



Q125 & Mar 2025: Aspen Snowmass Real Estate Market Snapshot

RELEASED 04.14.25 ON OR NEAR THE 1ST MONDAY EACH MONTH

v.3.1a_Q1 = Jan-Mar with 3 mos sales. The Estin Report publishes a 10-page monthly Aspen real estate market "Snapshot" on or near the 1st Monday of each month. The Snapshot presents a "bottom line" summary and raw data of the subject month and YTD performance for residential real estate sales in Aspen and Snowmass with three sections: 1) Total combined Aspen Snowmass Village Market; 2) The Aspen Market; 3) The SnowmassVillage Market. It features charts, tables and 30-day live links to photos and details of sold properties and compares the subject month to the same time in prior years. The Monthly Snapshot is the only Aspen and Snowmass property sales information widely published in a timely and consistent mannerearly each month.

Bottom Line: March was exceedingly strong - in particular with some very high-end sales in both Aspen and Snowmass Village. Until the tariff announcements in early April, there were record price per sq ft sales in Aspen and record sale prices in SMV. Thetrend has been upwards as sold price per sq ft in the \$5,000—\$6,500 sf range becomes more frequent and "normalized". The price pull continues upward. Whereas these sales used to be considered 'outliers' a year ago, their increasing frequency makes it more difficult to separate out, and they become a part of the overall pricing mix. Hence, prices are rising. Reasons? 1. Aspen inventory of properties for sale remains at historically low levels; 2) Sales of new built SF homes are 'pulling' all home prices upwards - an increasingly restrictive land use code, a new home will take 4-5 years, rising construction costs, labor competition, rising land costs and the few quality choices driving A+ locations stratospheric. In Snowmass Village, each new wave of condo development projects yields higher prices with demand surging due to the lack of new-built condos/aged product in Aspen itself and the relative SMV discount to Aspen prices.

Q1 & Mar 2025 Aspen & Snowmass Village Real Estate

Total Aspen Snowmass Market	Mar-25	% Change	Mar-24	% Change	Mar-23	% Change	Mar-22
Monthly Unit Sales:	36	50%	24	0%	24	-14%	28
Year-to-Date Unit Sales:	77	-7%	83	36%	61	-29%	86
Monthly Dollar Sales:	\$ 293,803,612	90%	\$ 154,890,000	-17%	\$ 186,795,154	-24%	\$ 244,261,000
Year-to-Date Dollar Sales:	\$ 688,055,559	22%	\$ 564,376,825	35%	\$ 419,365,154	-39%	\$ 688,376,000
Listing Inventory:	284	2%	279	17%	239	61%	148
Aspen Market							
Monthly Unit Sales:	22	47%	15	-12%	17	0%	17
Year-to-Date Unit Sales:	48	-4%	50	43%	35	-40%	58
Monthly Dollar Sales:	\$ 224,783,612	91%	\$ 117,845,000	-32%	\$ 174,056,154	-14%	\$ 202,659,000
Year-to-Date Dollar Sales:	\$ 518,815,559	22%	\$ 424,046,125	30%	\$ 325,358,154	-43%	\$ 565,909,000
Listing Inventory:	173	-15%	203	26%	161	66%	97
Snowmass Village Market							
Monthly Unit Sales:	12	50%	8	14%	7	-30%	10
Year-to-Date Unit Sales:	29	-12%	33	27%	26	-7%	28
Monthly Dollar Sales:	\$ 59,225,000	84%	\$ 32,145,000	152%	\$ 12,739,000	-68%	\$ 40,302,000
Year-to-Date Dollar Sales:	\$ 159,445,000	38%	\$ 115,381,500	29%	\$ 89,207,000	-16%	\$ 106,732,000
Listing Inventory:	111	46%	76	-3%	78	53%	51
Total Property Sales \$10M and Over*							
Monthly Unit Sales:	11	450%	2	-71%	7	0%	7
Year-to-Date Unit Sales:	23	35%	17	31%	13	0%	13
Monthly Dollar Sales:	\$ 191,155,000	320%	\$ 45,500,000	-66%	\$ 133,151,154	-12%	\$ 150,890,000
Year-to-Date Dollar Sales:	\$ 462,952,947	54%	\$ 301,145,000	26%	\$ 238,491,154	-9%	\$ 263,235,000

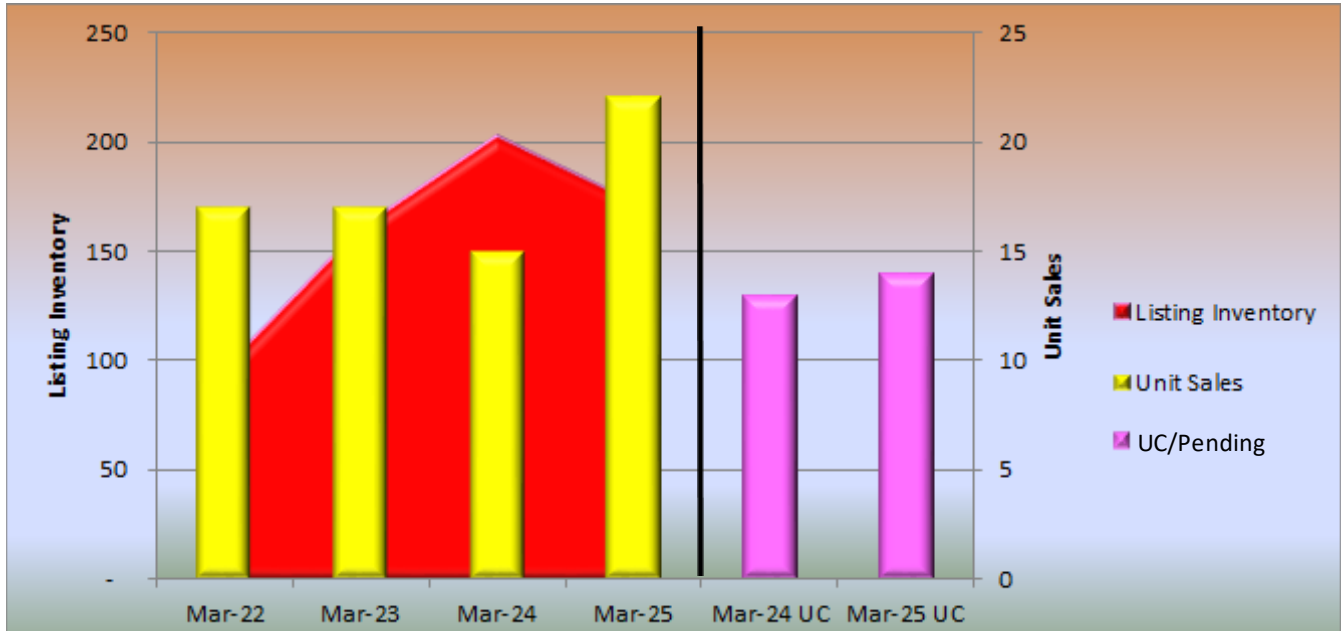
*See SF Home Sales by Price-Point on Pg 3.

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Source data is the Aspen Glenwood MLS and is scrubbed to remove outlier or misleading sales (Pg 3). Sales by specific Aspen & Snowmass Village neighborhoods are on Pgs 7 and 9 respectively. Included property types: single family homes, condos, town-homes, duplexes & residential vacant lots at sold prices over \$250K except where otherwise indicated. Fractionals, mobile homes, deed restricted properties are not included.



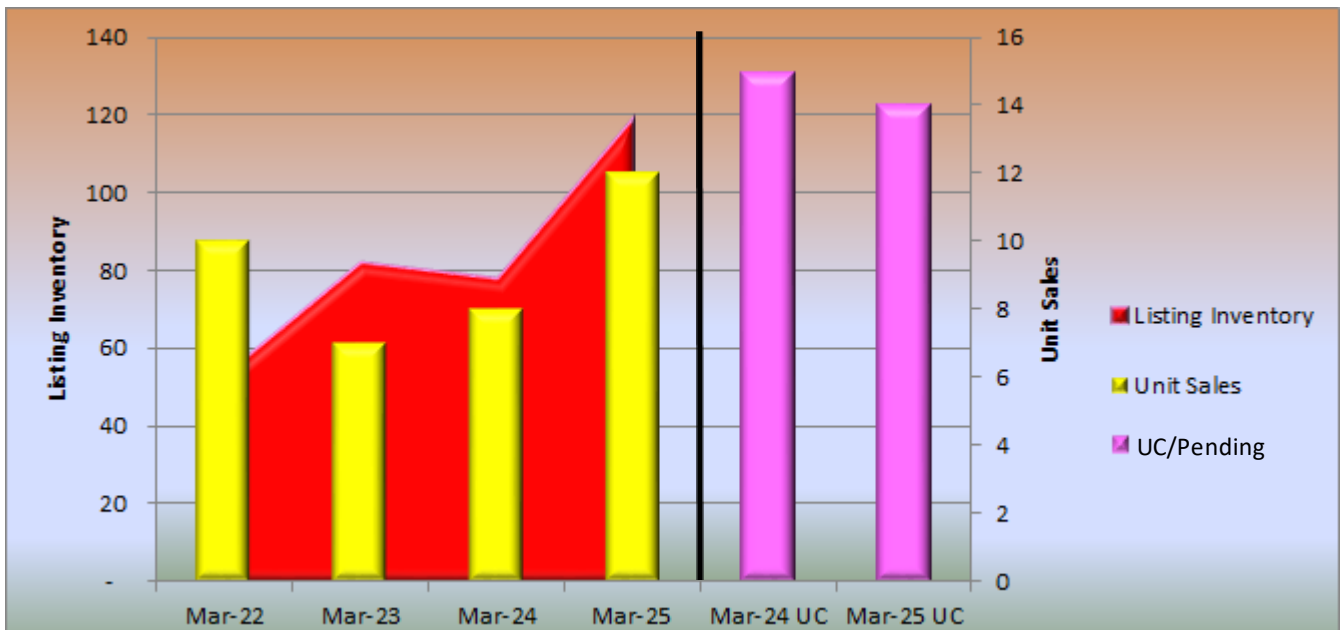
March 2025 Aspen Real Estate Inventory, Sales and Under Contracts



