



April 2025: Aspen Snowmass Real Estate Market Snapshot RELEASED 05.16.25 ON OR NEAR THE 1ST MONDAY EACH MONTH

v.2.1 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 Snowmass Village 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 manner early each month.

Bottom Line In Apr 2025, there were (4) off market Aspen sales at extraordinary prices: (3) were over \$50M and (1) was \$33M. While these sales "before the MLS" eventually get factored into average and median MLS sold price metrics, they are considered markers and they do induce an upward price trajectory in the market – at least for high-end, ultra luxury properties. Given the general "uncertainty" prevalent in financial markets, and the media reporting of real estate sales falling through across the country, these sales deserve attention supporting the uniqueness and strength of our marketplace. Perhaps testament to hard assets, specifically Aspen real estate, gaining traction, a mark of confidence, over paper. My March Snapshot comments warrant repetition: "March was exceedingly strong with some very high-end sales in both Aspen and Snowmass Village. There were record price per sq ft sales in Aspen and record sale prices in SMV. The trend has been upwards as sold price per sq ft in the \$5,000—\$7,000 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. In the past year, there have been (7) legit home sales in the \$6-7,000 sq ft range."

April 2025 Aspen & Snowmass Village Real Estate

Total Aspen Snowmass Market	Apr-25	% Change	Apr-24	% Change	Apr-23	% Change	Apr-22
Monthly Unit Sales:	29	-22%	37	-49%	73	78%	41
Year-to-Date Unit Sales:	106	-10%	118	-12%	134	6%	127
Monthly Dollar Sales:	\$ 255,657,000	-36%	\$ 400,197,055	40%	\$ 285,556,500	-10%	\$ 316,018,614
Year-to-Date Dollar Sales:	\$ 943,712,559	-2%	\$ 964,573,880	37%	\$ 704,921,654	-30%	\$ 1,004,394,614
Listing Inventory:	272	7%	254	11%	228	66%	137
Aspen Market							
Monthly Unit Sales:	16	-11%	18	20%	15	-35%	23
Year-to-Date Unit Sales:	64	-6%	68	36%	50	-38%	81
Monthly Dollar Sales:	\$ 199,275,000	-37%	\$ 315,500,000	128%	\$ 138,099,000	-41%	\$ 233,765,000
Year-to-Date Dollar Sales:	\$ 718,090,559	-3%	\$ 739,546,125	60%	\$ 463,457,154	-42%	\$ 799,674,000
Listing Inventory:	170	-9%	186	17%	159	85%	86
Snowmass Village Market							
Monthly Unit Sales:	13	-24%	17	-71%	58	222%	18
Year-to-Date Unit Sales:	42	-16%	50	-40%	84	83%	46
Monthly Dollar Sales:	\$ 56,382,000	-22%	\$ 72,147,055	-51%	\$ 147,457,500	79%	\$ 82,253,614
Year-to-Date Dollar Sales:	\$ 215,827,000	15%	\$ 187,528,555	-21%	\$ 236,664,500	25%	\$ 188,985,614
Listing Inventory:	102	50%	68	-1%	69	35%	51
Total Property Sales \$10M and Over*							
Monthly Unit Sales:	8	0%	8	0%	8	0%	8
Year-to-Date Unit Sales:	31	24%	25	19%	21	0%	21
Monthly Dollar Sales:	\$ 159,535,000	-47%	\$ 299,850,000	120%	\$ 136,063,500	-9%	\$ 149,740,000
Year-to-Date Dollar Sales:	\$ 622,487,947	4%	\$ 600,995,000	60%	\$ 374,554,654	-9%	\$ 412,975,000

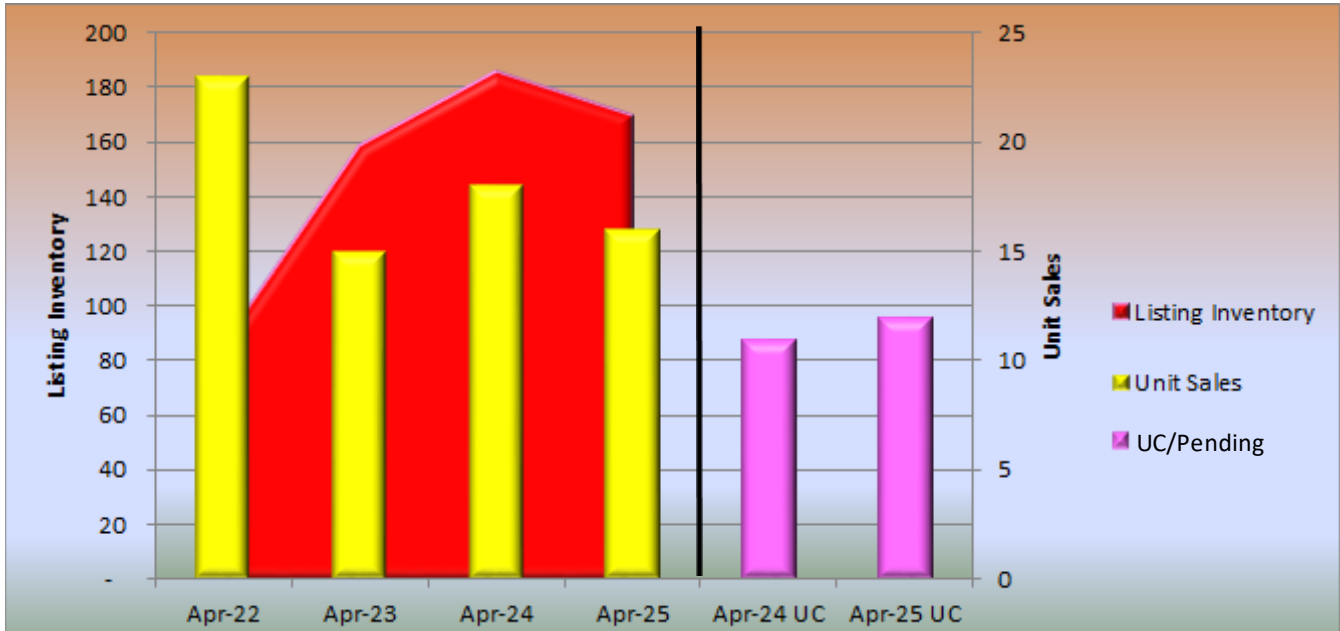
*See breakdown of sales over \$10M by price point on Pg 3

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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.



