



## June 2025: Aspen Snowmass Real Estate Market Snapshot

RELEASED 12.16.24 ON OR NEAR THE 1ST MONDAY EACH MONTH

v.2.0 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

#### June 2025 Aspen & Snowmass Village Real Estate

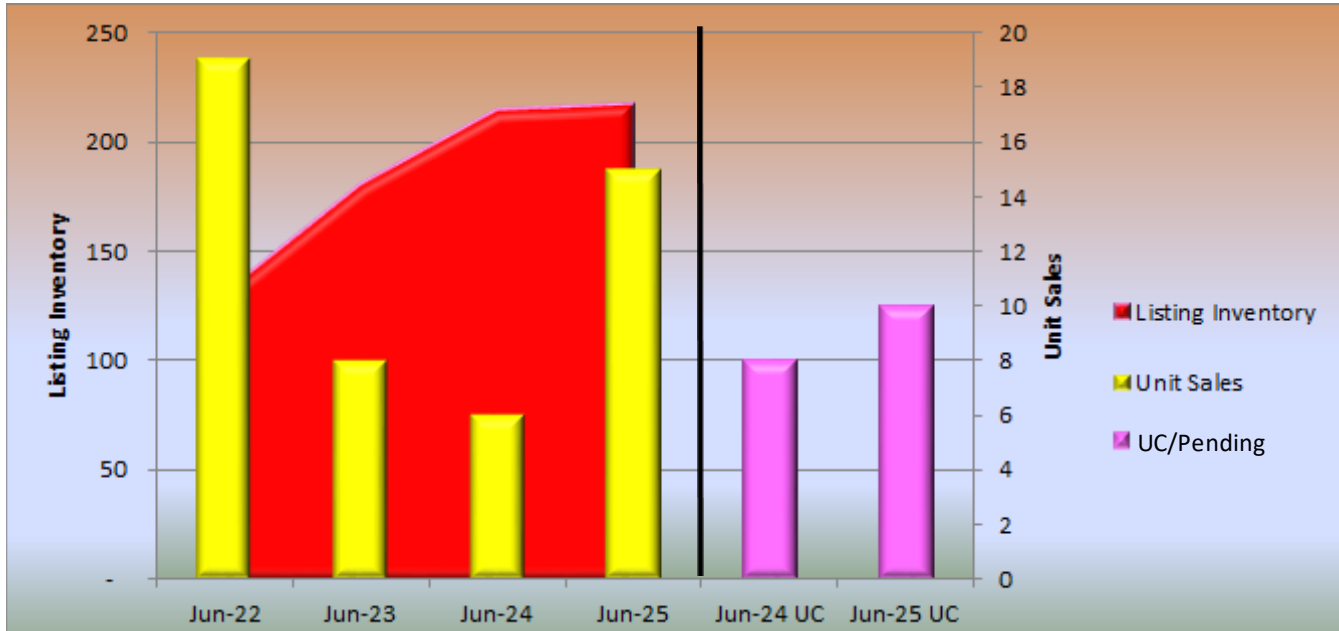
Total Aspen Snowmass Market	Jun-25	% Change	Jun-24	% Change	Jun-23	% Change	Jun-22
Monthly Unit Sales:	19	12%	17	0%	17	-53%	36
Year-to-Date Unit Sales:	156	-7%	167	-8%	182	-7%	195
Monthly Dollar Sales:	\$ 195,440,000	54%	\$ 127,024,000	27%	\$ 100,080,000	-59%	\$ 244,639,908
Year-to-Date Dollar Sales:	\$ 1,652,057,772	25%	\$ 1,323,926,380	20%	\$ 1,106,027,371	-34%	\$ 1,680,114,022
Listing Inventory:	327	14%	288	-1%	290	44%	202
<b>Aspen Market</b>							
Monthly Unit Sales:	15	150%	6	-25%	8	-58%	19
Year-to-Date Unit Sales:	101	7%	94	27%	74	-38%	119
Monthly Dollar Sales:	\$ 185,540,000	155%	\$ 72,645,000	-1%	\$ 73,400,000	-61%	\$ 188,951,908
Year-to-Date Dollar Sales:	\$ 1,366,524,272	39%	\$ 982,577,125	24%	\$ 794,437,871	-42%	\$ 1,381,505,908
Listing Inventory:	217	1%	214	19%	180	37%	131
<b>Snowmass Village Market</b>							
Monthly Unit Sales:	4	-64%	11	22%	9	-47%	17
Year-to-Date Unit Sales:	55	-25%	73	-32%	108	42%	76
Monthly Dollar Sales:	\$ 6,150,000	-89%	\$ 54,379,000	140%	\$ 22,680,000	-59%	\$ 55,688,000
Year-to-Date Dollar Sales:	\$ 266,338,500	-12%	\$ 303,850,055	0%	\$ 302,789,500	8%	\$ 281,494,114
Listing Inventory:	110	49%	74	-33%	110	55%	71
<b>Total Property Sales \$10M and Over*</b>							
Monthly Unit Sales:	7	40%	5	67%	3	0%	3
Year-to-Date Unit Sales:	54	46%	37	9%	34	0%	34
Monthly Dollar Sales:	\$ 148,400,000	70%	\$ 87,545,000	87%	\$ 46,750,000	-30%	\$ 66,500,000
Year-to-Date Dollar Sales:	\$ 1,229,946,660	48%	\$ 829,040,000	24%	\$ 668,804,654	-13%	\$ 771,100,000

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

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.



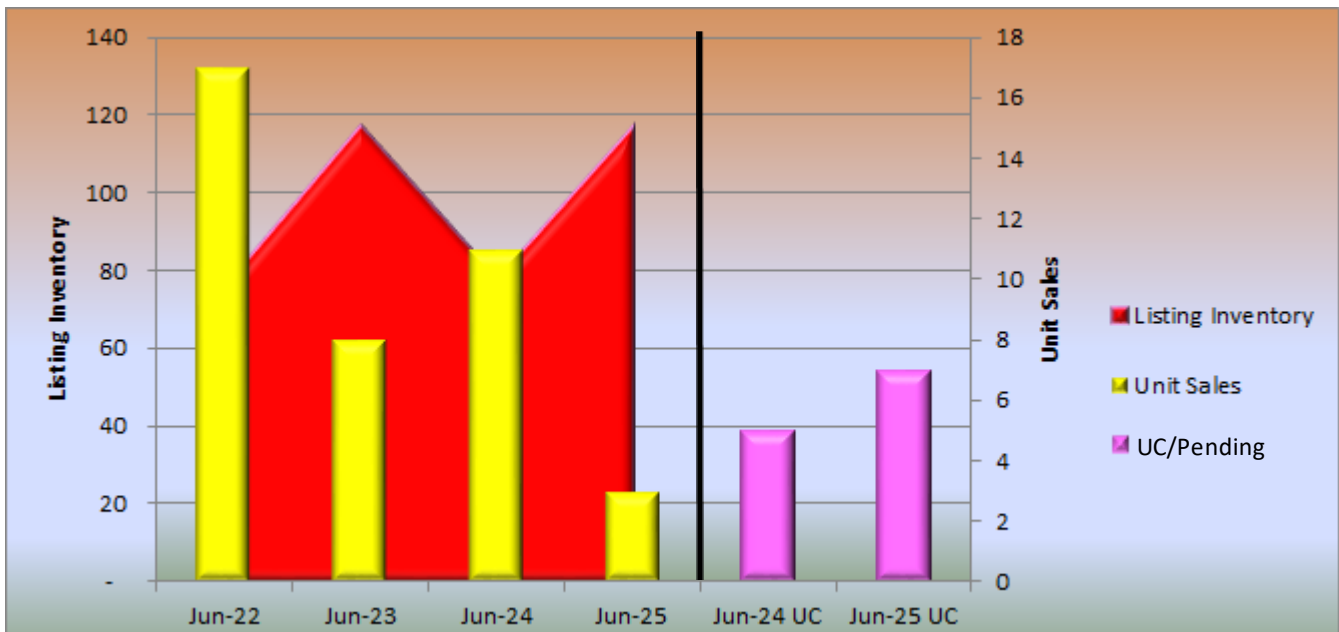
## June 2025 Aspen Real Estate Inventory, Sales and Under Contracts