	Mar-22	% Chg	Mar-23	% Chg	Mar-24	% Chg	Mar-25	Mar-25 UC	% Chg	Mar-24 UC
Total Aspen Market										
Unit Sales	17	0%	17	-12%	15	47%	22	14	8%	13
Listing Inventory	97	66%	161	26%	203	-15%	173			

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March 2025 Snowmass Village Real Estate Inventory, Sales and Under Contracts



	Mar-22	% Chg	Mar-23	% Chg	Mar-24	% Chg	Mar-25	Mar-25 UC	% Chg	Mar-24 UC
Total Snowmass Village Market										
Unit Sales	10	-30%	7	14%	8	50%	12	14	-7%	15
Listing Inventory	53	55%	82	-5%	78	53%	119			

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NOTE: UC— These are the number of units that went Under Contract in March 2025. This does not necessarily mean that they will close in Mar or Apr, or at all. They may fall out of contract. UC's are used as an indicator of future activity when compared to the prior year. In general, a rising number of under contracts combined with falling inventory of properties for sale indicates price pressure upwards, and vice versa. However, the data should to be evaluated by specific neighborhoods (Pgs 7 & 9) for more meaningful conclusions.



Q125: Aspen Single Family Home Sales by Price Point in Past 3 Mos.

Aspen Single Family Homes Jan-Mar 2025	Under \$2M	\$2M-2.99M	\$3M-4.99M	\$5M-7.49M	\$7.5M-9.99M	\$10M-14.99	\$15M-19.99M	\$20M-29.99	\$30M-39.99M	\$40M & Up	Total
# Sales	0	0	0	1	1	3	4	3	2	0	14
Average \$ Per Sale				6,100,000	9,820,000	11,818,333	17,160,987	23,416,667	35,750,000		
Median \$ Per Sale				6,100,000	9,820,000	12,000,000	17,296,974	23,000,000	35,750,000		
Dollar Sales	0	0	0	6,100,000	9,820,000	35,455,000	68,643,947	70,250,000	71,500,000	0	261,768,947
Avg Sold \$/Sq.Ft.				2,031	1,927	3,678	3,943	4,426	6,202		
Avg LvHtSqFt				3,003	5,096	3,540	4,595	5,349	5,769		
Avg Days on Market				405	81	106	197	254	147		
Sold Price % Ask				95%	100%	96%	97%	96%	93%		
Sold Price % List				77%	100%	96%	97%	94%	90%		

Aspen Single Family Homes Jan-Mar 2024	Under \$2M	\$2M-2.99M	\$3M-4.99M	\$5M-7.49M	\$7.5M-9.99M	\$10M-14.99	\$15M-19.99M	\$20M-29.99	\$30M-39.99M	\$40M & Up	Total
# Sales	0	1	0	2	1	5	3	1	2	0	15
Average \$ Per Sale		2,700,000		7,250,000	7,500,000	11,819,000	17,966,667	25,750,000	35,237,500		
Median \$ Per Sale		2,700,000		7,250,000	7,500,000	11,795,000	17,500,000	25,750,000	35,237,500		
Dollar Sales	0	2,700,000	0	14,500,000	7,500,000	59,095,000	53,900,000	25,750,000	70,475,000	0	233,920,000
Avg Sold \$/Sq.Ft.		3,392		2,962	2,976	3,248	3,691	5,107	4,130		
Avg LvHtSqFt		796		2,484	2,520	3,907	4,896	5,042	9,334		
Avg Days on Market		6		125	182	273	83		170		
Sold Price % Ask		96%		88%	88%	94%	95%	93%	83%		
Sold Price % List		96%		80%	75%	81%	88%	93%	78%		

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Q125: Snowmass Village SF Home Sales x Price Point in Past 3 Mos.

SMV Single Family Homes Jan-Mar 2025	Under \$2M	\$2M-2.99M	\$3M-4.99M	\$5M-7.49M	\$7.5M-9.99M	\$10M-14.99	\$15M-19.99M	\$20M-29.99	\$30M-39.99M	\$40M & Up	Total
# Sales	0	0	0	2	3	1	1	1	0	0	8
Average \$ Per Sale				6,840,000	8,250,000	14,650,000	16,600,000	22,250,000			
Median \$ Per Sale				6,840,000	8,250,000	14,650,000	16,600,000	22,250,000			
Dollar Sales	0	0	0	13,680,000	24,750,000	14,650,000	16,600,000	22,250,000	0	0	91,930,000
Avg Sold \$/Sq.Ft.				1,770	2,087	2,776	2,920	3,493			
Avg LvHtSqFt				3,877	4,092	5,277	5,684	6,370			
Avg Days on Market				120	88	238	53	132			
Sold Price % Ask				97%	97%	96%	95%	86%			
Sold Price % List				93%	97%	95%	95%	86%			

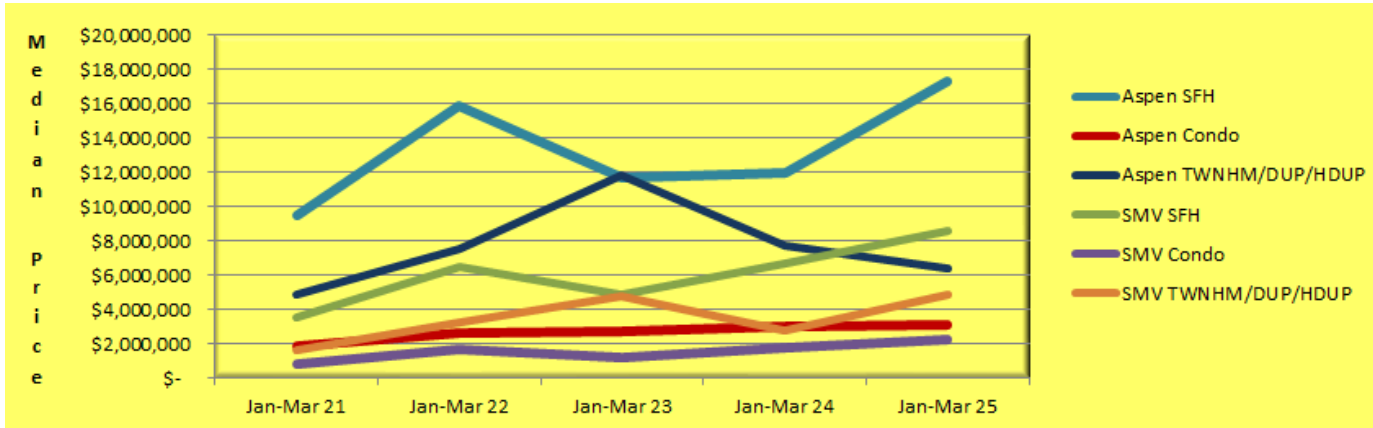
SMV Single Family Homes Jan-Mar 2024	Under \$2M	\$2M-2.99M	\$3M-4.99M	\$5M-7.49M	\$7.5M-9.99M	\$10M-14.99	\$15M-19.99M	\$20M-29.99	\$30M-39.99M	\$40M & Up	Total
# Sales	0	0	1	5	1	1	0	0	0	0	8
Average \$ Per Sale			4,900,000	6,280,000	8,000,000	12,900,000					
Median \$ Per Sale			4,900,000	6,200,000	8,000,000	12,900,000					
Dollar Sales	0	0	4,900,000	31,400,000	8,000,000	12,900,000	0	0	0	0	57,200,000
Avg Sold \$/Sq.Ft.			1,387	1,687	1,494	2,568					
Avg LvHtSqFt			3,532	3,743	5,353	5,023					
Avg Days on Market			63	118	73						
Sold Price % Ask			99%	93%	96%	94%					
Sold Price % List			99%	92%	96%	94%					

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2025 Outlier sales: These are individual sales not counted in totals, average, median metrics as they skew results disproportionately high or low. However, they are counted in their respective neighborhood sales on bottom of pgs 7 & 9. For a list of outliers since Jan 1, 25, please contact Tim Estin.