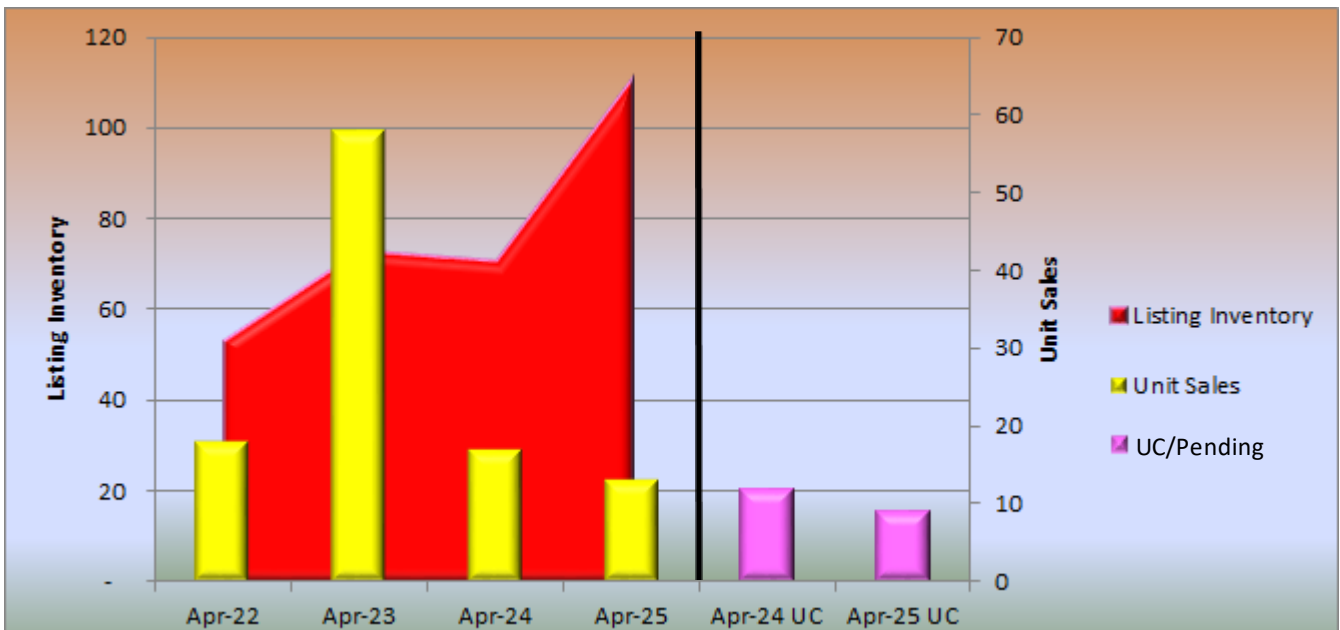
April 2025 Aspen Real Estate Inventory, Sales and Under Contracts



	Apr-22	% Chg	Apr-23	% Chg	Apr-24	% Chg	Apr-25	Apr-25 UC	% Chg	Apr-24 UC
Total Aspen Market										
Unit Sales	23	-35%	15	20%	18	-11%	16	12	9%	11
Listing Inventory	86	85%	159	17%	186	-9%	170			

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



	Apr-22	% Chg	Apr-23	% Chg	Apr-24	% Chg	Apr-25	Apr-25 UC	% Chg	Apr-24 UC
Total Snowmass Village Market										
Unit Sales	18	222%	58	-71%	17	-24%	13	9	-25%	12
Listing Inventory	53	38%	73	-3%	71	56%	111			

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NOTE: UC— These are the number of units that went Under Contract in April 2025. This does not necessarily mean that they will close in Apr, May or later...or at all. They may fall out of contract. UCs 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 be evaluated by specific neighborhoods (Pgs 7 & 9) for more meaningful conclusions.



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

Aspen Single Family Homes Feb-Apr 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	0	2	5	6	2	2	0	17
Average \$ Per Sale					9,060,000	11,966,000	17,665,658	24,125,000	36,000,000		
Median \$ Per Sale					9,060,000	12,175,000	18,446,974	24,125,000	36,000,000		
Dollar Sales	0	0	0	0	18,120,000	59,830,000	105,993,947	48,250,000	72,000,000	0	304,193,947
Avg Sold \$/Sq.Ft.					3,966	3,456	4,013	4,619	5,770		
Avg LvHtSqFt					3,239	3,654	4,566	5,302	6,238		
Avg Days on Market					81	65	197	367	81		
Sold Price % Ask					99%	93%	96%	94%	99%		
Sold Price % List					99%	91%	95%	92%	99%		

Aspen Single Family Homes Feb-Apr 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	1	1	1	4	2	1	2	3	16
Average \$ Per Sale		2,700,000	3,800,000	7,300,000	7,500,000	11,950,000	17,250,000	29,200,000	35,237,500	71,916,667	
Median \$ Per Sale		2,700,000	3,800,000	7,300,000	7,500,000	11,900,000	17,250,000	29,200,000	35,237,500	59,000,000	
Dollar Sales	0	2,700,000	3,800,000	7,300,000	7,500,000	47,800,000	34,500,000	29,200,000	70,475,000	215,750,000	419,025,000
Avg Sold \$/Sq.Ft.		3,392	974	2,615	2,976	2,944	3,682	3,867	4,130	4,912	
Avg LvHtSqFt		796	3,902	2,792	2,520	4,212	4,709	7,551	9,334	15,162	
Avg Days on Market		6	1,125	125	182	234	187	70	170	101	
Sold Price % Ask		96%	89%	92%	88%	94%	95%	98%	83%	100%	
Sold Price % List		96%	76%	89%	75%	92%	90%	98%	78%	100%	

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Snowmass Village Single Family Home Sales by Price Point in Past 3 Mos.

SMV Single Family Homes Feb-Apr 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	1	4	3	2	1	1	0	0	12
Average \$ Per Sale			4,900,000	5,936,250	8,416,667	14,230,000	16,600,000	22,250,000			
Median \$ Per Sale			4,900,000	5,857,500	8,250,000	14,230,000	16,600,000	22,250,000			
Dollar Sales	0	0	4,900,000	23,745,000	25,250,000	28,460,000	16,600,000	22,250,000	0	0	121,205,000
Avg Sold \$/Sq.Ft.			1,716	1,622	2,136	2,823	2,920	3,493			
Avg LvHtSqFt			2,856	3,667	4,057	5,044	5,684	6,370			
Avg Days on Market			59	77	141	140	53	132			
Sold Price % Ask			105%	98%	97%	98%	95%	86%			
Sold Price % List			105%	98%	94%	97%	95%	86%			

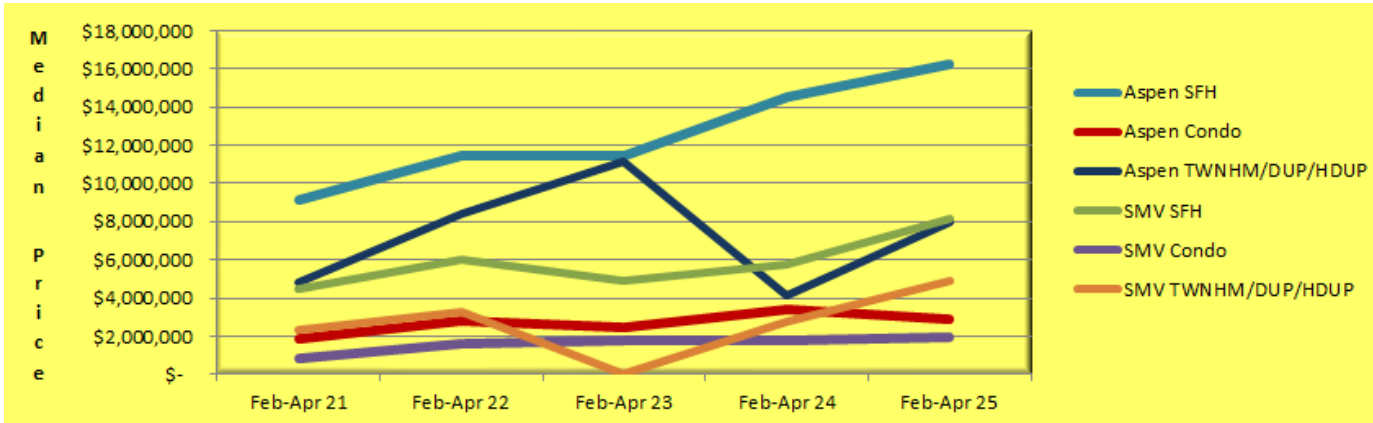
SMV Single Family Homes Feb-Apr 2024	Under \$2M	\$2M-2.99M	\$3M-4.99M	\$5M-7.49M	\$7.5M - 9.99M	\$10M - 14.99	\$15M - 19.99M	\$20M - 29.99	\$30M - 39.99M	\$40M & Up	Total
# Sales	1	0	3	4	1	1	1	0	0	0	11
Average \$ Per Sale	1,745,000		4,195,333	6,381,250	8,000,000	10,100,000	15,000,000				
Median \$ Per Sale	1,745,000		4,000,000	6,487,500	8,000,000	10,100,000	15,000,000				
Dollar Sales	1,745,000	0	12,586,000	25,525,000	8,000,000	10,100,000	15,000,000	0	0	0	72,956,000
Avg Sold \$/Sq.Ft.	1,864		1,384	1,773	1,494	2,020	2,676				
Avg LvHtSqFt	936		3,029	3,588	5,353	5,000	5,605				
Avg Days on Market	48		91	211	73	409	108				
Sold Price % Ask	97%		97%	95%	96%	94%	98%				
Sold Price % List	97%		97%	93%	96%	81%	98%				