	Jun-22	% Chg	Jun-23	% Chg	Jun-24	% Chg	Jun-25	Jun-25 UC	% Chg	Jun-24 UC
<b>Total Aspen Market</b>										
Unit Sales	19	-58%	8	-25%	6	150%	15	10	25%	8
Listing Inventory	131	37%	180	19%	214	1%	217			8

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## June 2025 Snowmass Village Real Estate Inventory, Sales and Under Contracts



	Jun-22	% Chg	Jun-23	% Chg	Jun-24	% Chg	Jun-25	Jun-25 UC	% Chg	Jun-24 UC
<b>Total Snowmass Village Market</b>										
Unit Sales	17	-53%	8	38%	11	-73%	3	7	40%	5
Listing Inventory	76	54%	117	-33%	78	50%	117			5

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NOTE: UC— These are the number of units that went Under Contract in June 2025. This does not necessarily mean that they will close in Jun or Jul, 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.



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

Aspen Single Family Homes Apr-Jun 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	3	1	6	6	4	2	5	28
Average \$ Per Sale			3,000,000	6,983,333	8,300,000	13,310,833	16,931,667	25,200,000	36,000,000	54,789,743	
Median \$ Per Sale			3,000,000	7,100,000	8,300,000	13,225,000	17,070,000	25,000,000	36,000,000	53,500,000	
Dollar Sales	0	0	3,000,000	20,950,000	8,300,000	79,865,000	101,590,000	100,800,000	72,000,000	273,948,713	660,453,713
Avg Sold \$/Sq.Ft.			3,429	2,250	6,006	3,542	3,493	4,037	5,770	6,695	
Avg LvHtSqFt			875	3,233	1,382	3,906	5,003	6,615	6,238	8,404	
Avg Days on Market			0	101	81	97	207	301	81	82	
Sold Price % Ask			100%	95%	99%	95%	92%	85%	99%	100%	
Sold Price % List			100%	93%	99%	95%	89%	76%	99%	100%	

Aspen Single Family Homes Apr-Jun 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	1	1	2	3	3	0	3	14
Average \$ Per Sale			3,800,000	7,200,000	8,250,000	11,900,000	17,833,333	26,233,333		71,916,667	
Median \$ Per Sale			3,800,000	7,200,000	8,250,000	11,900,000	18,000,000	26,000,000		59,000,000	
Dollar Sales	0	0	3,800,000	7,200,000	8,250,000	23,800,000	53,500,000	78,700,000	0	215,750,000	391,000,000
Avg Sold \$/Sq.Ft.			974	3,429	3,033	2,653	3,635	3,193		4,912	
Avg LvHtSqFt			3,902	2,100	2,720	4,649	5,219	8,335		15,162	
Avg Days on Market			1,125	404	0	131	205	199		101	
Sold Price % Ask			89%	97%	83%	95%	93%	96%		100%	
Sold Price % List			76%	87%	83%	101%	90%	88%		100%	

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

SMV Single Family Homes Apr-Jun 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	2	3	1	2	0	0	0	0	8
Average \$ Per Sale			4,325,000	5,755,000	8,000,000	12,680,000					
Median \$ Per Sale			4,325,000	5,715,000	8,000,000	12,680,000					
Dollar Sales	0	0	8,650,000	17,265,000	8,000,000	25,360,000	0	0	0	0	59,275,000
Avg Sold \$/Sq.Ft.			1,697	1,623	1,735	2,732					
Avg LvHtSqFt			2,546	3,554	4,612	4,633					
Avg Days on Market			71	87	306	63					
Sold Price % Ask			100%	97%	94%	96%					
Sold Price % List			100%	97%	84%	96%					

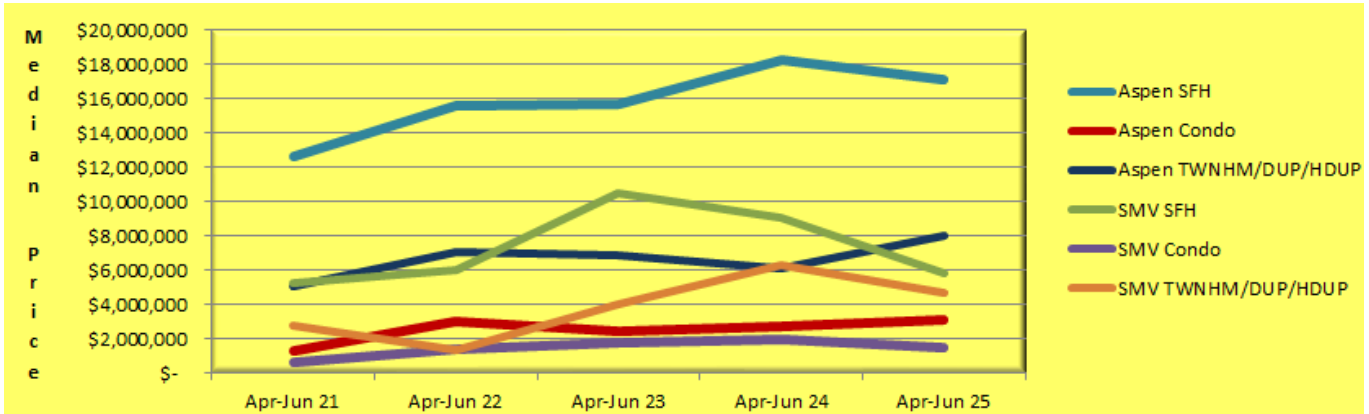
SMV Single Family Homes Apr-Jun 2024	Under \$2M	\$2M-2.99M	\$3M-4.99M	\$5M-7.49M	\$7.5M-9.99M	\$10M-14.99	\$15M-19.99M	\$20M-29.99	\$30M-39.99M	\$40M & Up	Total
# Sales	1	0	3	1	2	2	2	1	0	0	12
Average \$ Per Sale	1,745,000		3,795,333	5,800,000	9,086,250	10,800,000	15,875,000	24,500,000			
Median \$ Per Sale	1,745,000		3,700,000	5,800,000	9,086,250	10,800,000	15,875,000	24,500,000			
Dollar Sales	1,745,000	0	11,386,000	5,800,000	18,172,500	21,600,000	31,750,000	24,500,000	0	0	114,953,500
Avg Sold \$/Sq.Ft.	1,864		1,491	1,697	1,816	2,121	2,733	1,909			
Avg LvHtSqFt	936		2,574	3,418	5,051	5,088	5,804	12,836			
Avg Days on Market	48		119	490	208	265	85	175			
Sold Price % Ask	97%		97%	97%	96%	95%	99%	71%			
Sold Price % List	97%		95%	89%	91%	88%	99%	71%			

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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.



