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Aspen Home Asks \$41 Million—More Than Double What It Sold for in 2019

The Colorado ski destination's luxury market continues its hot streak



A ski-in, ski-out property in Aspen, Colo. is on the market for \$41 million. PETR WIESE/MOUNTAIN HOME PHOTO

By E.B. Solomont

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A slopeside home in Aspen, Colo., has hit the market for \$41 million, more than double its 2019 purchase price of \$17.35 million.

According to public records, the seller is Maggie Hardy, president and owner of Pennsylvania-based 84 Lumber Co., a building-supplies retailer founded by her father Joseph A. Hardy III, who died this year.

Located on roughly three-quarters of an acre in the Aspen Highlands ski area, the home spans about 9,700 square feet, according to the listing from Kendall Taylor

and Riley Warwick of Douglas Elliman. Built in 2011, the ski-in, ski-out house has five bedrooms. Other amenities include a spa and a home theater. A wine room is currently being used as a candy room. Outside, there is an outdoor kitchen, fire pit and hot tub.





The house is about 9,700 square feet.
Photos: Petr Wiese/Mountain Home Photo

Based near Pittsburgh, 84 Lumber was founded by Joseph Hardy in the 1950s. Ms. Hardy assumed control of the company in the 1990s, according to the company website. She also owns a home in Boca Raton, Fla., which she purchased for \$15.85 million in 2020, records show.



The seller is Maggie Hardy, pictured here in 2021.
PHOTO: OWEN KOLASINSKI/BFA/REUTERS

Aspen's luxury market has been on a tear since 2020, with a flurry of off-market deals and record-setting sales. In December, retired hockey player turned entrepreneur Patrick Dovigi sold an Aspen home for \$55 million, \$10.5 million more than he paid a year prior.

Still, Aspen-area prices seem to have peaked last spring, according to data from Tim Estin of Aspen Snowmass Sotheby's International Realty, who tracks the [Aspen real estate market](#). In February, the median sale price for an Aspen single-family home was \$9.475 million, down from \$15.9 million a year prior, and the overall number of sales fell 45% year-over-year, the data show. Listings in February rose 68% from the same period last year.

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