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2024 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, 23, please contact me.



Feb-Apr 2025 Aspen and Snowmass Median Sold Prices

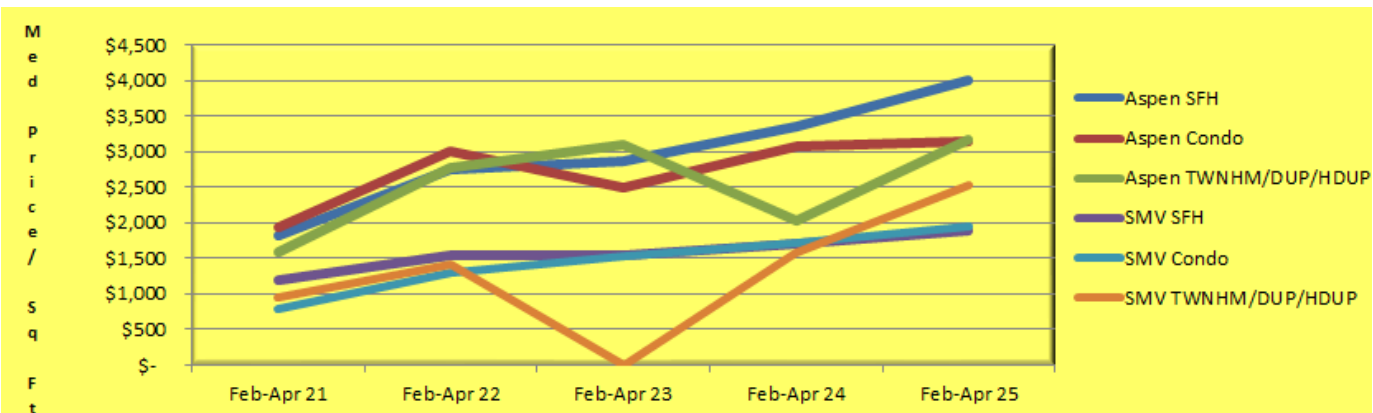


Median Price	Feb-Apr 21	% Chg	Feb-Apr 22	% Chg	Feb-Apr 23	% Chg	Feb-Apr 24	% Chg	Feb-Apr 25
Aspen SFH	\$9,162,500	25%	\$11,475,000	0%	\$11,497,500	26%	\$14,500,000	12%	\$16,250,000
Aspen Condo	\$1,860,000	52%	\$2,835,000	-12%	\$2,500,000	36%	\$3,390,000	-14%	\$2,900,000
Aspen TWNHM/DUP/HDUP	\$4,850,000	73%	\$8,375,000	34%	\$11,185,000	-63%	\$4,100,000	95%	\$8,000,000
SMV SFH	\$4,504,500	33%	\$6,000,000	-18%	\$4,900,000	18%	\$5,800,000	40%	\$8,125,000
SMV Condo	\$800,000	97%	\$1,575,000	13%	\$1,785,000	2%	\$1,816,250	7%	\$1,950,000
SMV TWNHM/DUP/HDUP	\$2,325,000	40%	\$3,250,000	-100%	\$0		\$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 all 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.

Feb-Apr 2025 Med Sold Price/Sq Ft for Aspen and Snowmass Village



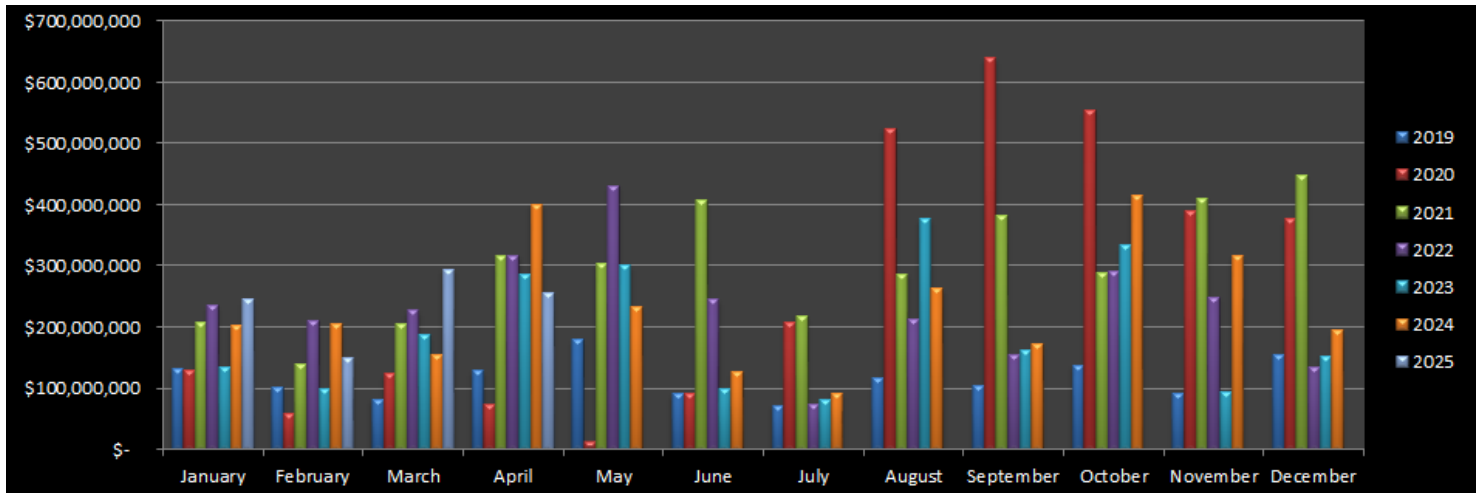
Med Price / Sq Ft	Feb-Apr 21	% Chg	Feb-Apr 22	% Chg	Feb-Apr 23	% Chg	Feb-Apr 24	% Chg	Feb-Apr 25
Aspen SFH	\$1,829	51%	\$2,756	4%	\$2,872	17%	\$3,359	19%	\$3,989
Aspen Condo	\$1,941	55%	\$3,012	-17%	\$2,495	23%	\$3,063	3%	\$3,149
Aspen TWNHM/DUP/HDUP	\$1,579	75%	\$2,760	12%	\$3,089	-34%	\$2,032	56%	\$3,170
SMV SFH	\$1,197	28%	\$1,534	1%	\$1,550	9%	\$1,697	11%	\$1,881
SMV Condo	\$788	66%	\$1,306	17%	\$1,531	13%	\$1,723	13%	\$1,946
SMV TWNHM/DUP/HDUP	\$949	48%	\$1,401	-100%	\$0		\$1,583	60%	\$2,527

