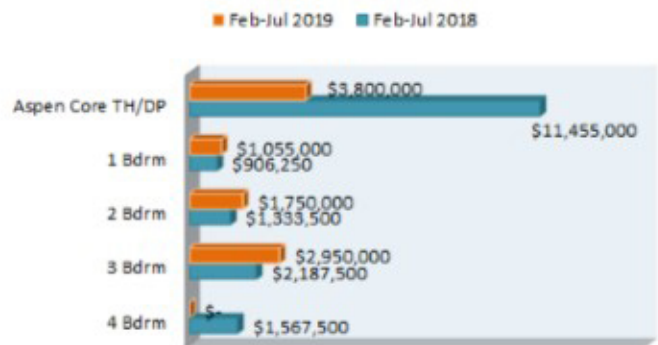


Estin Report: July 2019 Aspen Core Condos* - 6-Mos.Averages

Avg Sold \$ / Sq Ft



Median Sold Price



BEDROOMS	Avg Sold Price (\$)		Avg Sold \$ / Sq Ft (\$)		Avg SqFt		Avg Sold % to Ask		Avg Sold % to Orig		Units Sold		Dollar Sales (\$)								
	Feb-Jul 2019	% Chg	Feb-Jul 2018	Feb-Jul 2019	% Chg	Feb-Jul 2018	Feb-Jul 2019	% Chg	Feb-Jul 2018	Feb-Jul 2019	% Chg	Feb-Jul 2018	Feb-Jul 2019	% Chg	Feb-Jul 2018						
	1 Bdrm	1,046,667	24%	847,500	1,700	22%	1,398	612	1%	609	90%	-3%	93%	85%	-6%	90%	3	-63%	8	\$ 3,140,000	-54%
2 Bdrm	1,759,750	29%	1,369,417	1,739	21%	1,440	1,006	10%	913	96%	3%	93%	93%	3%	91%	18	29%	14	\$ 31,675,500	65%	\$ 19,171,833
3 Bdrm	3,273,056	11%	2,949,500	2,022	27%	1,591	1,602	9%	1,471	94%	0%	95%	92%	-1%	92%	9	50%	6	\$ 29,457,500	66%	\$ 17,697,000
4 Bdrm			4,994,748			1,316			1,336			96%			93%	0	-100%	1			\$ 4,994,748
Aspen Core TH/DP	4,081,250	-66%	12,099,912	2,081	-15%	2,459	1,957	-60%	4,869	94%	-2%	96%	91%	-6%	97%	4	33%	3	\$ 16,325,000	-55%	\$ 36,299,736

*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									
	Feb-Jul 2019	% Chg	Feb-Jul 2018	Feb-Jul 2019	% Chg	Feb-Jul 2018	Feb-Jul 2019	% Chg	Feb-Jul 2018	Feb-Jul 2019	% Chg	Feb-Jul 2018	Feb-Jul 2019	% Chg	Feb-Jul 2018	Feb-Jul 2019	% Chg	Feb-Jul 2018						
Central Core (SFH)			\$13.3			\$2,604			90%			90%	0	-100%	3	\$0.0	-100%	\$40.0	16	-6%	17		34	
Central Core (CO&TH)	\$1.9	-19%	\$2.4	\$1,809	8%	\$1,669	95%	0%	95%	92%	-1%	93%	45	25%	36	\$87.6	1%	\$86.6	139	28%	109	19	2%	18
Smuggler (SFH)	\$7.6	-5%	\$7.9	\$1,183	-20%	\$1,486	89%	-1%	90%	80%	3%	78%	2	-60%	5	\$15.1	-62%	\$39.6	10	-33%	15	30	67%	18
Smuggler (CO&TH)	\$1.8	5%	\$1.7	\$1,189	10%	\$1,080	96%	4%	92%	96%	9%	88%	6	100%	3	\$11.0	110%	\$5.2	17	55%	11	17	-23%	22
West Aspen	\$11.4	245%	\$3.3	\$1,363	56%	\$872	85%	1%	84%	77%	-8%	84%	12	50%	8	\$137.1	418%	\$26.5	72	1%	71	36	-32%	53
West End	\$8.2	-11%	\$9.1	\$2,017	-19%	\$2,479	93%	-2%	94%	86%	-11%	97%	7	0%	7	\$57.1	-11%	\$64.0	37	16%	32	32	16%	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	\$8.4	-1%	\$8.5	\$1,634	23%	\$1,332	93%	16%	80%	88%	11%	79%	6	100%	3	\$50.7	98%	\$25.6	27	8%	25	27	-46%	50
McLain Flats/Starwood	\$7.3	22%	\$6.0	\$775	-25%	\$1,030	90%	-5%	95%	80%	-10%	89%	3	-25%	4	\$21.8	-8%	\$23.8	22	-24%	29	44	1%	44
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)													0		0	\$0.0		\$0.0	5	0%	5			

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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.