Q1: Jan-Mar 2025 Aspen and Snowmass Median Sold Prices

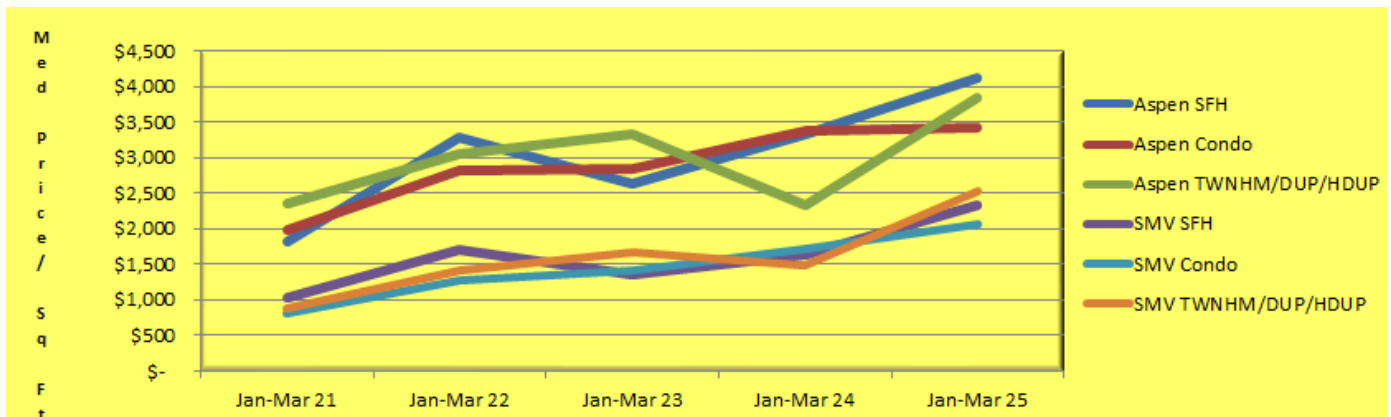


Median Price	Jan-Mar 21	% Chg	Jan-Mar 22	% Chg	Jan-Mar 23	% Chg	Jan-Mar 24	% Chg	Jan-Mar 25
Aspen SFH	\$9,537,500	67%	\$15,900,000	-27%	\$11,675,000	3%	\$12,000,000	44%	\$17,296,974
Aspen Condo	\$1,880,000	38%	\$2,595,000	4%	\$2,700,000	10%	\$2,975,000	6%	\$3,150,000
Aspen TWNHM/DUP/HDUP	\$4,912,500	53%	\$7,525,000	57%	\$11,821,000	-34%	\$7,750,000	-17%	\$6,400,000
SMV SFH	\$3,555,000	83%	\$6,495,000	-25%	\$4,900,000	36%	\$6,687,500	29%	\$8,625,000
SMV Condo	\$799,500	109%	\$1,670,000	-30%	\$1,165,000	55%	\$1,800,000	28%	\$2,300,000
SMV TWNHM/DUP/HDUP	\$1,650,000	97%	\$3,250,000	48%	\$4,800,000	-42%	\$2,772,100	77%	\$4,897,500

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Note: In the MLS on Jan 1, 23, Townhomes & Duplexes were separated from Condos. Before then, they were merged into one property type as Condos only. Median prices are less likely than avg. prices to be disproportionately skewed by extreme high or low priced sales and are generally considered a more accurate measure of price direction. For Avg Sold Prices and Sold \$/SqFt metrics by neighborhoods, see pg 7 (Aspen) & 9 (SMV). A blank cell or \$0 above represents no sales during the time period.

Q1: Jan-Mar 2025 Med Sold Price/Sq Ft for Aspen and Snowmass Village



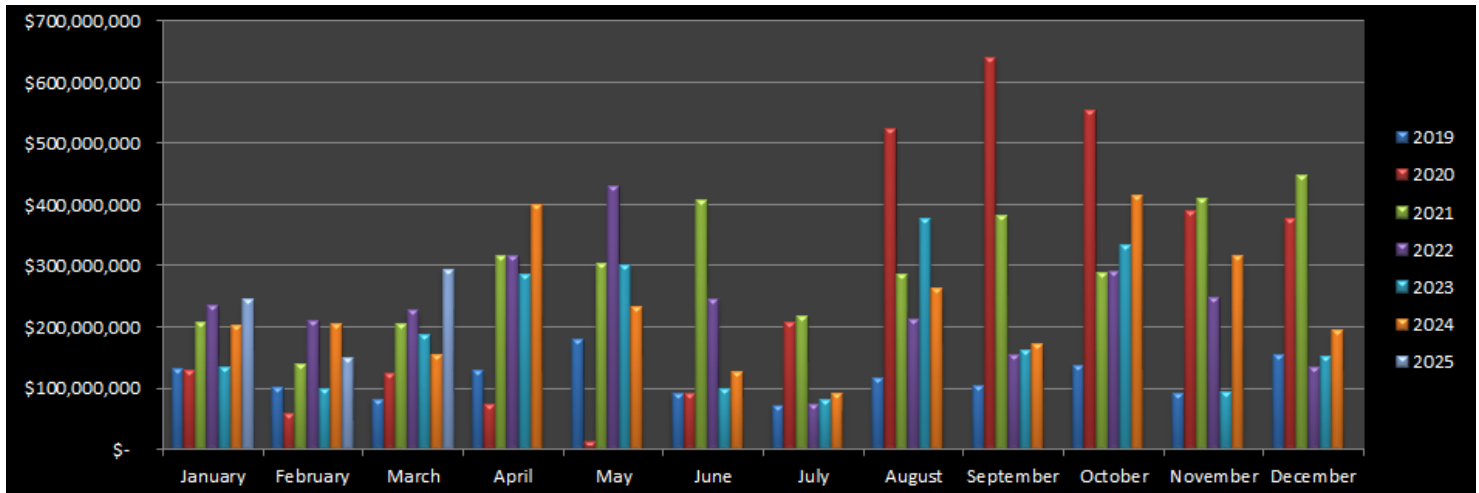
Med Price / Sq Ft	Jan-Mar 21	% Chg	Jan-Mar 22	% Chg	Jan-Mar 23	% Chg	Jan-Mar 24	% Chg	Jan-Mar 25
Aspen SFH	\$1,829	79%	\$3,282	-20%	\$2,624	27%	\$3,326	24%	\$4,115
Aspen Condo	\$1,978	42%	\$2,810	1%	\$2,842	19%	\$3,377	1%	\$3,419
Aspen TWNHM/DUP/HDUP	\$2,344	30%	\$3,047	9%	\$3,329	-30%	\$2,336	64%	\$3,828
SMV SFH	\$1,036	64%	\$1,695	-20%	\$1,361	20%	\$1,630	43%	\$2,336
SMV Condo	\$814	58%	\$1,284	9%	\$1,401	22%	\$1,713	20%	\$2,055
SMV TWNHM/DUP/HDUP	\$887	58%	\$1,401	20%	\$1,675	-11%	\$1,492	69%	\$2,527

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Note: In the MLS on Jan 1, 23, Townhomes & Duplexes became separated from Condos. Before then, they were merged as one property type, "Condos". For Avg Sold Price \$/SqFt metrics by neighborhoods, see pages 7 & 9. A blank cell or \$0 above represents no sales during the time period.



Estin Report: Total Aspen Snowmass Combined March & 2025 YTD vs Historical Sales



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Estin Report: Total Aspen Snowmass Combined March & 2025 YTD Dollar Sales