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Note: In the MLS on Jan 1, 23, Townhomes & Duplexes became separated from Condos. Before then, they were all 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 Market April 2025 vs Historical Sales



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Estin Report: Total Aspen Snowmass Market April 2025 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	-36%	\$ 255,657,000
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	-66%	\$ 943,712,559
YTD Total	\$ 451,008,638	-15%	\$ 384,438,922	128%	\$ 874,866,381	15%	\$ 1,004,394,614	-30%	\$ 704,921,654	37%	\$ 964,573,880	-2%	\$ 943,712,559

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Estin Report: Total Aspen Snowmass Market April 2025 Unit Sales

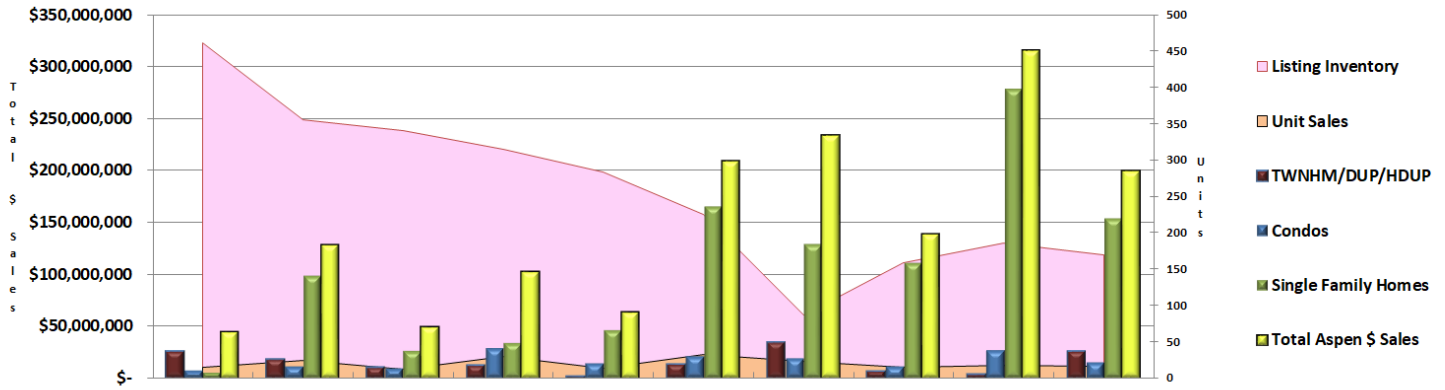
Month	2019	% Change	2020	% Change	2021	% Change	2022	% Change	2023	% Change	2024	% Change	2025
January	30	10%	33	27%	42	-33%	28	-29%	20	55%	31	-19%	25
February	22	-14%	19	95%	37	-5%	35	-49%	18	100%	36	-50%	18
March	28	-7%	26	146%	64	-58%	27	-11%	24	0%	24	50%	36
April	44	-64%	16	419%	83	-51%	41	78%	73	-49%	37	-22%	29
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	-72%	108
YTD Total	129	-27%	94	147%	232	-43%	132	2%	135	-5%	128	-16%	108

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April 2025 Aspen Sales Comparisons

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



	Apr-16		Apr-17		Apr-18		Apr-19		Apr-20		Apr-21		Apr-22		Apr-23		Apr-24		Apr-25	
	Apr-16	% Chg	Apr-17	% Chg	Apr-18	% Chg	Apr-19	% Chg	Apr-20	% Chg	Apr-21	% Chg	Apr-22	% Chg	Apr-23	% Chg	Apr-24	% Chg	Apr-25	
SFH	\$ 6,323,200	1460%	\$ 98,650,000	-72%	\$ 27,175,000	26%	\$ 34,300,000	38%	\$ 47,187,500	252%	\$ 166,025,000	-22%	\$ 129,475,000	-14%	\$ 111,701,000	149%	\$ 278,550,000	-45%	\$ 154,025,000	
CO	\$ 8,115,000	49%	\$ 12,104,025	-18%	\$ 9,967,500	186%	\$ 28,553,250	-49%	\$ 14,623,000	44%	\$ 21,078,999	-7%	\$ 19,665,000	-40%	\$ 11,748,000	131%	\$ 27,155,000	-45%	\$ 15,000,000	
TWNHM/DUP/HDUP	\$ 25,670,000	-32%	\$ 17,468,280	-42%	\$ 10,050,000	21%	\$ 12,155,000	-87%	\$ 1,600,000	725%	\$ 13,195,000	155%	\$ 33,625,000	-79%	\$ 6,900,000	-45%	\$ 3,795,000	560%	\$ 25,050,000	
Land	\$ 4,050,000	-100%	\$ -		\$ 2,200,000	1143%	\$ 27,345,615	-100%	\$ -		\$ 8,785,500	481%	\$ 51,000,000	-85%	\$ 7,750,000	-23%	\$ 6,000,000	-13%	\$ 5,200,000	
Total \$ Sales	\$ 44,158,200	190%	\$ 128,222,305	-61%	\$ 49,392,500	107%	\$ 102,353,865	-38%	\$ 63,410,500	230%	\$ 209,084,499	12%	\$ 233,765,000	-41%	\$ 138,099,000	128%	\$ 315,500,000	-37%	\$ 199,275,000	
Unit Sales	14	71%	24	-50%	12	142%	29	-55%	13	146%	32	-28%	23	-35%	15	20%	18	-11%	16	
Listing Inv.	462	-23%	355	-4%	341	-8%	315	-10%	283	-20%	225	-62%	86	85%	159	17%	186	-9%	170	

*Vacant land excluded for scale reasons.