## Apr-Jun 2025 Aspen and Snowmass Median Sold Prices

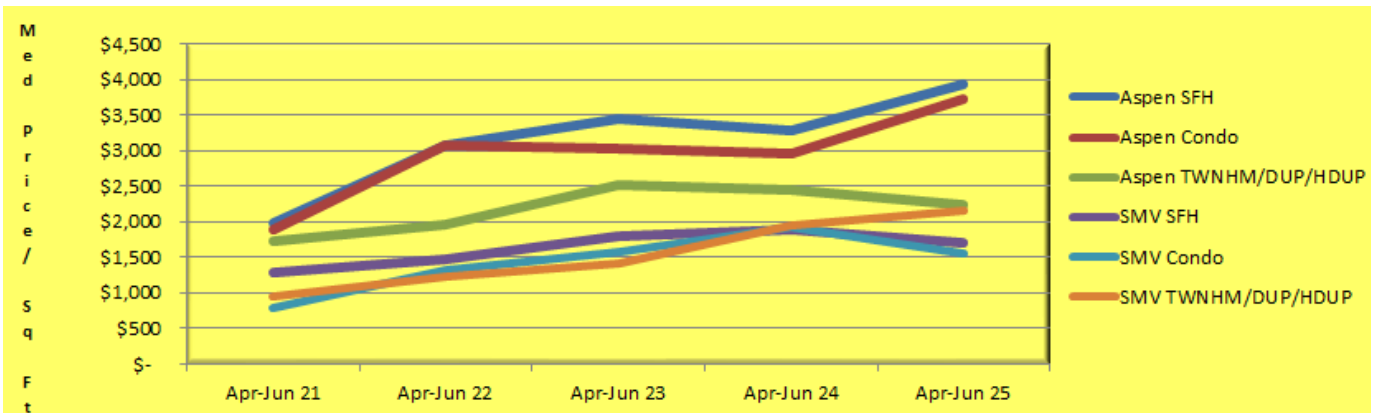


Median Price	Apr-Jun 21	% Chg	Apr-Jun 22	% Chg	Apr-Jun 23	% Chg	Apr-Jun 24	% Chg	Apr-Jun 25
Aspen SFH	\$12,650,000	23%	\$15,600,000	1%	\$15,687,500	16%	\$18,250,000	-6%	\$17,070,000
Aspen Condo	\$1,260,000	139%	\$3,010,000	-17%	\$2,489,000	10%	\$2,737,500	13%	\$3,100,000
Aspen TWNHM/DUP/HDUP	\$5,075,000	39%	\$7,072,500	-2%	\$6,900,000	-11%	\$6,150,000	30%	\$7,975,000
SMV SFH	\$5,300,000	13%	\$5,975,000	76%	\$10,500,000	-13%	\$9,086,250	-36%	\$5,857,500
SMV Condo	\$682,500	104%	\$1,394,000	29%	\$1,800,000	9%	\$1,960,000	-23%	\$1,500,000
SMV TWNHM/DUP/HDUP	\$2,750,000	-50%	\$1,379,000	190%	\$4,000,000	57%	\$6,275,000	-25%	\$4,700,000

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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.

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



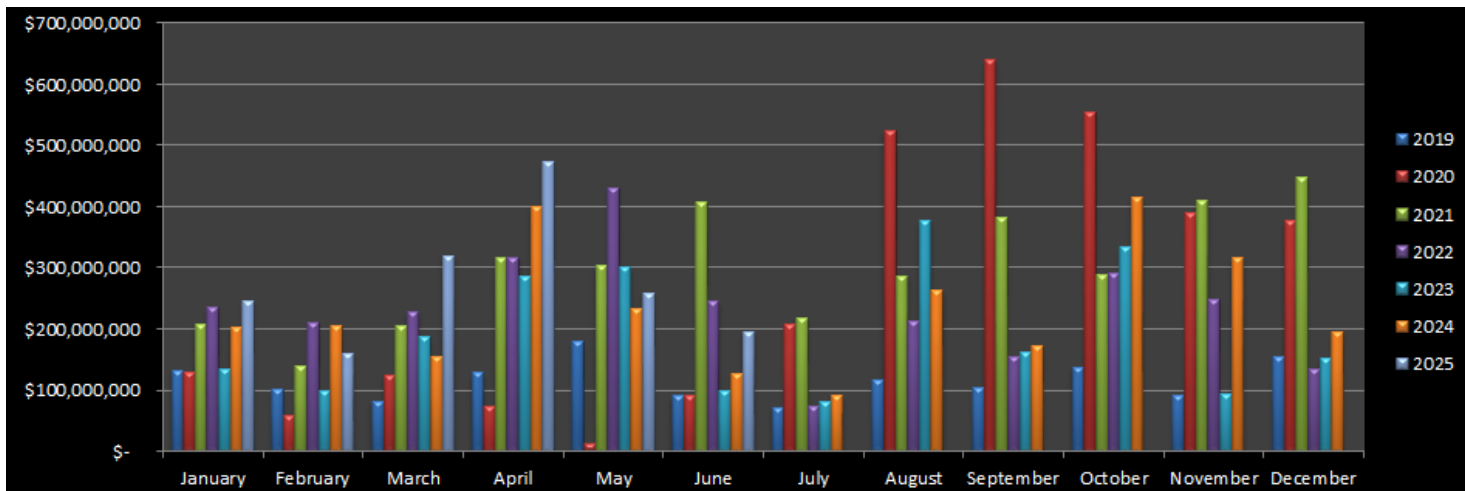
Med Price / Sq Ft	Apr-Jun 21	% Chg	Apr-Jun 22	% Chg	Apr-Jun 23	% Chg	Apr-Jun 24	% Chg	Apr-Jun 25
Aspen SFH	\$1,978	55%	\$3,065	13%	\$3,452	-5%	\$3,284	20%	\$3,942
Aspen Condo	\$1,885	63%	\$3,069	-1%	\$3,036	-2%	\$2,967	26%	\$3,730
Aspen TWNHM/DUP/HDUP	\$1,715	14%	\$1,948	29%	\$2,511	-3%	\$2,434	-8%	\$2,231
SMV SFH	\$1,283	14%	\$1,469	22%	\$1,789	5%	\$1,887	-9%	\$1,709
SMV Condo	\$782	70%	\$1,329	19%	\$1,583	22%	\$1,926	-20%	\$1,550
SMV TWNHM/DUP/HDUP	\$949	30%	\$1,231	14%	\$1,406	38%	\$1,945	11%	\$2,159

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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 June 2025 vs Historical Sales