Month	2019	% Change	2020	% Change	2021	% Change	2022	% Change	2023	% Change	2024	% Change	2025
January	\$ 132,148,280	-2%	\$ 129,086,968	60%	\$ 206,546,263	13%	\$ 234,217,000	-43%	\$ 134,207,000	52%	\$ 203,655,000	20%	\$ 244,924,000
February	\$ 101,120,000	-42%	\$ 58,660,000	136%	\$ 138,341,200	52%	\$ 209,898,000	-53%	\$ 98,363,000	109%	\$ 205,831,825	-27%	\$ 149,327,947
March	\$ 81,949,410	51%	\$ 123,733,954	65%	\$ 204,587,169	11%	\$ 226,911,000	-18%	\$ 186,795,154	-17%	\$ 154,890,000	90%	\$ 293,803,612
April	\$ 128,198,449	-43%	\$ 72,958,000	332%	\$ 315,402,749	0%	\$ 316,018,614	-10%	\$ 285,556,500	40%	\$ 400,197,055	-100%	\$ -
May	\$ 178,656,350	-93%	\$ 12,589,000	2320%	\$ 304,604,000	42%	\$ 431,079,500	-30%	\$ 301,025,717	-23%	\$ 232,328,500	-100%	\$ -
June	\$ 90,972,750	1%	\$ 91,855,000	343%	\$ 406,592,148	-40%	\$ 244,639,908	-59%	\$ 100,080,000	27%	\$ 127,024,000	-100%	\$ -
July	\$ 71,198,400	191%	\$ 207,426,725	5%	\$ 218,400,429	-66%	\$ 74,766,500	8%	\$ 80,567,204	14%	\$ 91,972,500	-100%	\$ -
August	\$ 116,264,750	352%	\$ 524,962,000	-45%	\$ 286,288,891	-26%	\$ 212,957,000	77%	\$ 376,215,820	-30%	\$ 262,963,575	-100%	\$ -
September	\$ 104,717,359	510%	\$ 639,104,801	-40%	\$ 382,757,450	-60%	\$ 153,837,250	5%	\$ 161,455,500	7%	\$ 173,344,500	-100%	\$ -
October	\$ 137,886,470	302%	\$ 554,619,250	-48%	\$ 288,848,535	1%	\$ 290,467,000	15%	\$ 332,930,500	25%	\$ 414,796,750	-100%	\$ -
November	\$ 92,079,889	322%	\$ 388,705,062	5%	\$ 409,327,203	-39%	\$ 248,537,413	-62%	\$ 93,230,000	239%	\$ 316,292,625	-100%	\$ -
December	\$ 155,404,371	142%	\$ 375,803,600	19%	\$ 447,114,182	-70%	\$ 135,525,000	12%	\$ 152,320,314	27%	\$ 193,980,500	-100%	\$ -
Annual Totals	\$ 1,390,596,478	129%	\$ 3,179,504,360	14%	\$ 3,608,810,219	-23%	\$ 2,778,854,185	-17%	\$ 2,302,746,709	21%	\$ 2,777,276,830	-75%	\$ 688,055,559
YTD Total	\$ 322,810,190	-4%	\$ 311,480,922	80%	\$ 559,463,632	23%	\$ 688,376,000	-39%	\$ 419,365,154	35%	\$ 564,376,825	22%	\$ 688,055,559

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Estin Report: Total Aspen Snowmass Market March & YTD 2025 Unit Sales

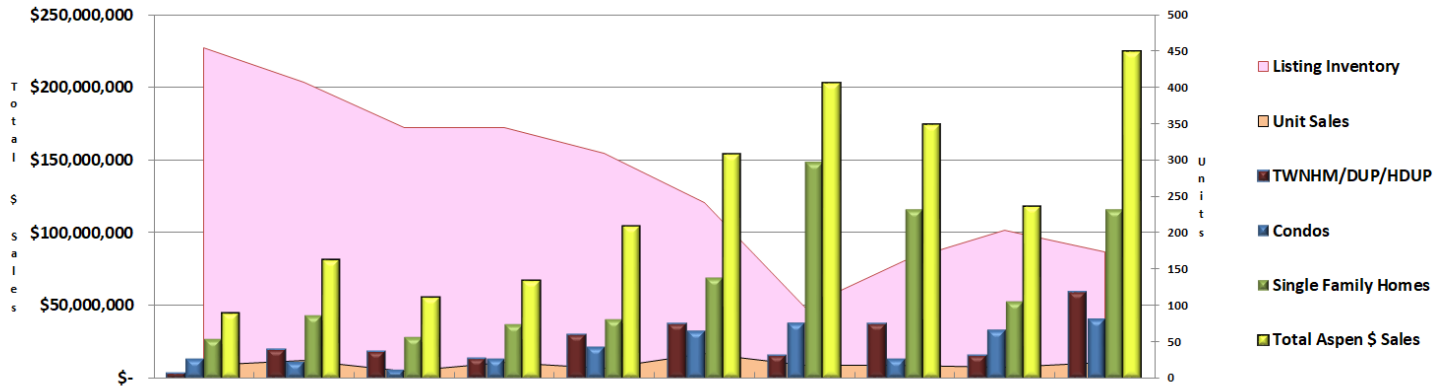
Month	2019	% Change	2020	% Change	2021	% Change	2022	% Change	2023	% Change	2024	% Change	2025
January	30	10%	33	27%	42	-33%	28	-29%	20	55%	31	-19%	25
February	22	-14%	19	95%	37	-5%	35	-49%	18	100%	36	-50%	18
March	28	-7%	26	146%	64	-58%	27	-11%	24	0%	24	50%	36
April	44	-64%	16	419%	83	-51%	41	78%	73	-49%	37	-100%	0
May	49	-88%	6	883%	59	-44%	33	-3%	32	0%	32	-100%	0
June	26	-27%	19	232%	63	-43%	36	-53%	17	0%	17	-100%	0
July	22	82%	40	33%	53	-72%	15	0%	15	7%	16	-100%	0
August	40	133%	93	-24%	71	-52%	34	12%	38	-34%	25	-100%	0
September	32	231%	106	-34%	70	-73%	19	53%	29	-7%	27	-100%	0
October	32	219%	102	-33%	68	-50%	34	15%	39	59%	62	-100%	0
November	35	143%	85	-15%	72	-64%	26	-12%	23	135%	54	-100%	0
December	36	92%	69	-16%	58	-79%	12	50%	18	39%	25	-100%	0
Annual Totals	396	55%	614	21%	740	-54%	340	2%	346	12%	386	-80%	79
YTD Total	85	-8%	78	91%	149	-39%	91	-32%	62	47%	91	-13%	79

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March 2025 Aspen Sales Comparisons

Bars represent \$ volume by property type (left axis) and shaded areas represent unit sales/listing inventory (right axis)



	Mar-16		Mar-17		Mar-18		Mar-19		Mar-20		Mar-21		Mar-22		Mar-23		Mar-24		Mar-25	
	Mar-16	% Chg	Mar-17	% Chg	Mar-18	% Chg	Mar-19	% Chg	Mar-20	% Chg	Mar-21	% Chg	Mar-22	% Chg	Mar-23	% Chg	Mar-24	% Chg	Mar-25	
SFH	\$ 27,160,455	62%	\$ 43,970,000	-34%	\$ 29,000,000	29%	\$ 37,450,000	10%	\$ 41,150,000	69%	\$ 69,745,000	113%	\$ 148,775,000	-22%	\$ 116,556,154	-55%	\$ 52,800,000	120%	\$ 116,375,000	
CO	\$ 13,978,500	-15%	\$ 11,821,950	-48%	\$ 6,145,000	125%	\$ 13,853,000	57%	\$ 21,701,500	50%	\$ 32,644,169	17%	\$ 38,234,000	-63%	\$ 14,030,000	136%	\$ 33,170,000	23%	\$ 40,797,000	
TWNHM/DUP/HDUP	\$ 3,200,000	502%	\$ 19,270,000	-5%	\$ 18,344,736	-27%	\$ 13,433,710	119%	\$ 29,400,000	27%	\$ 37,270,000	-58%	\$ 15,650,000	139%	\$ 37,470,000	-59%	\$ 15,225,000	289%	\$ 59,150,000	
Land	\$ -		\$ 6,250,000	-64%	\$ 2,250,000	-7%	\$ 2,100,000	490%	\$ 12,400,000	16%	\$ 14,345,000	-100%	\$ -		\$ 6,000,000	178%	\$ 16,650,000	-49%	\$ 8,461,612	
Total \$ Sales	\$ 44,338,955	83%	\$ 81,311,950	-31%	\$ 55,739,736	20%	\$ 66,836,710	57%	\$ 104,651,500	47%	\$ 154,004,169	32%	\$ 202,659,000	-14%	\$ 174,056,154	-32%	\$ 117,845,000	91%	\$ 224,783,612	
Unit Sales	17	41%	24	-63%	9	133%	21	-38%	13	162%	34	-50%	17	0%	17	-12%	15	47%	22	
Listing Inv.	455	-11%	407	-15%	344	0%	344	-10%	309	-22%	242	-60%	97	66%	161	26%	203	-15%	173	

*Vacant land excluded for scale reasons.