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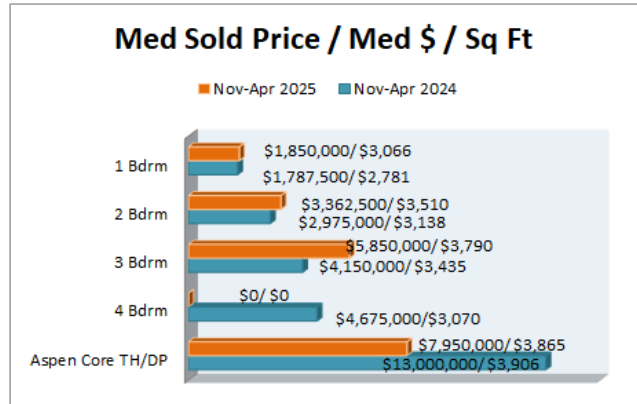
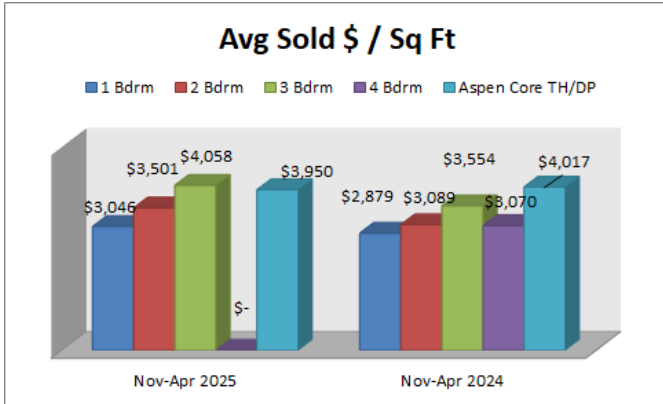
	Apr-22	% Chg	Apr-23	% Chg	Apr-24	% Chg	Apr-25	% Chg	Mar-25	% Chg	Mar-24
Single Family Homes											
Unit Sales	11	-27%	8	-13%	7	14%	8	14%	7	133%	3
YTD Unit Sales	30	-27%	22	0%	22	0%	22	-232%	73	-10%	81
Monthly \$ Sales	\$ 129,475,000	-14%	\$ 111,701,000	149%	\$ 278,550,000	-45%	\$ 154,025,000	24%	\$ 116,375,000	120%	\$ 52,800,000
YTD \$ Sales	\$ 479,040,000	-37%	\$ 303,697,154	69%	\$ 512,470,000	-19%	\$ 415,793,947	-237%	\$ 1,401,638,447	4%	\$ 1,352,702,695
Listing Inventory	53	49%	79	-6%	74	26%	93	-5%	98	11%	88
Condos											
Unit Sales	7	-29%	5	80%	9	-56%	4	-100%	8	14%	7
YTD Unit Sales	36	-44%	20	50%	30	-13%	26	-288%	101	6%	95
Monthly \$ Sales	\$ 19,665,000	-40%	\$ 11,748,000	131%	\$ 27,155,000	-45%	\$ 15,000,000	-172%	\$ 40,797,000	23%	\$ 33,170,000
YTD \$ Sales	\$ 115,124,000	-54%	\$ 52,468,000	91%	\$ 100,466,125	40%	\$ 140,956,000	-166%	\$ 375,157,700	8%	\$ 346,045,203
Listing Inventory	21	124%	47	49%	70	-21%	55	-2%	56	-21%	71
Townhomes / Duplexes											
Unit Sales	4	-75%	1	0%	1	200%	3	-100%	6	200%	2
YTD Unit Sales	11	-55%	5	100%	10	0%	10	-240%	34	26%	27
Monthly \$ Sales	\$ 33,625,000	-79%	\$ 6,900,000	-45%	\$ 3,795,000	560%	\$ 25,050,000	-136%	\$ 59,150,000	289%	\$ 15,225,000
YTD \$ Sales	\$ 104,750,000	-44%	\$ 58,542,000	28%	\$ 74,910,000	21%	\$ 90,600,000	-240%	\$ 307,894,250	22%	\$ 251,471,719
Listing Inventory	6	133%	14	36%	19	-42%	11	-18%	13	-38%	21
Vacant Land											
Unit Sales	1	0%	1	0%	1	0%	1	0%	1	-67%	3
YTD Unit Sales	4	-25%	3	100%	6	0%	6	-233%	20	43%	14
Monthly \$ Sales	\$ 51,000,000	-85%	\$ 7,750,000	-23%	\$ 6,000,000	-13%	\$ 5,200,000	-63%	\$ 8,461,612	-49%	\$ 16,650,000
YTD \$ Sales	\$ 100,760,000	-52%	\$ 48,750,000	6%	\$ 51,700,000	37%	\$ 70,740,612	-260%	\$ 254,335,612	42%	\$ 179,234,717
Listing Inventory	6	217%	19	21%	23	-52%	11	-9%	12	-50%	24
Total Aspen Market											
Total Unit Sales	23	-35%	15	20%	18	-11%	16	-38%	22	47%	15
YTD Unit Sales	81	-38%	50	36%	68	-6%	64	-256%	228	5%	217
Total Monthly \$ Sales	\$ 233,765,000	-41%	\$ 138,099,000	128%	\$ 315,500,000	-37%	\$ 199,275,000	-13%	\$ 224,783,612	91%	\$ 117,845,000
Total YTD \$ Sales	\$ 799,674,000	-42%	\$ 463,457,154	60%	\$ 739,546,125	-3%	\$ 718,090,559	-226%	\$ 2,339,026,009	10%	\$ 2,129,454,334
Listing Inventory	86	85%	159	17%	186	-9%	170	-5%	179	-12%	204

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Estin Report: These reports and analysis present a realistic picture of what's going on in the Upper Roaring Fork Valley for prospective buyers and sellers interested in Aspen and Snowmass Village free market property activity – as what happens up valley ripples down valley. (Not included: Brush Creek Village, Woody Creek, Old Snowmass. See Pgs 7 & 9 for these specific neighborhoods.) Included property types are single family homes, condos, townhomes, duplexes and residential vacant land at sold at prices over \$250,000; not included are fractionals, deed restricted and commercial properties. The source data is from the Aspen Glenwood MLS and Pitkin County Clerk & Recorder. It is scrubbed to remove outliers and sales that the author arguably believes are misleading. To the extent possible, off-market sales are included. This information is deemed reliable but cannot be guaranteed. The Estin Report© is copyrighted 2024 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.](http://www.EstinAspen.com)"



Estin Report: April 2025 Aspen Core Condos* 6-Mos. Averages



BEDROOMS	Avg Sold Price (\$)			Avg Sold \$ / Sq Ft (\$)			Avg Sqft			Avg Sold % to Ask			Avg Sold % to Orig			Units Sold			Dollar Sales (\$)			
	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr 2025	% Chg	Nov-Apr 2024	
1 Bdrm	1,964,400	4%	1,883,266	3,046	6%	2,879	638	-1%	642	91%	-4%	95%	74%	-17%	89%	5	-38%	8	\$ 9,822,000	-35%	\$15,066,125	
2 Bdrm	3,234,094	12%	2,890,000	3,501	13%	3,089	922	1%	917	96%	2%	94%	89%	-2%	91%	16	60%	10	\$ 51,745,500	79%	\$28,900,000	
3 Bdrm	8,692,182	63%	5,330,000	4,058	14%	3,554	2,247	56%	1,438	89%	-6%	95%	85%	-7%	91%	11	0%	11	\$ 95,614,000	63%	\$58,630,000	
4 Bdrm			4,675,000			3,070			1,523						94%			1			\$ 4,675,000	
Aspen Core TH/DP/HDP	11,310,000	-12%	12,900,000	3,950	-2%	4,017	2,783	-16%	3,309	92%	-3%	95%	82%	-13%	95%	5	67%	3	\$ 56,550,000	46%	\$38,700,000	