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## Estin Report: Total Aspen Snowmass Market June 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	-22%	\$ 160,327,947
March	\$ 81,949,410	51%	\$ 123,733,954	65%	\$ 204,587,169	11%	\$ 226,911,000	-18%	\$ 186,795,154	-17%	\$ 154,890,000	106%	\$ 319,803,612
April	\$ 128,198,449	-43%	\$ 72,958,000	332%	\$ 315,402,749	0%	\$ 316,018,614	-10%	\$ 285,556,500	40%	\$ 400,197,055	18%	\$ 473,105,713
May	\$ 178,656,350	-93%	\$ 12,589,000	2320%	\$ 304,604,000	42%	\$ 431,079,500	-30%	\$ 301,025,717	-23%	\$ 232,328,500	11%	\$ 258,456,500
June	\$ 90,972,750	1%	\$ 91,855,000	343%	\$ 406,592,148	-40%	\$ 244,639,908	-59%	\$ 100,080,000	27%	\$ 127,024,000	54%	\$ 195,440,000
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	-41%	\$ 1,652,057,772
YTD Total	\$ 720,637,738	-32%	\$ 488,882,922	224%	\$ 1,586,062,529	6%	\$ 1,680,114,022	-34%	\$ 1,106,027,371	20%	\$ 1,323,926,380	25%	\$ 1,652,057,772

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## Estin Report: Total Aspen Snowmass Market June 2025 Unit Sales

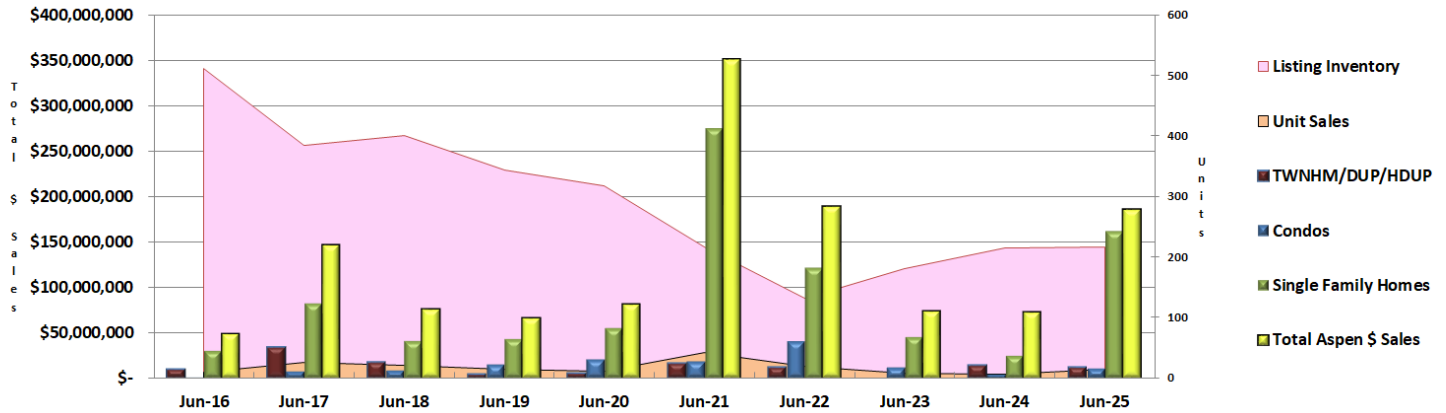
Month	2019	% Change	2020	% Change	2021	% Change	2022	% Change	2023	% Change	2024	% Change	2025
January	30	10%	33	27%	42	-33%	28	-29%	20	55%	31	-19%	25
February	22	-14%	19	95%	37	-5%	35	-49%	18	100%	36	-47%	19
March	28	-7%	26	146%	64	-58%	27	-11%	24	0%	24	54%	37
April	44	-64%	16	419%	83	-51%	41	78%	73	-49%	37	-11%	33
May	49	-88%	6	883%	59	-44%	33	-3%	32	0%	32	-16%	27
June	26	-27%	19	232%	63	-43%	36	-53%	17	0%	17	12%	19
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	-59%	160
YTD Total	204	-42%	119	197%	354	-43%	201	-8%	184	-4%	177	-10%	160

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## June 2025 Aspen Sales Comparisons

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



	Jun-16	% Chg	Jun-17	% Chg	Jun-18	% Chg	Jun-19	% Chg	Jun-20	% Chg	Jun-21	% Chg	Jun-22	% Chg	Jun-23	% Chg	Jun-24	% Chg	Jun-25
SFH	\$ 30,250,000	175%	\$ 83,047,021	-50%	\$ 41,777,000	4%	\$ 43,470,000	28%	\$ 55,450,000	397%	\$ 275,432,000	-56%	\$ 122,101,909	-63%	\$ 45,625,000	-45%	\$ 25,250,000	542%	\$ 162,100,000
CO	\$ 1,851,000	351%	\$ 8,345,000	7%	\$ 8,916,000	72%	\$ 15,355,500	35%	\$ 20,735,000	-12%	\$ 18,335,000	119%	\$ 40,204,999	-69%	\$ 12,400,000	-59%	\$ 5,100,000	124%	\$ 11,400,000
TWNHM/DUP/HDUP	\$ 9,225,000	258%	\$ 32,992,080	-47%	\$ 17,605,000	-75%	\$ 4,420,000	19%	\$ 5,260,000	198%	\$ 15,657,148	-27%	\$ 11,395,000	-100%	\$ -	-	\$ 13,500,000	-11%	\$ 12,040,000
Land	\$ 7,750,000	184%	\$ 22,000,000	-66%	\$ 7,500,000	-67%	\$ 2,500,000	-100%	\$ -	-	\$ 40,895,000	-63%	\$ 15,250,000	1%	\$ 15,375,000	87%	\$ 28,795,000	-100%	\$ -
Total \$ Sales	\$ 49,076,000	198%	\$ 146,384,101	-48%	\$ 75,798,000	-13%	\$ 65,745,500	24%	\$ 81,445,000	330%	\$ 350,319,148	-46%	\$ 188,951,908	-61%	\$ 73,400,000	-1%	\$ 72,645,000	155%	\$ 185,540,000
Unit Sales	10	150%	25	-20%	20	-30%	14	-21%	11	282%	42	-55%	19	-58%	8	-25%	6	150%	15
Listing Inv.	511	-25%	384	4%	400	-14%	343	-7%	318	-32%	216	-39%	131	37%	180	19%	214	1%	217

\*Vacant land excluded for scale reasons.