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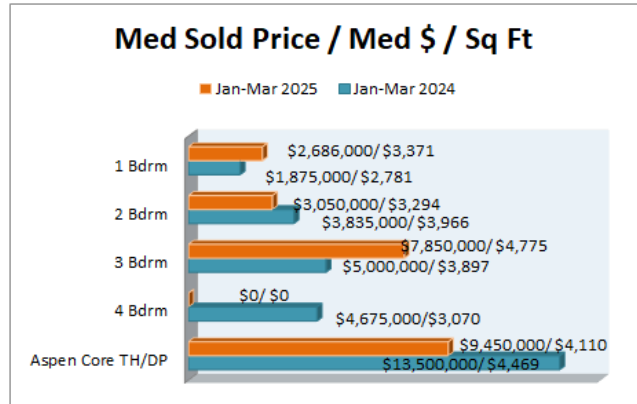
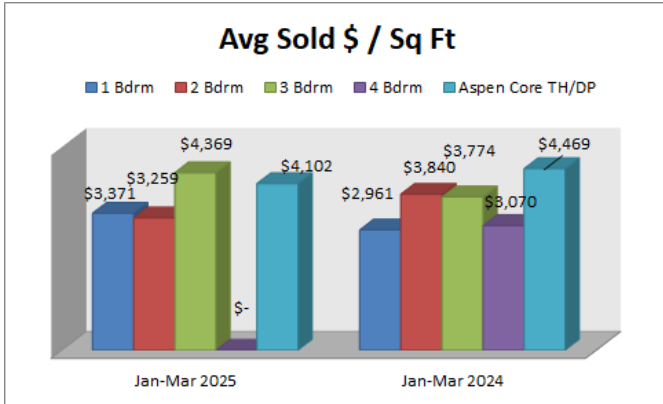
	Mar-22	% Chg	Mar-23	% Chg	Mar-24	% Chg	Mar-25	% Chg	Feb-25	% Chg	Feb-24
Single Family Homes											
Unit Sales	7	14%	8	-63%	3	133%	7	250%	2	-67%	6
YTD Unit Sales	19	-26%	14	7%	15	-7%	14	-371%	66	-15%	78
Monthly \$ Sales	\$ 148,775,000	-22%	\$ 116,556,154	-55%	\$ 52,800,000	120%	\$ 116,375,000	71%	\$ 33,793,947	-61%	\$ 87,675,000
YTD \$ Sales	\$ 349,565,000	-45%	\$ 191,996,154	22%	\$ 233,920,000	12%	\$ 261,768,947	-391%	\$ 1,285,263,447	-1%	\$ 1,299,902,695
Listing Inventory	57	37%	78	12%	87	8%	94	-10%	103	14%	90
Condos											
Unit Sales	8	-25%	6	17%	7	14%	8	38%	5	-17%	6
YTD Unit Sales	29	-48%	15	40%	21	5%	22	-323%	93	6%	88
Monthly \$ Sales	\$ 38,234,000	-63%	\$ 14,030,000	136%	\$ 33,170,000	23%	\$ 40,797,000	59%	\$ 16,850,000	-14%	\$ 19,641,125
YTD \$ Sales	\$ 95,459,000	-57%	\$ 40,720,000	80%	\$ 73,311,125	72%	\$ 125,956,000	-165%	\$ 334,360,700	7%	\$ 312,875,203
Listing Inventory	29	79%	52	37%	71	-24%	54	4%	52	-22%	67
Townhomes / Duplexes											
Unit Sales	2	0%	2	0%	2	200%	6	100%	0	-100%	4
YTD Unit Sales	7	-43%	4	125%	9	-22%	7	-300%	28	12%	25
Monthly \$ Sales	\$ 15,650,000	139%	\$ 37,470,000	-59%	\$ 15,225,000	289%	\$ 59,150,000	100%	\$ -	-100%	\$ 25,440,000
YTD \$ Sales	\$ 71,125,000	-27%	\$ 51,642,000	38%	\$ 71,115,000	-8%	\$ 65,550,000	-279%	\$ 248,744,250	5%	\$ 236,246,719
Listing Inventory	6	117%	13	62%	21	-38%	13	-23%	16	14%	14
Vacant Land											
Unit Sales	0		1	200%	3	-67%	1	-100%	2	100%	1
YTD Unit Sales	3	-33%	2	150%	5	0%	5	-280%	19	73%	11
Monthly \$ Sales	\$ -		\$ 6,000,000	178%	\$ 16,650,000	-49%	\$ 8,461,612	-357%	\$ 38,654,000	52%	\$ 25,500,000
YTD \$ Sales	\$ 49,760,000	-18%	\$ 41,000,000	11%	\$ 45,700,000	43%	\$ 65,540,612	-275%	\$ 245,874,000	51%	\$ 162,584,717
Listing Inventory	5	260%	18	33%	24	-50%	12	-25%	15	-40%	25
Total Aspen Market											
Total Unit Sales	17	0%	17	-12%	15	47%	22	59%	9	-47%	17
YTD Unit Sales	58	-40%	35	43%	50	-4%	48	-329%	206	2%	202
Total Monthly \$ Sales	\$ 202,659,000	-14%	\$ 174,056,154	-32%	\$ 117,845,000	91%	\$ 224,783,612	60%	\$ 89,297,947	-44%	\$ 158,256,125
Total YTD \$ Sales	\$ 565,909,000	-43%	\$ 325,358,154	30%	\$ 424,046,125	22%	\$ 518,815,559	-308%	\$ 2,114,242,397	5%	\$ 2,011,609,334
Listing Inventory	97	66%	161	26%	203	-15%	173	-8%	186	-5%	196

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The Estin Reports present a realistic picture of property sales in the Upper Roaring Fork Valley for buyers and sellers of free market Aspen and Snowmass Village properties. (Not included in the overall metrics: Brush Crk Village, Woody Crk, Old Snowmass, see Pgs 7 & 9 for those specific neighborhoods.) Property types are: single family homes, condos, townhomes, duplexes, half duplexes and residential vacant land at sold at prices over \$250,000; not included are fractionals, deed restricted, commercial properties. The source data is from the Aspen Glenwood MLS and Pitkin County Clerk & Recorder. It is scrubbed to remove outliers sales the author arguably believes are misleading. Off-market sales are included to the extent possible. Information is deemed reliable but cannot be guaranteed. The Estin Report© is copyrighted 2025 and all rights reserved. Use is permitted subject to the following attribution with an active link to the source: "[Estin Report: The Aspen Snowmass real estate market.](#)"



Estin Report: Q1: Jan-Mar 2025 Aspen Core Condos* 3-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-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024	
1 Bdrm	2,686,000	37%	1,954,031	3,371	14%	2,961	815	26%	646	90%	-6%	96%	70%	-19%	86%	2	-50%	4	\$ 5,372,000	-31%	\$ 7,816,125	
2 Bdrm	2,998,750	-22%	3,828,333	3,259	-15%	3,840	910	-8%	992	95%	0%	95%	91%	-4%	95%	8	167%	3	\$ 23,990,000	109%	\$ 11,485,000	
3 Bdrm	12,504,800	94%	6,433,333	4,369	16%	3,774	3,180	97%	1,612	88%	-7%	95%	88%	-3%	91%	5	-17%	6	\$ 62,524,000	62%	\$ 38,600,000	
4 Bdrm			4,675,000			3,070			1,523						94%			1				\$ 4,675,000
Aspen Core TH/DP/HDP	12,150,000	-10%	13,500,000	4,102	-8%	4,469	2,884	-6%	3,084	93%	-1%	93%	81%	-13%	93%	4	100%	2	\$ 48,600,000	80%	\$ 27,000,000	

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

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Estin Report: What Aspen* Areas Are Selling? 3-Mos. Avg. Sales by Location

Location	Med. Sold Price (\$M)		Med. Sold \$/SqFt			Sold Price % Ask			Sold Price % Orig			Unit Sales		Dollar Sales		Active Listings		Absorption Rate						
	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024			
Central Core (SFH)	\$25.7	81%	\$14.2	\$5,380	27%	\$4,250	97%	4%	93%	95%	2%	93%	3	50%	2	\$77.2	171%	\$28.5	7	-53%	15	14	-69%	45
Central Core (CO&TH)	\$6.8	87%	\$3.7	\$3,634	4%	\$3,483	90%	-5%	95%	88%	-3%	91%	17	-11%	19	\$116.3	67%	\$69.6	39	-65%	113	14	-61%	36
Smuggler (SFH)			\$12.0			\$2,534			93%			93%	0	-100%	1	\$0.0	-100%	\$12.0	0	-100%	7			42
Smuggler (CO&TH)	\$1.0	-23%	\$1.2	\$2,144	9%	\$1,976	95%	4%	91%	95%	16%	82%	1	0%	1	\$1.0	-23%	\$1.2	1	-91%	11	6	-91%	66
West Aspen	\$12.4	-54%	\$26.7	\$3,805	-13%	\$4,382	99%	20%	83%	93%	13%	83%	2	0%	2	\$24.7	-54%	\$53.5	20	-64%	55	60	-64%	165
West End	\$20.5	84%	\$11.1	\$4,242	37%	\$3,099	91%	-2%	93%	88%	5%	84%	3	-25%	4	\$61.4	38%	\$44.5	16	-24%	21	32	2%	32
Red Mountain	\$23.0	138%	\$9.6	\$3,940	2%	\$3,866	93%	3%	90%	93%	32%	70%	1	-50%	2	\$23.0	19%	\$19.3	8	-67%	24	48	-33%	72
East Aspen	\$16.5	16%	\$14.2	\$3,683	8%	\$3,408	96%	3%	93%	96%	17%	82%	3	0%	3	\$49.5	16%	\$42.7	12	-29%	17	24	-29%	34
McLain Flats/Starwood	\$13.0	-61%	\$33.5	\$2,492	-12%	\$2,823	100%	10%	91%	100%	25%	80%	2	100%	1	\$26.1	-22%	\$33.5	8	-47%	15	24	-73%	90
Woody Crk	\$0.6	-96%	\$14.4	\$658	-53%	\$1,407	98%	16%	85%	98%	16%	85%	1	0%	1	\$0.6	-96%	\$14.4	7	-22%	9	42	-22%	54
Brush Crk Village	\$3.2			\$1,398			90%					75%	1		0	\$3.2		\$0.0	9	125%	4	54		

*Specific Aspen areas only and not all Aspen neighborhoods are represented. See Pg 9 for Snowmass Village and Old Snowmass.