*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? 6-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						
	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr 2025	% Chg	Nov-Apr 2024			
Central Core (SFH)	\$33.0	28%	\$25.7	\$5,715	19%	\$4,819	98%	1%	97%	97%	0%	97%	4	33%	3	\$132.2	71%	\$77.2	7	-53%	15	11	-65%	30
Central Core (CO&TH)	\$5.1	56%	\$3.3	\$3,544	10%	\$3,234	91%	-4%	95%	86%	-5%	91%	36	3%	35	\$183.2	60%	\$114.3	39	-65%	113	7	-66%	19
Smuggler (SFH)	\$11.4	-5%	\$12.0	\$2,718	7%	\$2,534	94%	2%	93%	91%	-2%	93%	3	200%	1	\$34.3	185%	\$12.0	0	-100%	7	0	-100%	42
Smuggler (CO&TH)	\$1.0	-21%	\$1.2	\$1,883	2%	\$1,837	91%	-3%	94%	85%	-4%	89%	2	0%	2	\$2.0	-21%	\$2.5	1	-91%	11	3	-91%	33
West Aspen	\$9.7	-39%	\$15.8	\$3,818	34%	\$2,848	94%	12%	84%	90%	10%	82%	5	25%	4	\$48.7	-23%	\$63.4	20	-64%	55	24	-71%	83
West End	\$21.6	81%	\$11.9	\$4,405	45%	\$3,039	95%	4%	92%	93%	10%	84%	8	14%	7	\$172.7	107%	\$83.5	16	-24%	21	12	-33%	18
Red Mountain	\$18.2	-57%	\$42.4	\$3,626	-15%	\$4,260	91%	-7%	97%	91%	-6%	97%	2	-50%	4	\$36.4	-79%	\$169.5	8	-67%	24	24	-33%	36
East Aspen	\$16.9	30%	\$13.0	\$3,471	32%	\$2,638	93%	0%	93%	92%	7%	86%	6	-14%	7	\$101.4	11%	\$91.0	12	-29%	17	12	-18%	15
McLain Flats/Starwood	\$19.5	-44%	\$35.0	\$2,552	-24%	\$3,340	93%	-2%	95%	93%	5%	89%	3	-25%	4	\$58.6	-58%	\$140.1	8	-47%	15	16	-29%	23
Woody Crk	\$3.0	-79%	\$14.4	\$874	-38%	\$1,407	85%	0%	85%	75%	-11%	85%	2	100%	1	\$6.1	-58%	\$14.4	7	-22%	9	21	-61%	54
Brush Crk Village	\$3.2			\$1,398						90%					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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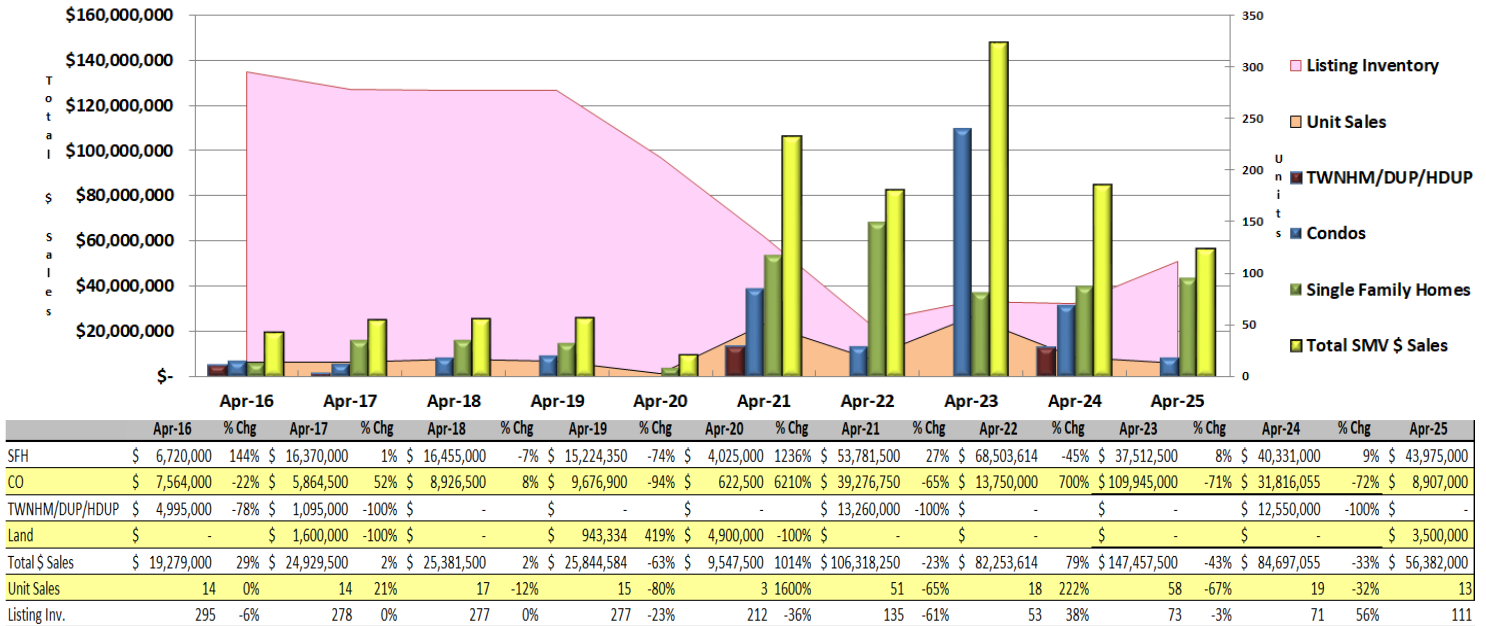
NOTE: All blank spaces represent a zero value or invalid percentage.

**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.



April 2025 Snowmass Village Sales Comparisons

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



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

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	Apr-22	% Chg	Apr-23	% Chg	Apr-24	% Chg	Apr-25	% Chg	Mar-25	% Chg	Mar-24
Single Family Homes											
Unit Sales	9	-67%	3	100%	6	0%	6	-33%	4	100%	2
YTD Unit Sales	18	-44%	10	40%	14	0%	14	200%	42	-5%	44
Monthly \$ Sales	\$ 68,503,614	-45%	\$ 37,512,500	8%	\$ 40,331,000	9%	\$ 43,975,000	13%	\$ 38,380,000	153%	\$ 15,175,000
YTD \$ Sales	\$ 139,039,614	-46%	\$ 74,977,500	30%	\$ 97,531,000	39%	\$ 135,905,000	-186%	\$ 389,203,500	24%	\$ 314,222,500
Listing Inventory	19	21%	23	-30%	16	-38%	10	-40%	14	-30%	20
Condos											
Unit Sales	9	511%	55	-80%	11	-45%	6	-17%	7	17%	6
YTD Unit Sales	27	174%	74	-51%	36	-28%	26	577%	176	13%	156
Monthly \$ Sales	\$ 13,750,000	700%	\$ 109,945,000	-71%	\$ 31,816,055	-72%	\$ 8,907,000	-89%	\$ 16,795,000	-1%	\$ 16,970,000
YTD \$ Sales	\$ 44,196,000	266%	\$ 161,687,000	-44%	\$ 89,997,555	-20%	\$ 72,372,000	-804%	\$ 654,288,680	90%	\$ 344,597,500
Listing Inventory	32	41%	45	13%	51	80%	92	-5%	97	76%	55
Townhomes / Duplexes											
Unit Sales	0	-	0	-	2	-100%	0	-	2	100%	1
YTD Unit Sales	5	-80%	1	900%	10	-80%	2	-800%	18	-5%	19
Monthly \$ Sales	\$ -	-	\$ -	-	\$ 12,550,000	-100%	\$ -	-	\$ 9,795,000	100%	\$ 4,900,000
YTD \$ Sales	\$ 15,735,000	-69%	\$ 4,800,000	681%	\$ 37,499,200	-74%	\$ 9,795,000	-704%	\$ 78,764,200	14%	\$ 69,349,200
Listing Inventory	2	100%	4	-25%	3	200%	9	100%	0	-100%	3
Vacant Land											
Unit Sales	0	-	0	-	0	-	1	0%	1	-	0
YTD Unit Sales	1	-100%	0	-	0	-	2	-50%	1	0%	1
Monthly \$ Sales	\$ -	-	\$ -	-	\$ -	-	\$ 3,500,000	-16%	\$ 4,050,000	-	\$ -
YTD \$ Sales	\$ 5,750,000	-100%	\$ -	-	\$ -	-	\$ 7,550,000	46%	\$ 4,050,000	-57%	\$ 9,500,000
Listing Inventory	0	-	1	0%	1	-100%	0	-	0	-100%	1
Total Snowmass Village Market											
Total Unit Sales	18	222%	58	-71%	17	-24%	13	-8%	12	50%	8
YTD Unit Sales	46	83%	84	-40%	50	-16%	42	421%	219	9%	201
Total Monthly \$ Sales	\$ 82,253,614	79%	\$ 147,457,500	-51%	\$ 72,147,055	-22%	\$ 56,382,000	-5%	\$ 59,225,000	84%	\$ 32,145,000
Total YTD \$ Sales	\$ 188,985,614	25%	\$ 236,664,500	-21%	\$ 187,528,555	15%	\$ 215,827,000	-385%	\$ 1,047,542,180	57%	\$ 668,320,000
Listing Inventory	51	35%	69	-1%	68	50%	102	-9%	111	46%	76

