

Estin Report: March 2022 Snowmass Village Condos 3-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 (\$)			
	Jan-Mar 2022	% Chg	Jan-Mar 2021	Jan-Mar 2022	% Chg	Jan-Mar 2021	Jan-Mar 2022	% Chg	Jan-Mar 2021	Jan-Mar 2022	% Chg	Jan-Mar 2021	Jan-Mar 2022	% Chg	Jan-Mar 2021	Jan-Mar 2022	% Chg	Jan-Mar 2021	Jan-Mar 2022	% Chg	Jan-Mar 2021
1 Bdrm			598,125			718			844			99%		99%	0	-100%	4				\$ 2,392,500
2 Bdrm	1,395,600	44%	971,648	1,381	69%	817	1,000	-12%	1,134	100%	4%	97%	100%	4%	97%	10	-63%	27	\$ 13,956,000	-47%	\$ 26,234,495
3 Bdrm	2,901,667	59%	1,829,409	1,659	52%	1,089	1,655	-1%	1,665	99%	4%	95%	99%	4%	95%	9	-18%	11	\$ 26,115,000	30%	\$ 20,123,500
4 Bdrm	1,925,000	-46%	3,558,333	1,247	-13%	1,434	1,544	-36%	2,415	99%	0%	98%	104%	6%	98%	1	-67%	3	\$ 1,925,000	-82%	\$ 10,675,000
TH/DP	1,932,450	57%	1,227,158	1,337	41%	945	1,240	-2%	1,270	100%	3%	96%	100%	4%	96%	4	-56%	9	\$ 7,729,800	-30%	\$ 11,044,418

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

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Estin Report: What Snowmass Village* Areas Are Selling? 3-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.)**							
	Jan-Mar 2022	% Chg	Jan-Mar 2021	Jan-Mar 2022	% Chg	Jan-Mar 2021	% Chg	Jan-Mar 2022	% Chg	Jan-Mar 2021	Jan-Mar 2022	% Chg	Jan-Mar 2022	% Chg	Jan-Mar 2021	% Chg	Jan-Mar 2022	% Chg	Jan-Mar 2021					
Divide			\$5.3			\$963		88%		77%	0	-100%	1	\$0.0	-100%	\$5.3	0	-100%	1		3			
Wood Run	\$7.6	16%	\$6.5	\$1,948	46%	\$1,338	101%	5%	96%	101%	14%	89%	2	0%	2	\$15.1	16%	\$13.0	2	-90%	20	3	-90%	30
Ridge Run			\$1.6			\$830			98%			98%	0	-100%	2	\$0.0	-100%	\$3.2	0		0			0
Fox Run PUD			\$3.6			\$725			96%			92%	0	-100%	1	\$0.0	-100%	\$3.6	1	-50%	2			6
Two Creeks			\$8.5			\$1,479			100%			100%	0	-100%	1	\$0.0	-100%	\$8.5	1	-80%	5			15
Pines Owl Cr												0		0	\$0.0		\$0.0	8	33%	6				
Melton Ranch	\$7.2	173%	\$2.7	\$1,520	61%	\$942	100%	5%	95%	100%	13%	88%	2	100%	1	\$14.4	445%	\$2.7	4	100%	2	6	0%	6
Meadow Ranch	\$1.0			\$796								101%			1	0	\$1.0		\$0.0	1	0%	1	3	
Horse Ranch	\$4.8	51%	\$3.2	\$1,257	23%	\$1,020	88%	-11%	99%	88%	-11%	99%	2	0%	2	\$9.6	51%	\$6.4	3	-63%	8	5	-63%	12
Sinclair Meadows			\$4.3			\$1,574			96%			96%	0	-100%	1	\$0.0	-100%	\$4.3	0	-100%	2			6
Country Club Estates	\$5.8	68%	\$3.4	\$1,842	59%	\$1,160	96%	6%	90%	96%	6%	90%	1	0%	1	\$5.8	68%	\$3.4	2		0	6		0
Old Snowmass (> \$1.5M)	\$16.6			\$1,662					91%			73%			3		\$49.7		\$0.0	6	-68%	19	6	

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*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.