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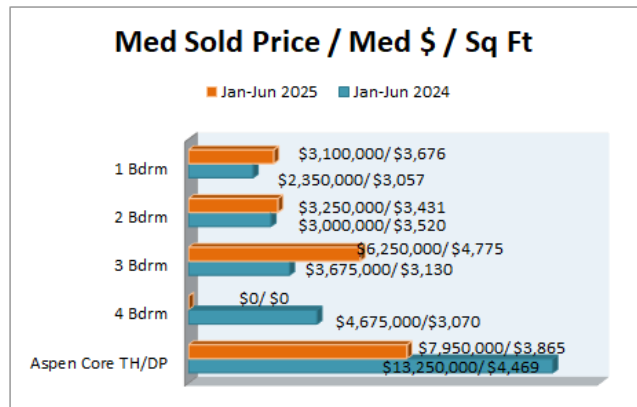
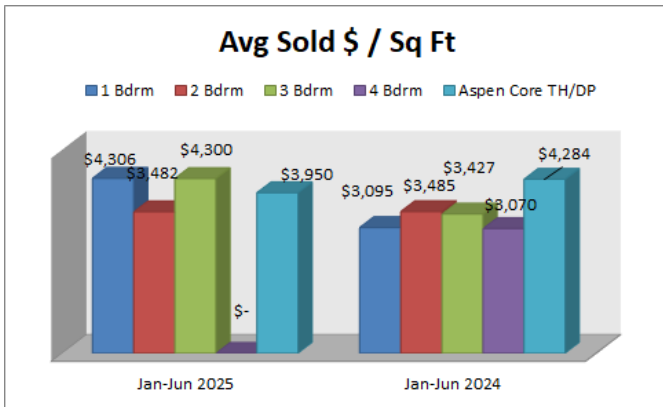
	Jun-22	% Chg	Jun-23	% Chg	Jun-24	% Chg	Jun-25	% Chg	May-25	% Chg	May-24
<b>Single Family Homes</b>											
Unit Sales	5	-20%	4	-50%	2	400%	10	43%	7	40%	5
YTD Unit Sales	44	-23%	34	-15%	29	48%	43	-114%	92	-1%	93
Monthly \$ Sales	\$ 122,101,909	-63%	\$ 45,625,000	-45%	\$ 25,250,000	542%	\$ 162,100,000	15%	\$ 137,880,000	58%	\$ 87,200,000
YTD \$ Sales	\$ 904,236,909	-39%	\$ 555,406,154	13%	\$ 624,920,000	52%	\$ 948,222,660	-103%	\$ 1,925,992,160	12%	\$ 1,718,452,695
Listing Inventory	69	23%	85	13%	96	22%	117	19%	95	28%	74
<b>Condos</b>											
Unit Sales	10	-70%	3	-33%	2	50%	3	-33%	4	-56%	9
YTD Unit Sales	53	-49%	27	52%	41	-20%	33	-230%	109	-4%	113
Monthly \$ Sales	\$ 40,204,999	-69%	\$ 12,400,000	-59%	\$ 5,100,000	124%	\$ 11,400,000	28%	\$ 8,165,000	-65%	\$ 23,186,000
YTD \$ Sales	\$ 197,913,999	-61%	\$ 76,443,000	68%	\$ 128,752,125	25%	\$ 160,521,000	-148%	\$ 398,322,700	0%	\$ 396,386,203
Listing Inventory	38	68%	64	9%	70	-1%	69	23%	53	-17%	64
<b>Townhomes / Duplexes</b>											
Unit Sales	2	-100%	0	-	1	100%	2	50%	1	-67%	3
YTD Unit Sales	13	-46%	7	100%	14	-7%	13	-192%	38	23%	31
Monthly \$ Sales	\$ 11,395,000	-100%	\$ -	-	\$ 13,500,000	-11%	\$ 12,040,000	80%	\$ 2,400,000	-87%	\$ 18,750,000
YTD \$ Sales	\$ 116,145,000	-28%	\$ 83,954,000	28%	\$ 107,160,000	-2%	\$ 105,040,000	-219%	\$ 335,344,250	22%	\$ 274,016,719
Listing Inventory	14	0%	14	64%	23	-30%	16	25%	12	-33%	18
<b>Vacant Land</b>											
Unit Sales	2	-50%	1	0%	1	-100%	0	-	4	33%	3
YTD Unit Sales	9	-33%	6	67%	10	20%	12	-125%	27	50%	18
Monthly \$ Sales	\$ 15,250,000	1%	\$ 15,375,000	87%	\$ 28,795,000	-100%	\$ -	-	\$ 60,000,000	45%	\$ 41,250,000
YTD \$ Sales	\$ 163,210,000	-52%	\$ 78,634,717	55%	\$ 121,745,000	25%	\$ 152,740,612	-124%	\$ 341,535,612	51%	\$ 226,484,717
Listing Inventory	10	70%	17	47%	25	-40%	15	27%	11	-45%	20
<b>Total Aspen Market</b>											
Total Unit Sales	19	-58%	8	-25%	6	150%	15	-7%	16	-20%	20
YTD Unit Sales	119	-38%	74	27%	94	7%	101	-163%	266	4%	255
Total Monthly \$ Sales	\$ 188,951,908	-61%	\$ 73,400,000	-1%	\$ 72,645,000	155%	\$ 185,540,000	-12%	\$ 208,445,000	22%	\$ 170,386,000
Total YTD \$ Sales	\$ 1,381,505,908	-42%	\$ 794,437,871	24%	\$ 982,577,125	39%	\$ 1,366,524,272	-120%	\$ 3,001,194,722	15%	\$ 2,615,340,334
Listing Inventory	131	37%	180	19%	214	1%	217	21%	171	-3%	176

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Estin Report: This market snapshot presents a realistic picture of free market sales activity in the Upper Roaring Fork Valley for buyers and sellers interested in Aspen and Snowmass Village – as what happens up valley ripples down valley. (Not included: Brush Creek Village, Woody Creek, Old Snowmass. For those specific neighborhoods see Pgs 7 & 9.) Property types included 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 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 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: June 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 (\$)			
	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024	
1 Bdrm	2,840,667	30%	2,177,304	4,306	39%	3,095	713	3%	693	94%	-2%	96%	78%	-11%	88%	3	-57%	7	\$ 8,522,000	-44%	\$15,241,125	
2 Bdrm	3,224,167	-2%	3,306,111	3,482	0%	3,485	918	-3%	946	96%	4%	92%	92%	1%	91%	12	33%	9	\$ 38,690,000	30%	\$29,755,000	
3 Bdrm	10,232,000	102%	5,066,455	4,300	25%	3,427	2,587	85%	1,400	89%	-7%	95%	89%	-3%	92%	7	-36%	11	\$ 71,624,000	29%	\$55,731,000	
4 Bdrm			4,675,000			3,070			1,523						94%			1				\$ 4,675,000
Aspen Core TH/DP/HDP	11,310,000	4%	10,925,000	3,950	-8%	4,284	2,783	13%	2,453	92%	0%	92%	82%	-10%	92%	5	25%	4	\$ 56,550,000	29%	\$43,700,000	

\*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								
	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024						
Central Core (SFH)	\$20.0	-22%	\$25.7	\$4,892	2%	\$4,819	97%	0%	97%	95%	-2%	97%	4	33%	3	\$80.2	4%	\$77.2	7	-53%	15	11	-65%	30
Central Core (CO&TH)	\$5.8	73%	\$3.4	\$3,826	14%	\$3,363	91%	-3%	95%	89%	-2%	91%	25	-26%	34	\$145.1	27%	\$114.2	39	-65%	113	9	-53%	20
Smuggler (SFH)	\$13.5	12%	\$12.0	\$3,121	23%	\$2,534	96%	3%	93%	95%	3%	93%	3	200%	1	\$40.5	237%	\$12.0	0	-100%	7	0	-100%	42
Smuggler (CO&TH)	\$1.4	15%	\$1.2	\$2,592	41%	\$1,837	95%	1%	94%	95%	7%	89%	2	0%	2	\$2.9	15%	\$2.5	1	-91%	11	3	-91%	33
West Aspen	\$19.5	-7%	\$20.8	\$4,262	37%	\$3,104	91%	4%	88%	86%	-1%	87%	7	75%	4	\$136.3	64%	\$83.3	20	-64%	55	17	-79%	83
West End	\$22.1	70%	\$13.0	\$4,537	33%	\$3,414	95%	2%	93%	93%	7%	87%	8	14%	7	\$176.9	94%	\$91.3	16	-24%	21	12	-33%	18
Red Mountain	\$19.7	-48%	\$37.7	\$3,437	-12%	\$3,897	90%	-7%	97%	88%	-1%	89%	3	-25%	4	\$59.0	-61%	\$150.8	8	-67%	24	16	-56%	36
East Aspen	\$15.0	21%	\$12.4	\$3,656	16%	\$3,164	96%	2%	94%	96%	10%	87%	7	40%	5	\$104.9	69%	\$61.9	12	-29%	17	10	-50%	20
McLain Flats/Starwood	\$12.8	-57%	\$29.7	\$2,284	-30%	\$3,246	96%	1%	95%	95%	3%	92%	4	-20%	5	\$51.3	-65%	\$148.5	8	-47%	15	12	-33%	18
Woody Crk	\$0.5	-96%	\$14.4	\$569	-60%	\$1,407	93%	9%	85%	93%	9%	85%	2	100%	1	\$1.0	-93%	\$14.4	7	-22%	9	21	-61%	54
Brush Crk Village	\$4.3			\$1,626			93%			85%			2		0	\$8.7		\$0.0	9	125%	4	27		