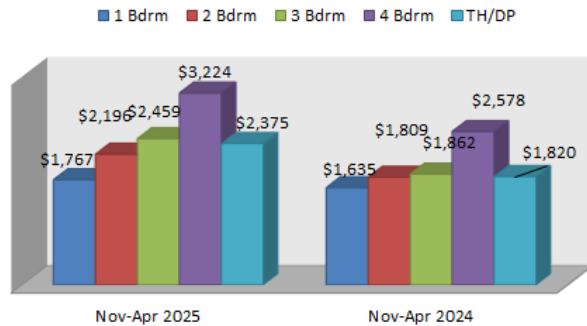
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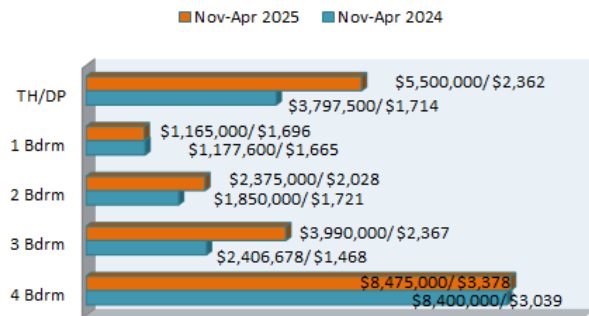


Estin Report: April 2025 Snowmass Village - All Condos, 6-Mos.Avg.

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 (\$)		
	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr	% Chg	Nov-Apr	Nov-Apr 2025	% Chg	Nov-Apr 2024
1 Bdrm	1,206,500	2%	1,184,275	1,767	8%	1,635	686	-9%	751	95%	-1%	96%	93%	3%	91%	10	25%	8	12,065,000	27%	9,474,200
2 Bdrm	2,591,468	30%	1,989,886	2,196	21%	1,809	1,146	4%	1,103	95%	2%	94%	94%	2%	92%	27	23%	22	69,969,625	60%	43,777,500
3 Bdrm	4,143,824	31%	3,156,836	2,459	32%	1,862	1,660	5%	1,578	95%	-1%	96%	94%	-2%	96%	17	70%	10	70,445,000	123%	31,568,355
4 Bdrm	8,279,286	30%	6,360,000	3,224	25%	2,578	2,613	16%	2,249	100%	2%	98%	102%	6%	97%	7	133%	3	57,955,000	204%	19,080,000
TH/DP/HDP	5,386,250	35%	4,004,100	2,375	31%	1,820	2,213	4%	2,130	98%	3%	96%	98%	3%	95%	4	-67%	12	21,545,000	-55%	48,049,200

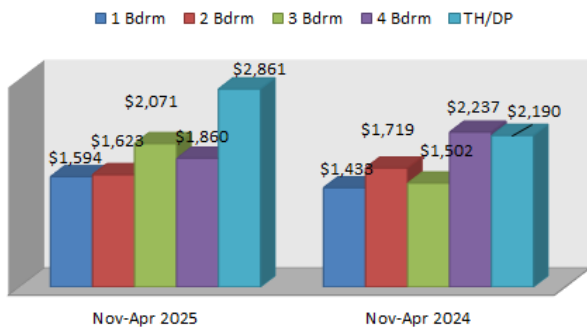
*Townhomes (TH) + Duplexes/Half Dup are separated out from MLS Condos/Townhomes/Dup category.

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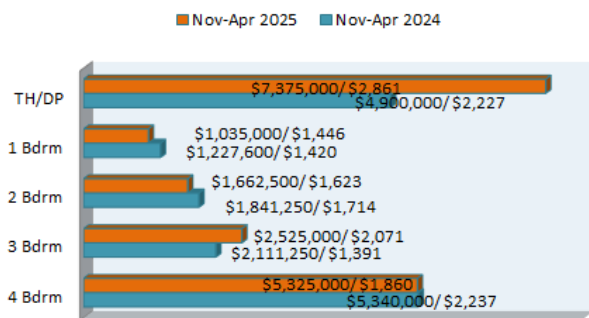
This is for all SMV condos sales in the past 6 mos. As SMV sales tend to be more seasonal than Aspen, they will taper off during the off-season, Oct-Dec and April-Jun.

Estin Report: April 2025 Snowmass Village Condos Built Before 2009 6-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 (\$)		
	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr	% Chg	Nov-Apr	Nov-Apr 2025	% Chg	Nov-Apr 2024
1 Bdrm	973,571	-19%	1,206,300	1,594	11%	1,433	608	-28%	840	96%	-2%	98%	96%	9%	88%	7	75%	4	6,815,000	41%	4,825,200
2 Bdrm	1,625,250	-13%	1,864,861	1,623	-6%	1,719	996	-9%	1,090	96%	2%	94%	93%	1%	92%	10	-44%	18	16,252,500	-52%	33,567,500
3 Bdrm	2,525,000	14%	2,211,669	2,071	38%	1,502	1,219	-17%	1,465	96%	-1%	97%	94%	-3%	97%	1	-88%	8	2,525,000	-86%	17,693,355
4 Bdrm	5,325,000	0%	5,340,000	1,860	-17%	2,237	2,871	38%	2,085	100%	3%	97%	100%	5%	95%	2	0%	2	10,650,000	0%	10,680,000
TH/DP/HDP	7,375,000	40%	5,280,000	2,861	31%	2,190	2,594	9%	2,371	99%	3%	96%	99%	3%	96%	2	-60%	5	14,750,000	-44%	26,400,000

