan-Jun 2019	% Chg	Jan-Jun 2018	Jan-Jun 2019	% Chg	Jan-Jun 2018	Jan-Jun 2019	% Chg	Jan-Jun 2018	Jan-Jun 2019	% Chg	Jan-Jun 2018	Jan-Jun 2019	% Chg	Jan-Jun 2018	Jan-Jun 2019	% Chg	Jan-Jun 2018
1 Bdrm	1,558,000	84%	847,500	1,776	27%	1,398	786	29%	609	97%	4%	93%	95%	5%	90%	5	-38%	8	$ 7,790,000	15%	$ 6,780,000
2 Bdrm	1,784,237	34%	1,330,735	1,767	25%	1,414	1,004	12%	896	96%	3%	94%	94%	4%	91%	19	58%	12	$ 33,900,500	112%	$ 15,968,824
3 Bdrm	3,273,056	-30%	4,688,589	2,022	21%	1,666	1,602	10%	1,453	94%	1%	93%	92%	0%	92%	9	29%	7	$ 29,457,500	-10%	$ 32,820,123
4 Bdrm			5,360,539			1,368			1,336			96%			93%	0	-100%	1			$ 5,360,539
Aspen Core TH/DP	3,308,333	-67%	9,893,623	2,065	3%	2,004	1,607	-67%	4,922	95%	2%	93%	94%	1%	94%	3	-67%	9	$ 9,925,000	-89%	$ 89,042,604

*Townhomes (TH)+Duplexes are separated out from Condos/Townhomes/Dup category per AGSMLS.

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Estin Report: What Aspen* Areas Are Selling? 6-Mos. Avg. Sales by Location

Location	Avg Sold Price ($M)			Avg Sold $/SqFt			Sold Price % Ask			Sold Price % Orig			Unit Sales			Dollar Sales			Active Listings			Absorption Rate		
	Jan-Jun 2019	% Chg	Jan-Jun 2018	Jan-Jun 2019	% Chg	Jan-Jun 2018	Jan-Jun 2019	% Chg	Jan-Jun 2018	Jan-Jun 2019	% Chg	Jan-Jun 2018	Jan-Jun 2019	% Chg	Jan-Jun 2018	Jan-Jun 2019	% Chg	Jan-Jun 2018	Jan-Jun 2019	% Chg	Jan-Jun 2018	Jan-Jun 2019	% Chg	Jan-Jun 2018
Central Core (SFH)	$22.0	97%	$11.2	$3,397	31%	$2,583	100%	10%	90%	100%	11%	90%	1	-75%	4	$22.0	-51%	$44.6	16	-6%	17	96	276%	26
Central Core (CO&TH)	$1.9	-41%	$3.3	$1,839	8%	$1,699	95%	2%	94%	93%	1%	92%	45	7%	42	$87.1	-37%	$138.9	139	28%	109	19	19%	16
Smuggler (SFH)	$6.9	-13%	$7.9	$1,207	-19%	$1,486	91%	1%	90%	84%	8%	78%	3	-40%	5	$20.6	-48%	$39.6	10	-33%	15	20	11%	18
Smuggler (CO&TH)	$1.8	20%	$1.5	$1,187	12%	$1,056	96%	3%	93%	96%	8%	90%	6	50%	4	$11.0	81%	$6.1	17	55%	11	17	3%	17
West Aspen	$11.5	227%	$3.5	$1,364	55%	$879	86%	1%	85%	78%	-8%	84%	14	56%	9	$160.7	409%	$31.6	72	1%	71	31	-35%	47
West End	$7.2	1%	$7.1	$1,873	-16%	$2,235	93%	0%	93%	86%	-5%	91%	9	29%	7	$64.8	30%	$49.6	37	16%	32	25	-10%	27
Red Mountain	$10.1	-20%	$12.7	$1,902	-38%	$3,046	93%	0%	94%	91%	-3%	94%	2	0%	2	$20.2	-20%	$25.3	34	26%	27	102	26%	81
East Aspen	$6.3	-17%	$7.5	$1,174	-9%	$1,286	89%	8%	82%	81%	-1%	82%	4	0%	4	$25.0	-17%	$30.1	27	8%	25	41	8%	38
McLain Flats/Starwood	$6.7	-4%	$6.9	$809	-22%	$1,033	89%	-6%	94%	81%	-11%	91%	4	33%	3	$26.7	28%	$20.8	22	-24%	29	33	-43%	58
Woody Creek (> $1.5M)	$2.8	-67%	$8.5	$687	-28%	$952	93%	3%	90%	77%	69%	45%	2	0%	2	$5.6	-67%	$17.0	23	-4%	24	69	-4%	72
Brush Creek Village (>$1.5M)			$2.0			$461			79%			79%	0	-100%	1	$0.0	-100%	$2.0	5	0%	5			30

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*Specific Aspen areas only and not all Aspen neighborhoods are represented. See Pg 9 for Snowmass Village and Old Snowmass.
NOTE: All blank spaces represent a zero value or invalid percentage.
**Absorption Rate is calculated by dividing the number of sales within a given period (6 mos.) by the months in a given period (6) to establish the rate of sales per month, and then dividing the inventory by this rate of sales. It is the amount of time it should take to sell off the current supply of properties.