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

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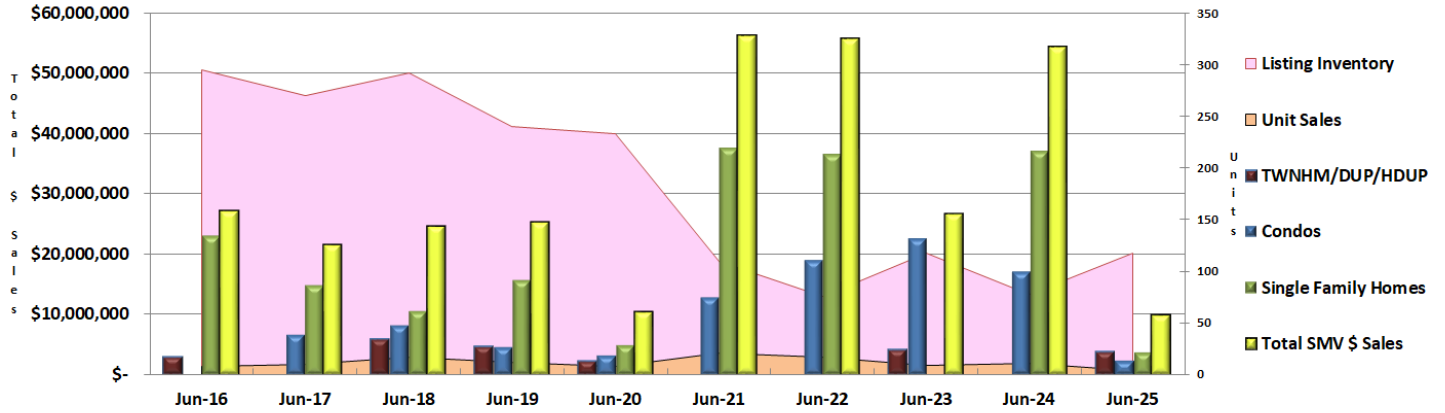
NOTE: All blank spaces represent a zero value or invalid percentage.

\*\*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.



## June 2025 Snowmass Village Sales Comparisons

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



	Jun-16	% Chg	Jun-17	% Chg	Jun-18	% Chg	Jun-19	% Chg	Jun-20	% Chg	Jun-21	% Chg	Jun-22	% Chg	Jun-23	% Chg	Jun-24	% Chg	Jun-25
SFH	\$ 23,210,000	-36%	\$ 14,875,000	-29%	\$ 10,605,000	49%	\$ 15,843,750	-69%	\$ 4,970,000	657%	\$ 37,610,000	-2%	\$ 36,685,000	-100%	\$ -	\$ 37,150,000	-90%	\$ 3,750,000	
CO	\$ -		\$ 6,667,500	23%	\$ 8,210,500	-42%	\$ 4,733,500	-30%	\$ 3,315,000	290%	\$ 12,913,000	47%	\$ 19,003,000	19%	\$ 22,680,000	-24%	\$ 17,229,000	-86%	\$ 2,400,000
TWNHM/DUP/HDUP	\$ 2,887,500	-100%	\$ -		\$ 5,750,000	-19%	\$ 4,650,000	-54%	\$ 2,125,000	-100%	\$ -		\$ -		\$ 4,000,000	-100%	\$ -		\$ 3,750,000
Land	\$ 1,037,500	-100%	\$ -		\$ -		\$ -		\$ -		\$ 5,750,000	-100%	\$ -		\$ -		\$ -		\$ -
Total \$ Sales	\$ 27,135,000	-21%	\$ 21,542,500	14%	\$ 24,565,500	3%	\$ 25,227,250	-59%	\$ 10,410,000	441%	\$ 56,273,000	-1%	\$ 55,688,000	-52%	\$ 26,680,000	104%	\$ 54,379,000	-82%	\$ 9,900,000
Unit Sales	8	25%	10	70%	17	-29%	12	-33%	8	163%	21	-19%	17	-47%	9	22%	11	-64%	4
Listing Inv.	295	-8%	270	8%	292	-18%	240	-3%	233	-53%	109	-30%	76	54%	117	-33%	78	50%	117

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

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	Jun-22	% Chg	Jun-23	% Chg	Jun-24	% Chg	Jun-25	% Chg	May-25	% Chg	May-24
<b>Single Family Homes</b>											
Unit Sales	7	-100%	0		3	-67%	1	0%	1	-67%	3
YTD Unit Sales	27	-56%	12	67%	20	-20%	16	206%	49	-8%	53
Monthly \$ Sales	\$ 36,685,000	-100%	\$ -		\$ 37,150,000	-90%	\$ 3,750,000	-208%	\$ 11,550,000	-69%	\$ 37,472,500
YTD \$ Sales	\$ 191,747,114	-54%	\$ 88,327,500	95%	\$ 172,153,500	-12%	\$ 151,205,000	-194%	\$ 444,728,500	13%	\$ 392,026,000
Listing Inventory	22	73%	38	-47%	20	-30%	14	21%	11	-27%	15
<b>Condos</b>											
Unit Sales	10	-20%	8	0%	8	-75%	2	-350%	9	0%	9
YTD Unit Sales	48	100%	96	-45%	53	-30%	37	416%	191	9%	176
Monthly \$ Sales	\$ 19,003,000	19%	\$ 22,680,000	-24%	\$ 17,229,000	-86%	\$ 2,400,000	-1267%	\$ 32,811,500	34%	\$ 24,470,000
YTD \$ Sales	\$ 83,997,000	155%	\$ 214,462,000	-39%	\$ 131,696,555	-18%	\$ 107,583,500	-547%	\$ 696,007,180	74%	\$ 400,883,555
Listing Inventory	49	45%	71	-27%	52	81%	94	7%	87	93%	45
<b>Townhomes / Duplexes</b>											
Unit Sales	0		1	-100%	0		1	0%	1		0
YTD Unit Sales	6	-67%	2	400%	10	-60%	4	-375%	19	-10%	21
Monthly \$ Sales	\$ -		\$ 4,000,000	-100%	\$ -		\$ 3,750,000	-51%	\$ 5,650,000		\$ -
YTD \$ Sales	\$ 17,114,000	-49%	\$ 8,800,000	326%	\$ 37,499,200	-49%	\$ 19,195,000	-340%	\$ 84,414,200	3%	\$ 81,899,200
Listing Inventory	5	40%	7	-43%	4	75%	7	100%	0	-100%	2
<b>Vacant Land</b>											
Unit Sales	0		0		0		0		0		0
YTD Unit Sales	1	-100%	0		0		2	0%	2	100%	1
Monthly \$ Sales	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
YTD \$ Sales	\$ 5,750,000	-100%	\$ -		\$ -		\$ 7,550,000	0%	\$ 7,550,000	-21%	\$ 9,500,000
Listing Inventory	0		1	100%	2	0%	2	100%	0	-100%	1
<b>Total Snowmass Village Market</b>											
Total Unit Sales	17	-47%	9	22%	11	-64%	4	150%	10	-17%	12
YTD Unit Sales	76	42%	108	-32%	73	-25%	55	340%	242	5%	230
Total Monthly \$ Sales	\$ 55,688,000	-59%	\$ 22,680,000	140%	\$ 54,379,000	-89%	\$ 6,150,000	-621%	\$ 44,361,500	-28%	\$ 61,942,500
Total YTD \$ Sales	\$ 281,494,114	8%	\$ 302,789,500	0%	\$ 303,850,055	-12%	\$ 266,338,500	-331%	\$ 1,148,285,680	43%	\$ 802,409,555
Listing Inventory	71	55%	110	-33%	74	49%	110	11%	98	61%	61