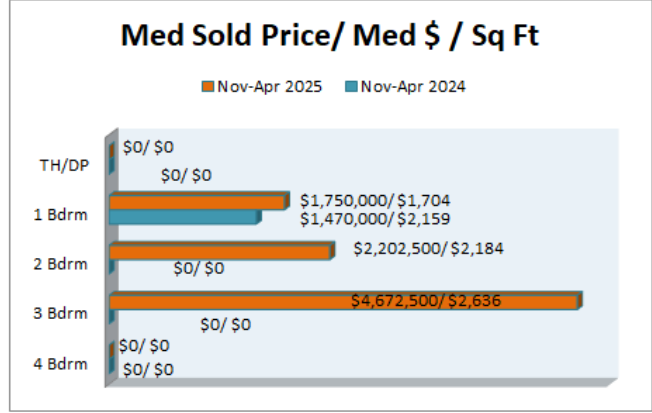
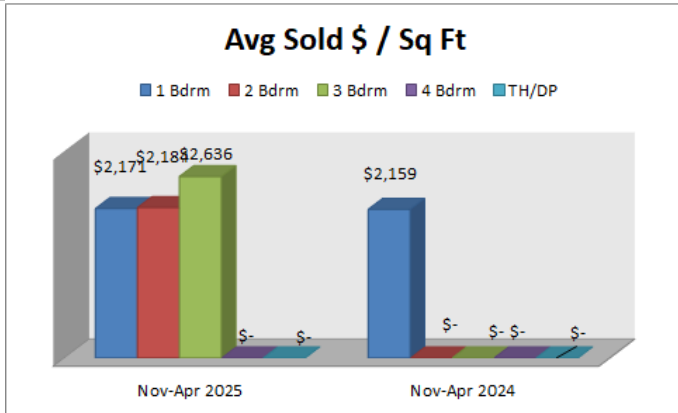
*Townhomes (TH) + Duplexes/Half Dup are separated out from MLS Condos/Townhomes/Dup category.

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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.



Estin Report: April 2025 Snowmass Village Condos Built in 2009-2010, 6-Mos Avg.

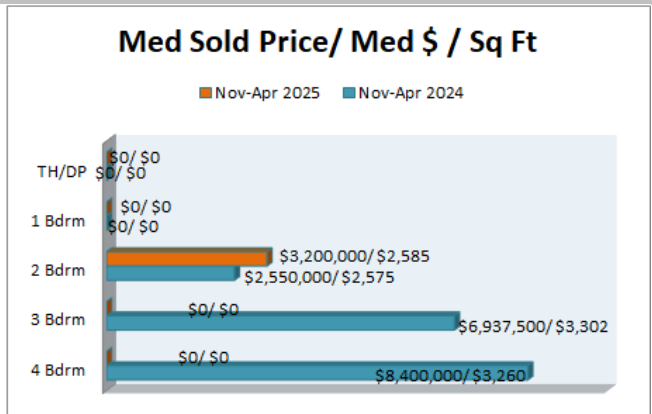
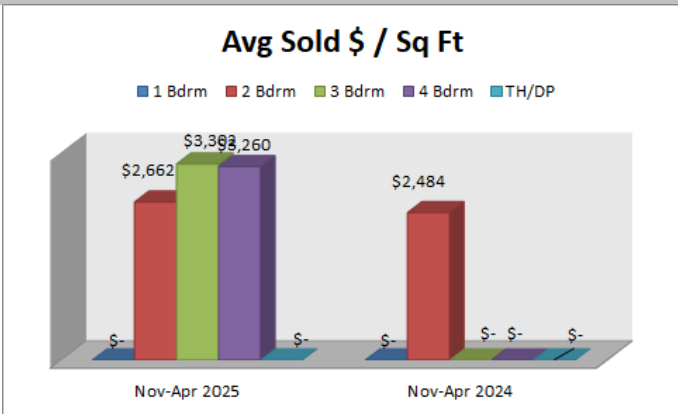


BEDROOMS	Avg Sold Price (\$)			Avg Sold \$ / Sq Ft (\$)			Avg Sqft			Avg Sold % to Ask			Avg Sold % to Orig			Units Sold			Dollar Sales (\$)		
	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr	% Chg	Nov-Apr	Nov-Apr 2025	% Chg	Nov-Apr 2024
1 Bdrm	1,750,000	19%	1,470,000	2,171	1%	2,159	870	28%	681	94%	-4%	98%	90%	-8%	98%	3	200%	1	5,250,000	257%	1,470,000
2 Bdrm	2,202,500		0	2,184		0	1,006		0	94%		0%	89%		0%	2		0	4,405,000		-
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.
These are original Viceroy Hotel and Condo units built in 2010, now called Assay Hill Lodge (Phase 1).

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Estin Report: April 2025 Snowmass Village Condos Built After 2018, 6-Mos Avg.



BEDROOMS	Avg Sold Price (\$)			Avg Sold \$ / Sq Ft (\$)			Avg Sqft			Avg Sold % to Ask			Avg Sold % to Orig			Units Sold			Dollar Sales (\$)		
	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr	% Chg	Nov-Apr	Nov-Apr 2025	% Chg	Nov-Apr 2024
1 Bdrm	0		0	0		0	0		0	0%		0%	0%		0%	0		0	-		-
2 Bdrm	3,437,366	22%	2,816,667	2,680	8%	2,484	1,283	13%	1,138	95%	2%	93%	94%	6%	89%	14	367%	3	48,123,125	470%	8,450,000
3 Bdrm	4,514,583	-35%	6,937,500	2,611	-21%	3,302	1,714	-16%	2,029	95%	1%	94%	95%	1%	94%	12	500%	2	54,175,000	290%	13,875,000
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.



Estin Report: What Snowmass Village* Areas Are Selling? Sales by Location, 6-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.)**					
	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr 2025	% Chg	Nov-Apr 2024	Nov-Apr 2025	% Chg	Nov-Apr 2024	
Divide													0		0	\$0.0		\$0.0	0	-100%	1				
Wood Run	\$14.2	41%	\$10.1	\$2,823	29%	\$2,194	98%	4%	94%	97%	9%	89%	2	-33%	3	\$28.5	-6%	\$30.2	2	-90%	20	6	-85%	40	
Ridge Run	\$8.5	86%	\$4.6	\$1,903	36%	\$1,396	97%	3%	95%	99%	11%	89%	7	75%	4	\$59.3	226%	\$18.2	0		0	0		0	
Fox Run PUD			\$5.5			\$1,243			92%			92%	0	-100%	1	\$0.0	-100%	\$5.5	1	-50%	2			12	
Two Creeks	\$18.8			\$2,818			86%					81%	2		0	\$37.6		\$0.0	1	-80%	5	3			
Pines Owl Cr													0		0	\$0.0		\$0.0	8	33%	6				
Melton Ranch	\$5.7	22%	\$4.7	\$1,678	10%	\$1,524	101%	6%	95%	101%	6%	95%	3	-25%	4	\$17.1	-9%	\$18.7	4	100%	2	8	167%	3	
Meadow Ranch			\$2.0			\$1,457			96%			94%	0	-100%	4	\$0.0	-100%	\$7.9	1	0%	1			2	
Horse Ranch	\$7.8	27%	\$6.1	\$1,966	31%	\$1,499	96%	2%	94%	89%	-1%	91%	3	-25%	4	\$23.4	-5%	\$24.5	3	-63%	8	6	-50%	12	
Sinclair Meadows													0		0	\$0.0		\$0.0	0	-100%	2				
Country Club Estates													0		0	\$0.0		\$0.0	2		0				
Old Snowmass	\$6.1	37%	\$4.4	\$1,395	70%	\$823	94%	-5%	99%	89%	-4%	93%	10	400%	2	\$60.8	585%	\$8.9	15	7%	14	9	-79%	42	

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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.

April 2025: Aspen Snowmass Real Estate Market Snapshot



THE ESTIN REPORT

The Primary Market Guide for Aspen Snowmass Real Estate Information.



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TIM ESTIN'S BLOG

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."

- FS, ASPEN AND DC

"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."

- T&SW, NYC

"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."

- LN APPRAISAL NETWORK, ASPEN

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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."

