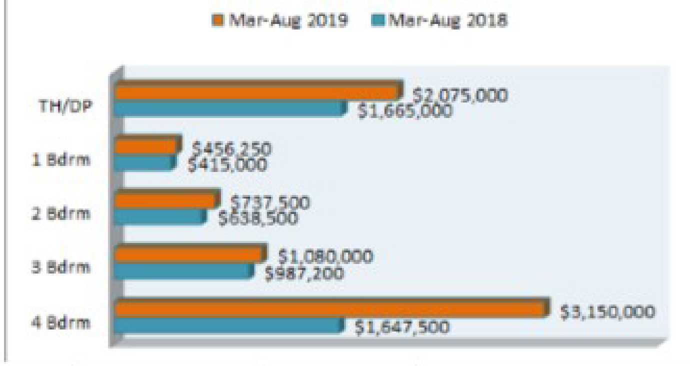
Estin Report: August 2019 Snowmass Village Condos*—6-Mos. Averages

Avg Sold $ / Sq Ft

Median Sold Price



BEDROOMS	Avg Sold Price ($)			Avg Sold $ / Sq Ft ($)			Avg Sqft			Avg Sold % to Ask			Avg Sold % to Orig			Units Sold			Dollar Sales ($)		
	Mar-Aug 2019	% Chg	Mar-Aug 2018	Mar-Aug 2019	% Chg	Mar-Aug	Mar-Aug 2019	% Chg	Mar-Aug 2018	Mar-Aug 2019	% Chg	Mar-Aug 2018	Mar-Aug 2019	% Chg	Mar-Aug 2018	Mar-Aug	% Chg	Mar-Aug	Mar-Aug 2019	% Chg	Mar-Aug 2018
1 Bdrm	454,722	1%	451,733	714	3%	694	652	-2%	662	96%	-2%	98%	93%	-2%	95%	18	20%	15	$ 8,185,000	21%	$ 6,776,000
2 Bdrm	805,793	20%	669,135	757	20%	631	1,034	-1%	1,047	96%	0%	96%	94%	0%	94%	22	10%	20	$ 17,727,450	32%	$ 13,382,700
3 Bdrm	1,093,207	5%	1,044,333	734	7%	688	1,503	-1%	1,513	94%	2%	92%	91%	2%	89%	14	17%	12	$ 15,304,900	22%	$ 12,532,000
4 Bdrm	3,150,000	91%	1,647,500	1,214	90%	638	2,509	-25%	3,367	99%	12%	88%	97%	10%	88%	2	0%	2	$ 6,300,000	91%	$ 3,295,000
TH/DP	812,263	12%	722,122	883	14%	775	1,041	-7%	1,116	96%	2%	94%	93%	1%	92%	9	50%	6	$ 7,310,363	69%	$ 4,332,729

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

Estin Report: What Snowmass Village* 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 (Mos.)**		
	Mar-Aug 2019	% Chg	Mar-Aug 2018	Mar-Aug 2019	% Chg	Mar-Aug 2018	Mar-Aug 2019	% Chg	Mar-Aug 2018	Mar-Aug 2019	% Chg	Mar-Aug 2018	Mar-Aug 2019	% Chg	Mar-Aug 2018	Mar-Aug 2019	% Chg	Mar-Aug 2018	Mar-Aug 2019	% Chg	Mar-Aug 2018	Mar-Aug 2019	% Chg	Mar-Aug 2018
Divide													0		0	$0.0		$0.0	6	-40%	10			
Wood Run	$5.3	65%	$3.2	$1,268	53%	$827	97%	18%	82%	95%	17%	82%	3	0%	3	$15.9	65%	$9.7	14	-13%	16	28	-13%	32
Ridge Run	$2.7	17%	$2.3	$723	28%	$563	92%	-3%	95%	87%	-3%	90%	10	233%	3	$27.3	289%	$7.0	13	-32%	19	8	-79%	38
Fox Run PUD	$4.8			$952			93%			95%			2		0	$9.6		$0.0	3	200%	1	9		
Two Creeks			$9.6			$1,516			81%			81%	0	-100%	1	$0.0	-100%	$9.6	6	-25%	8			48
Pines Owl Cr													0		0	$0.0		$0.0	8	33%	6			
Melton Ranch	$1.9	-40%	$3.1	$686	-15%	$803	94%	1%	93%	90%	0%	90%	5	150%	2	$9.5	51%	$6.3	4	-67%	12	5	-87%	36
Meadow Ranch	$1.1	2%	$1.1	$464	-23%	$604	87%	-9%	95%	85%	-11%	95%	1	-75%	4	$1.1	-75%	$4.3	3	-50%	6	18	100%	9
Horse Ranch	$2.3	-42%	$4.1	$732	-11%	$827	93%	0%	93%	88%	-4%	91%	2	-67%	6	$4.7	-81%	$24.4	6	50%	4	18	350%	4
Sinclair Meadows	$3.4			$1,126			92%			87%			2		0	$6.8		$0.0	1	-50%	2	3		
Country Club Estates			$1.5			$786			99%			99%	0	-100%	4	$0.0	-100%	$6.0	1	0%	1			2
Old Snowmass (> $1.5M)	$2.7	-43%	$4.8	$482	-60%	$1,197	85%	-9%	93%	72%	-20%	90%	3	-57%	7	$8.1	-76%	$33.4	37	-12%	42	74	106%	36

*Specific Snowmass Village and Old Snowmass and not all SMV neighborhoods are represented. For Aspen areas see Pg 7.
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.