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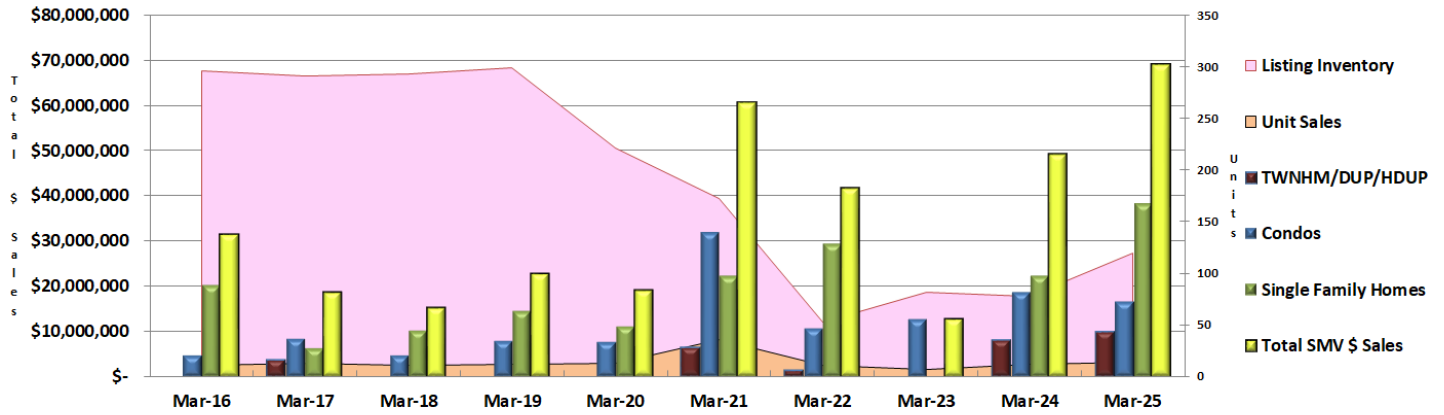
NOTE: All blank spaces represent a zero value or invalid percentage.

**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.



March 2025 Snowmass Village Sales Comparisons

Bars represent \$ volume by property type (left axis) and shaded areas represent unit sales/listing inventory (right axis)



	Mar-16	% Chg	Mar-17	% Chg	Mar-18	% Chg	Mar-19	% Chg	Mar-20	% Chg	Mar-21	% Chg	Mar-22	% Chg	Mar-23	% Chg	Mar-24	% Chg	Mar-25
SFH	\$ 20,325,000	-68%	\$ 6,425,000	62%	\$ 10,432,500	41%	\$ 14,737,500	-23%	\$ 11,325,000	97%	\$ 22,345,000	32%	\$ 29,545,000	-100%	\$ -	\$ 22,475,000	71%	\$ 38,380,000	
CO	\$ 4,889,375	75%	\$ 8,572,278	-44%	\$ 4,776,700	67%	\$ 7,967,700	-3%	\$ 7,757,454	312%	\$ 31,947,000	-66%	\$ 10,757,000	18%	\$ 12,739,000	47%	\$ 18,770,000	-11%	\$ 16,795,000
TWNHM/DUP/HDUP	\$ -	-100%	\$ 3,590,000	-100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,280,000	-79%	\$ 1,300,000	-100%	\$ -	\$ 7,900,000	24%	\$ 9,795,000	
Land	\$ 6,100,000	-100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,050,000	
Total \$ Sales	\$ 31,314,375	-41%	\$ 18,587,278	-18%	\$ 15,209,200	49%	\$ 22,705,200	-16%	\$ 19,082,454	217%	\$ 60,572,000	-31%	\$ 41,602,000	-69%	\$ 12,739,000	286%	\$ 49,145,000	40%	\$ 69,020,000
Unit Sales	11	18%	13	-15%	11	9%	12	8%	13	177%	36	-69%	11	-36%	7	71%	12	17%	14
Listing Inv.	296	-2%	291	1%	293	2%	299	-26%	221	-22%	172	-69%	53	55%	82	-5%	78	53%	119

*Snowmass Village only. Vacant Land is excluded from graph for scale reasons.

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	Mar-22	% Chg	Mar-23	% Chg	Mar-24	% Chg	Mar-25	% Chg	Feb-25	% Chg	Feb-24
Single Family Homes											
Unit Sales	4	-100%	0		2	100%	4	-50%	2	-33%	3
YTD Unit Sales	9	-22%	7	14%	8	0%	8	375%	38	-10%	42
Monthly \$ Sales	\$ 29,545,000	-100%	\$ -	\$ 15,175,000	153%	\$ 38,380,000	-1%	\$ 38,850,000	123%	\$ 17,450,000	
YTD \$ Sales	\$ 70,536,000	-47%	\$ 37,465,000	53%	\$ 57,200,000	61%	\$ 91,930,000	-282%	\$ 350,823,500	17%	\$ 299,047,500
Listing Inventory	17	47%	25	-20%	20	-30%	14	-21%	17	-6%	18
Condos											
Unit Sales	6	17%	7	-14%	6	17%	7	0%	7	-36%	11
YTD Unit Sales	18	6%	19	32%	25	-20%	20	745%	169	13%	150
Monthly \$ Sales	\$ 10,757,000	18%	\$ 12,739,000	33%	\$ 16,970,000	-1%	\$ 16,795,000	-26%	\$ 21,180,000	14%	\$ 18,621,500
YTD \$ Sales	\$ 30,446,000	70%	\$ 51,742,000	12%	\$ 58,181,500	9%	\$ 63,465,000	-904%	\$ 637,493,680	95%	\$ 327,627,500
Listing Inventory	34	50%	51	8%	55	76%	97	-57%	152	120%	69
Townhomes / Duplexes											
Unit Sales	1	-100%	0		1	100%	2	100%	0	-100%	5
YTD Unit Sales	5	-80%	1	700%	8	-75%	2	-700%	16	-11%	18
Monthly \$ Sales	\$ 1,300,000	-100%	\$ -	\$ 4,900,000	100%	\$ 9,795,000	100%	\$ 9,795,000	-100%	\$ 11,504,200	
YTD \$ Sales	\$ 15,735,000	-69%	\$ 4,800,000	420%	\$ 24,949,200	-61%	\$ 9,795,000	-604%	\$ 68,969,200	7%	\$ 64,449,200
Listing Inventory	2	100%	4	-50%	2	300%	8	100%	0	-100%	4
Vacant Land											
Unit Sales	0		0		0		1	-100%	0		0
YTD Unit Sales	1	-100%	0		0		1	-100%	0	-100%	1
Monthly \$ Sales	\$ -		\$ -		\$ -		\$ 4,050,000	100%	\$ -		\$ -
YTD \$ Sales	\$ 5,750,000	-100%	\$ -		\$ -		\$ 4,050,000	100%	\$ -	-100%	\$ 9,500,000
Listing Inventory	0		2	-50%	1	-100%	0		0	-100%	1
Total Snowmass Village Market											
Total Unit Sales	10	-30%	7	14%	8	50%	12	-25%	9	-36%	14
YTD Unit Sales	28	-7%	26	27%	33	-12%	29	614%	207	7%	193
Total Monthly \$ Sales	\$ 40,302,000	-68%	\$ 12,739,000	152%	\$ 32,145,000	84%	\$ 59,225,000	-1%	\$ 60,030,000	66%	\$ 36,071,500
Total YTD \$ Sales	\$ 106,732,000	-16%	\$ 89,207,000	29%	\$ 115,381,500	38%	\$ 159,445,000	-520%	\$ 988,317,180	55%	\$ 636,175,000
Listing Inventory	51	53%	78	-3%	76	46%	111	-52%	169	92%	88