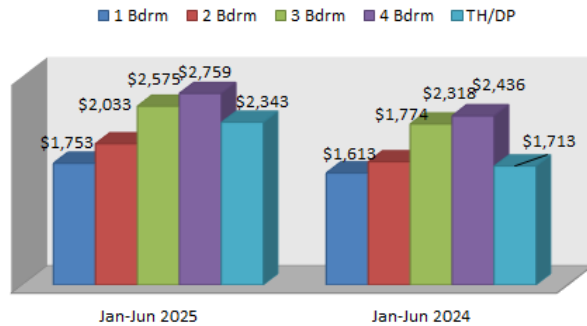
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Estin Report: This market snapshot presents a realistic picture of free market sales activity in the Upper Roaring Fork Valley for buyers and sellers interested in Aspen and Snowmass Village – as what happens up valley ripples down valley. (Not included: Brush Creek Village, Woody Creek, Old Snowmass. For those specific neighborhoods see Pgs 7 & 9.) Property types included 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 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 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.](#)"

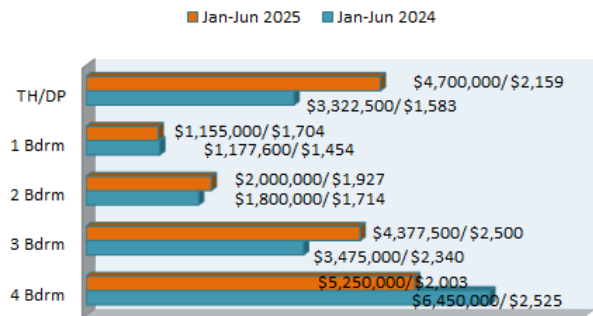


## Estin Report: June 2025 Snowmass Village - All Condos, 6-Mos.Avg.

**Avg Sold \$ / Sq Ft**



**Med Sold Price/ Med \$ / Sq Ft**



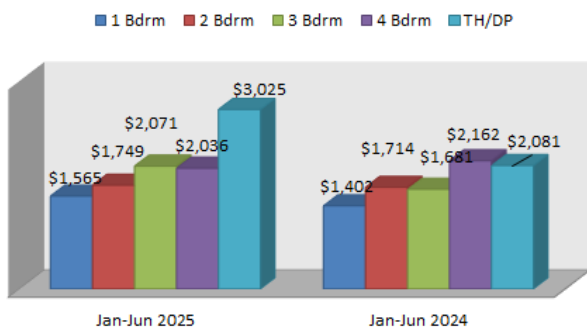
BEDROOMS	Avg Sold Price (\$)			Avg Sold \$ / Sq Ft (\$)			Avg Sqft			Avg Sold % to Ask			Avg Sold % to Orig			Units Sold			Dollar Sales (\$)		
	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024
1 Bdrm	1,153,333	-7%	1,245,920	1,753	9%	1,613	665	-14%	770	96%	-1%	97%	96%	3%	93%	9	-10%	10	10,380,000	-17%	12,459,200
2 Bdrm	2,314,545	22%	1,904,870	2,033	15%	1,774	1,097	2%	1,071	95%	1%	94%	92%	1%	91%	11	-59%	27	25,460,000	-50%	51,431,500
3 Bdrm	4,345,000	2%	4,261,586	2,575	11%	2,318	1,633	-6%	1,742	93%	-4%	97%	89%	-8%	96%	8	-20%	10	34,760,000	-18%	42,615,855
4 Bdrm	6,712,500	14%	5,895,000	2,759	13%	2,436	2,449	9%	2,246	97%	-2%	98%	96%	-2%	97%	5	25%	4	33,562,500	42%	23,580,000
TH/DP/HDP	4,798,750	28%	3,749,920	2,343	37%	1,713	2,009	-5%	2,107	97%	2%	96%	97%	3%	95%	4	-60%	10	19,195,000	-49%	37,499,200

\*Townhomes (TH) + Duplexes/Half Dup are separated out from MLS Condos/Townhomes/Dup category. © Estin Report: Jun 2025 2025 : www.EstinAspen.com

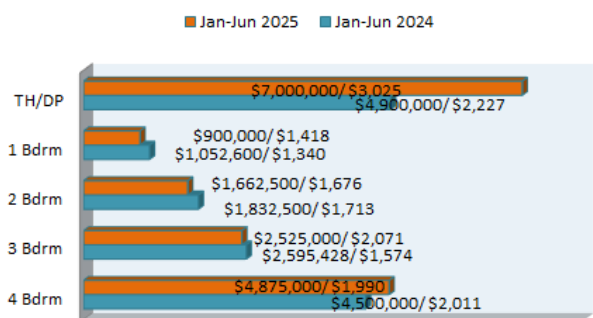
This is for all SMV condos sales in the past 6 mos. As SMV sales tend to be more seasonal than Aspen, they will taper off during the off-season, Oct-Dec and May-Jun.