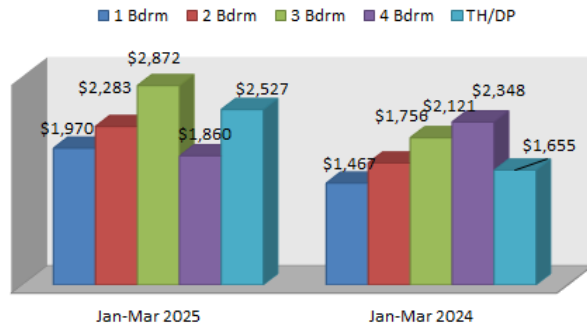
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The Estin Reports present a realistic picture of property sales in the Upper Roaring Fork Valley for buyers and sellers of free market Aspen and Snowmass Village properties. (Not included in the overall metrics: Brush Crk Village, Woody Crk, Old Snowmass, see Pgs 7 & 9 for those specific neighborhoods.) Property types are: single family homes, condos, townhomes, duplexes, half duplexes and residential vacant land at sold at prices over \$250,000; not included are fractionals, deed restricted, commercial properties. The source data is from the Aspen Glenwood MLS and Pitkin County Clerk & Recorder. It is scrubbed to remove outliers sales the author arguably believes are misleading. Off-market sales are included to the extent possible. Information is deemed reliable but cannot be guaranteed. The Estin Report© is copyrighted 2025 and all rights reserved. Use is permitted subject to the following attribution with an active link to the source: "[Estin Report: The Aspen Snowmass real estate market.](#)"

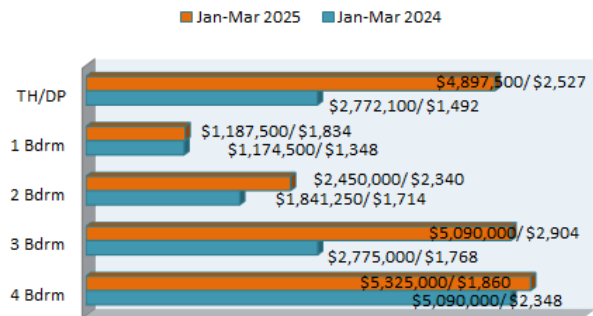


Q1: Jan-Mar 2025 Snowmass Village - All Condos, 3-Mos. Avg.

Avg Sold \$ / Sq Ft



Med Sold Price/ Med \$ / Sq Ft



BEDROOMS	Avg Sold Price (\$)			Avg Sold \$ / Sq Ft (\$)			Avg Sqft			Avg Sold % to Ask			Avg Sold % to Orig			Units Sold			Dollar Sales (\$)		
	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024
1 Bdrm	1,309,167	11%	1,179,750	1,970	34%	1,467	676	-17%	813	96%	-3%	99%	96%	3%	93%	6	50%	4	7,855,000	66%	4,719,000
2 Bdrm	2,782,143	49%	1,864,821	2,283	30%	1,756	1,189	12%	1,061	94%	-1%	95%	91%	-2%	94%	7	-50%	14	19,475,000	-25%	26,107,500
3 Bdrm	5,097,000	24%	4,112,500	2,872	35%	2,121	1,734	0%	1,733	94%	-3%	96%	93%	-4%	96%	5	25%	4	25,485,000	55%	16,450,000
4 Bdrm	5,325,000	5%	5,090,000	1,860	-21%	2,348	2,871	50%	1,909	100%	1%	99%	100%	1%	99%	2	0%	2	10,650,000	5%	10,180,000
TH/DP/HDP	4,897,500	57%	3,118,650	2,527	53%	1,655	1,846	0%	1,854	98%	3%	95%	98%	3%	95%	2	-75%	8	9,795,000	-61%	24,949,200

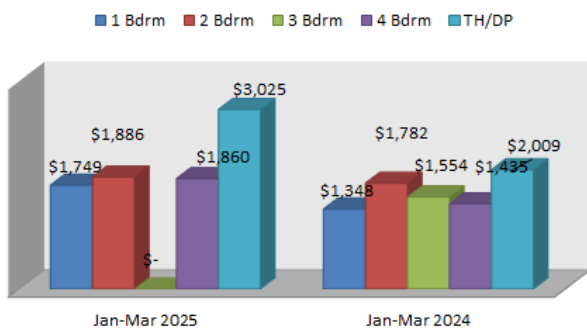
*Townhomes (TH) + Duplexes/Half Dup are separated out from MLS Condos/Townhomes/Dup category.

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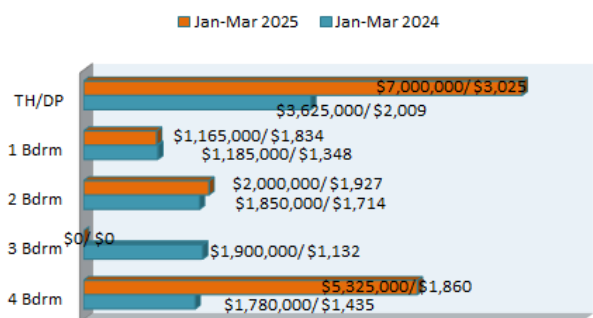
This is for all SMV condos sales in the past 3 mos. Sales by complex year built range are below. As SMV sales tend to be more seasonal than Aspen, they will taper off during the off-season, Oct-Dec and April-Jun.

Q1: Jan-Mar 2025 Snowmass Village Condos Built Before 2009 3-Mos. Avg.

Avg Sold \$ / Sq Ft



Med Sold Price/ Med \$ / Sq Ft



BEDROOMS	Avg Sold Price (\$)			Avg Sold \$ / Sq Ft (\$)			Avg Sqft			Avg Sold % to Ask			Avg Sold % to Orig			Units Sold			Dollar Sales (\$)		
	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024
1 Bdrm	1,076,250	-9%	1,185,000	1,749	30%	1,348	613	-28%	852	96%	-3%	99%	97%	9%	89%	4	100%	2	4,305,000	82%	2,370,000
2 Bdrm	1,958,333	5%	1,872,885	1,886	6%	1,782	1,042	-1%	1,048	96%	1%	95%	96%	2%	94%	3	-77%	13	5,875,000	-76%	24,347,500
3 Bdrm	0	-100%	2,316,667	0	-100%	1,554	0	-100%	1,482	0%	-100%	98%	0%	-100%	98%	0	-100%	3	-	-100%	6,950,000
4 Bdrm	5,325,000	199%	1,780,000	1,860	30%	1,435	2,871	132%	1,240	100%	1%	99%	100%	1%	99%	2	100%	1	10,650,000	498%	1,780,000
TH/DP/HDP	7,000,000	93%	3,625,000	3,025	51%	2,009	2,314	32%	1,754	97%	-1%	98%	97%	-1%	98%	1	-50%	2	7,000,000	-3%	7,250,000

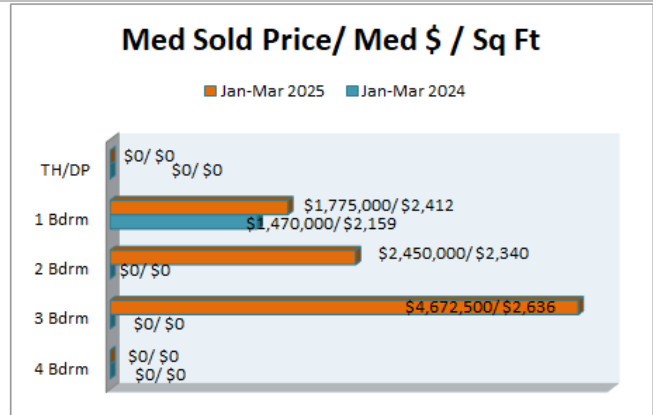
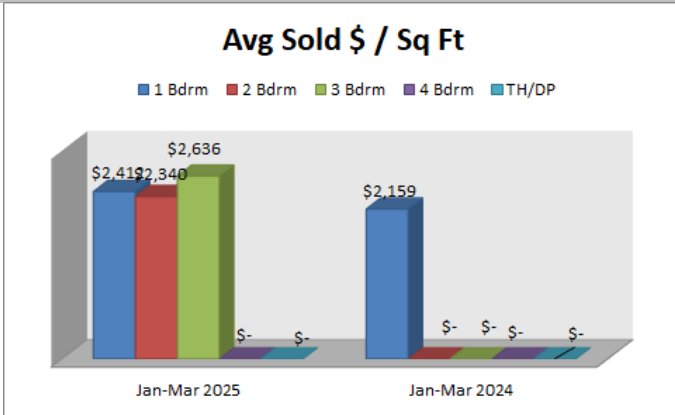
*Townhomes (TH) + Duplexes/Half Dup are separated out from MLS Condos/Townhomes/Dup category.

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These are prices for older SMV condos built in the original Snowmass Village and early Base Village 2007-2008, Hayden Lodge and Capitol Peak Lodge. In 2010 construction started on The Viceroy Hotel & Condos (renamed Assay Hill Lodge (Phase 1)). See the next page for The Viceroy.



Q1: Jan-Mar 2025 Snowmass Village Condos Built in 2010*, 3-Mos Avg.



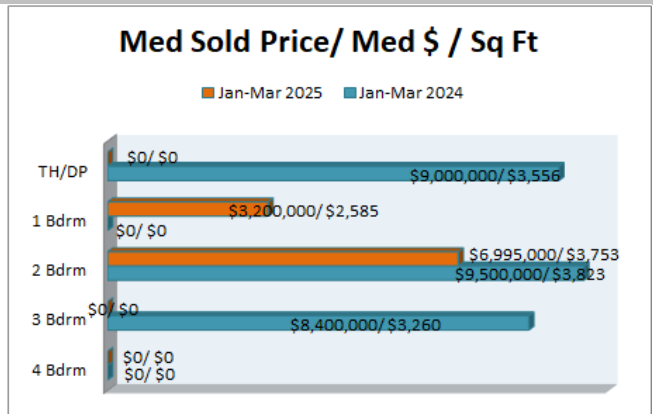
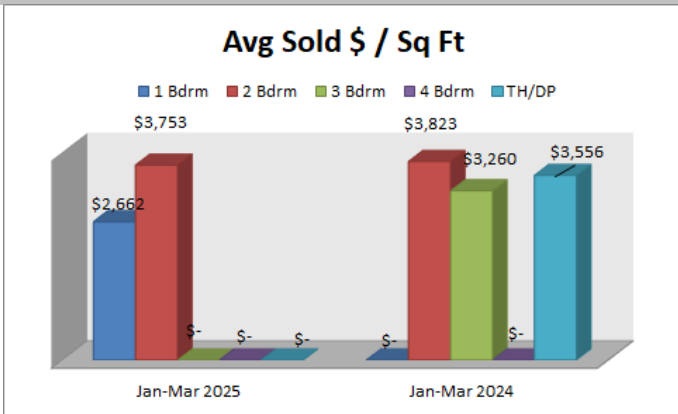
BEDROOMS	Avg Sold Price (\$)			Avg Sold \$ / Sq Ft (\$)			Avg Sqft			Avg Sold % to Ask			Avg Sold % to Orig			Units Sold			Dollar Sales (\$)		
	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar	% Chg	Jan-Mar	Jan-Mar 2025	% Chg	Jan-Mar 2024
1 Bdrm	1,775,000	21%	1,470,000	2,412	12%	2,159	802	18%	681	96%	-2%	98%	96%	-2%	98%	2	100%	1	3,550,000	141%	1,470,000
2 Bdrm	2,450,000		0	2,340		0	1,047		0	94%		0%	89%		0%	1		0	2,450,000		-
3 Bdrm	4,672,500		0	2,636		0	1,808		0	92%		0%	90%		0%	2		0	9,345,000		-
4 Bdrm	0		0	0		0	0		0	0%		0%	0%		0%	0		0	-		-
TH/DP/HDP	0		0	0		0	0		0	0%		0%	0%		0%	0		0	-		-

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

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These condos are the original Viceroy Hotel and Condo units built in 2010, now called Assay Hill Lodge (Phase 1).

Q1: Jan-Mar 2025 Snowmass Village Condos Built After 2018*, 3-Mos Avg.



BEDROOMS	Avg Sold Price (\$)			Avg Sold \$ / Sq Ft (\$)			Avg Sqft			Avg Sold % to Ask			Avg Sold % to Orig			Units Sold			Dollar Sales (\$)		
	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar	% Chg	Jan-Mar	Jan-Mar 2025	% Chg	Jan-Mar 2024
1 Bdrm	0		0	0		0	0		0	0%		0%	0%		0%	0		0	-		-
2 Bdrm	3,716,667		0	2,662		0	1,383		0	94%		0%	90%		0%	3		0	11,150,000		-
3 Bdrm	6,995,000	-26%	9,500,000	3,753	-2%	3,823	1,849	-26%	2,485	94%	-1%	95%	94%	-1%	95%	2	100%	1	13,990,000	47%	9,500,000
4 Bdrm	0	-100%	8,400,000	0	-100%	3,260	0	-100%	2,577	0%	-100%	99%	0%	-100%	99%	0	-100%	1	-	-100%	8,400,000
TH/DP/HDP	0		0	0		0	0		0	0%		0%	0%		0%	0		0	-		-

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

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This table includes SM Base Village condos built after 2018: BV Limelight, Lumin, One SM East + West, Electric Pass, Assay Hill Lodge built 2024 (Cirque x Viceroy). Bet. 2011-2018, there was a lull in new BV construction. In 2017, East West Partners bought out Related Cds ownership of the Base Village and entitlements. New BV condos came online beginning in 2018 at significantly higher prices than the older, original resort SM Village condos and the 2009-2010 Viceroy/Assay Hill Lodge Phase I. As brand new BV projects are completed about every 2 yrs and quickly sell out, prices have been steadily rising. The final offering of new BV condos & townhomes is Stratos Snowmass with 89 units currently offered for sale in late 2024. Contact Tim Estin for sales information.



What Snowmass Village* Areas Are Selling? Sales by Location, 3-Mos. Avg.

Location	Med. Sold Price (\$M)		Med. Sold \$/SqFt			Sold Price % Ask			Sold Price % Orig			Unit Sales		Dollar Sales		Active Listings			Absorption Rate (Mos.)**					
	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024	Jan-Mar 2025	% Chg	Jan-Mar 2024			
Divide													0		0	\$0.0		\$0.0	0	-100%	1			
Wood Run	\$14.7	46%	\$10.0	\$2,776	22%	\$2,281	96%	1%	94%	95%	0%	94%	1	-50%	2	\$14.7	-27%	\$20.1	2	-90%	20	12	-80%	60
Ridge Run	\$8.3	109%	\$4.0	\$2,087	50%	\$1,392	97%	4%	94%	97%	4%	94%	3	50%	2	\$24.8	213%	\$7.9	0		0	0		0
Fox Run PUD													0		0	\$0.0		\$0.0	1	-50%	2			
Two Creeks	\$16.6			\$2,920			95%			95%			1		0	\$16.6		\$0.0	1	-80%	5	6		
Pines Owl Cr													0		0	\$0.0		\$0.0	8	33%	6			
Melton Ranch	\$6.5	5%	\$6.2	\$1,617	-8%	\$1,749	100%	8%	93%	100%	8%	93%	1	0%	1	\$6.5	5%	\$6.2	4	100%	2	24	100%	12
Meadow Ranch			\$2.0			\$1,457			96%			94%	0	-100%	4	\$0.0	-100%	\$7.9	1	0%	1			2
Horse Ranch	\$7.2	15%	\$6.2	\$1,922	34%	\$1,433	94%	0%	93%	87%	-4%	91%	1	-67%	3	\$7.2	-62%	\$18.7	3	-63%	8	18	13%	16
Sinclair Meadows													0		0	\$0.0		\$0.0	0	-100%	2			
Country Club Estates													0		0	\$0.0		\$0.0	2		0			
Old Snowmass	\$3.2			\$1,158			99%			82%			3		0	\$9.7		\$0.0	14	17%	12	28		

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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.

March 2025: Aspen Snowmass Real Estate Market Snapshot



THE ESTIN REPORT

The Primary Market Guide for Aspen Snowmass Real Estate Information.



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Weekly Market Updates. See What's Movin' and Shakin'.

"I am in the real estate industry and I deal with many brokers. Tim Estin is the hardest working broker I have ever dealt with. He has great intuition, a thoughtful professional manner and he overcame many challenges with our listing. I wholeheartedly recommend him for any Aspen real estate brokerage needs."

- JK/K COMPANY, DENVER AND CHICAGO

"On-going research and analysis of the local real estate market positions Tim Estin to meet the most unique demands of potential clients in Aspen. While closing on a very complex transaction, Tim never said NO to our numerous requests, was always available, and very knowledgeable and helpful in getting us the best deal possible. Thank you for thinking 'out of the box'."

- N&MS, ASPEN AND NYC

"Tim Estin brought both passion and a deep, multi-generational local knowledge of the area to the table. He was our crusader. Unbelievably, he found us an unlisted, off-market property that was perfect for us. His connections and savvy enabled us to buy the house of our dreams. He handled everything with aplomb."

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"Tim Estin is the very definition of the realtor pro who stands with distinction far above and beyond a very crowded Aspen broker field...Those who lump all brokers together in one generalized statement, "Brokers are brokers", will miss out on the uniqueness and impressiveness of this one individual."

- W&NP, ASPEN, CO

Want Aspen? Call Estin.

The Wall Street Journal, Bloomberg News, and NPR know Tim Estin as the 'numbers' guy. He's an award-winning Aspen broker for sales performance and author of the Estin Report – the primary market guide to Aspen Snowmass real estate. If you want to buy or sell a piece of the Aspen lifestyle, call Tim, just like the experts do.

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"No Broker works harder than Tim Estin. More importantly, he has the business smarts and the analytical background to evaluate the dollars and cents of purchasing and selling a property in Aspen. He complements that wonderfully with the common sense and empathy to advise us - as buyers and sellers - if any given real estate decision is "right for us. We view Tim's counsel as invaluable."

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"Your report is incredible... The executive summary/recap and the report itself is stunning and it is rich with useful information. This is a seriously amazing amount of work."

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Contact the expert in Aspen real estate and author of *The Estin Report*, the primary market guide for Aspen Snowmass real estate and one of the many reasons local media call him, "One of the town's best real estate brokers."