## Estin Report: June 2025 Snowmass Village Condos Built Before 2009 6-Mos.Avg.

**Avg Sold \$ / Sq Ft**



**Med Sold Price/ Med \$ / Sq Ft**



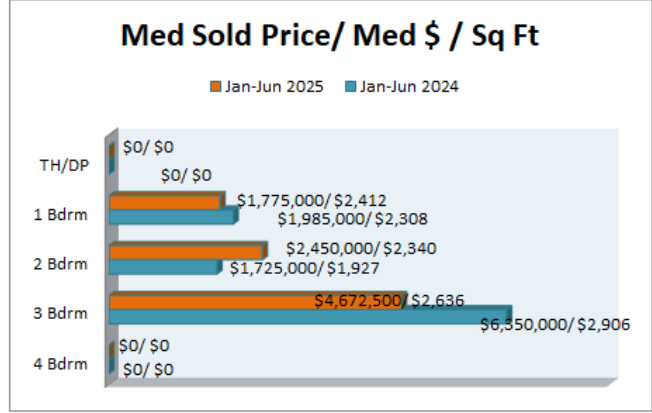
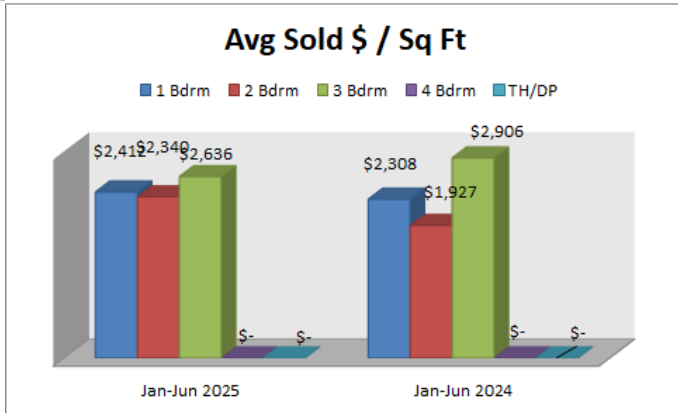
BEDROOMS	Avg Sold Price (\$)			Avg Sold \$ / Sq Ft (\$)			Avg Sqft			Avg Sold % to Ask			Avg Sold % to Orig			Units Sold			Dollar Sales (\$)		
	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024
1 Bdrm	975,714	-9%	1,076,700	1,565	12%	1,402	625	-18%	763	96%	0%	96%	96%	8%	89%	7	17%	6	6,830,000	6%	6,460,200
2 Bdrm	1,718,333	-8%	1,860,548	1,749	2%	1,714	979	-9%	1,081	96%	2%	94%	94%	2%	92%	6	-71%	21	10,310,000	-74%	39,071,500
3 Bdrm	2,525,000	-2%	2,573,476	2,071	23%	1,681	1,219	-21%	1,539	96%	-2%	98%	94%	-4%	98%	1	-83%	6	2,525,000	-84%	15,440,855
4 Bdrm	4,845,625	-4%	5,060,000	2,036	-6%	2,162	2,434	14%	2,136	97%	-1%	98%	95%	-1%	96%	4	33%	3	19,382,500	28%	15,180,000
TH/DP/HDP	7,000,000	32%	5,283,333	3,025	45%	2,081	2,314	-6%	2,456	97%	0%	97%	97%	0%	97%	1	-67%	3	7,000,000	-56%	15,850,000

\*Townhomes (TH) + Duplexes/Half Dup are separated out from MLS Condos/Townhomes/Dup category. © Estin Report: Jun 2025 2025 : www.EstinAspen.com

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.



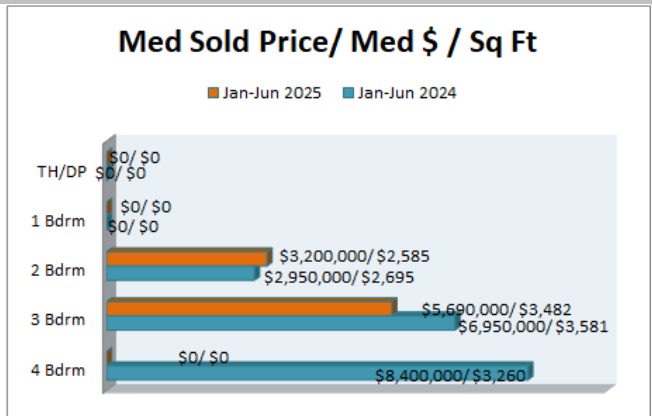
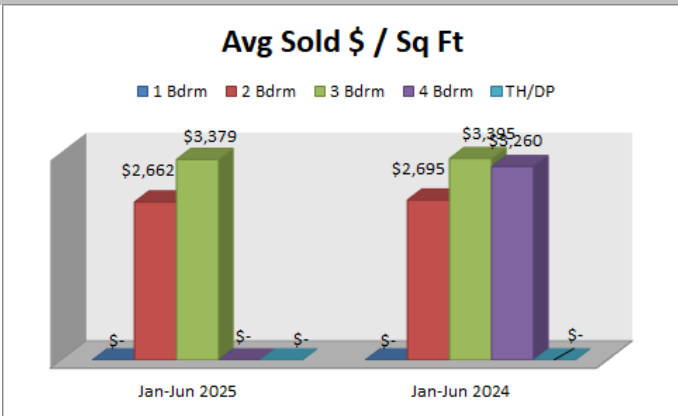
## Estin Report: June 2025 Snowmass Village Condos Built in 2009-2010, 6-Mos Avg.



BEDROOMS	Avg Sold Price (\$)			Avg Sold \$ / Sq Ft (\$)			Avg Sqft			Avg Sold % to Ask			Avg Sold % to Orig			Units Sold		Dollar Sales (\$)			
	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024			
1 Bdrm	1,775,000	-11%	1,985,000	2,412	5%	2,308	802	-6%	849	96%	-3%	99%	96%	-3%	99%	2	0%	2	3,550,000	-11%	3,970,000
2 Bdrm	2,450,000	42%	1,725,000	2,340	21%	1,927	1,047	17%	895	94%	8%	87%	89%	2%	87%	1	-50%	2	2,450,000	-29%	3,450,000
3 Bdrm	4,672,500	-26%	6,350,000	2,636	-9%	2,906	1,808	-17%	2,185	92%	-6%	98%	90%	-8%	98%	2	100%	1	9,345,000	47%	6,350,000
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. © Estin Report: Jun 2025 2025 : www.EstinAspen.com  
These are original Viceroy Hotel and Condo units built in 2010, now called Assay Hill Lodge (Phase 1).

## Estin Report: June 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 (\$)			
	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024			
1 Bdrm	0		0	0		0	0		0	0%		0%	0%		0%	0		0	-		-
2 Bdrm	3,716,667	26%	2,950,000	2,662	-1%	2,695	1,383	27%	1,088	94%	0%	94%	90%	1%	89%	3	50%	2	11,150,000	89%	5,900,000
3 Bdrm	6,163,333	-11%	6,941,667	3,379	0%	3,395	1,802	-10%	2,000	93%	-3%	96%	86%	-9%	95%	3	0%	3	18,490,000	-11%	20,825,000
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. © Estin Report: Jun 2025 2025 : www.EstinAspen.com

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 Co's 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.)**			
	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024	Jan-Jun 2025	% Chg	Jan-Jun 2024
Divide			\$9.3			\$1,655			93%			84%	0	-100%	1	\$0.0	-100%	\$9.3	0	-100%	1			6
Wood Run	\$14.2	46%	\$9.8	\$2,823	32%	\$2,140	98%	2%	95%	97%	6%	92%	2	-50%	4	\$28.5	-27%	\$39.1	2	-90%	20	6	-80%	30
Ridge Run	\$7.0	77%	\$4.0	\$1,860	34%	\$1,392	96%	2%	94%	94%	0%	94%	6	200%	2	\$42.1	432%	\$7.9	0		0	0		0
Fox Run PUD			\$11.5			\$2,222			96%			96%	0	-100%	1	\$0.0	-100%	\$11.5	1	-50%	2			12
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	\$7.2	63%	\$4.4	\$1,907	23%	\$1,556	97%	2%	95%	97%	4%	94%	4	0%	4	\$28.6	63%	\$17.6	4	100%	2	6	100%	3
Meadow Ranch	\$3.8	90%	\$2.0	\$2,139	47%	\$1,457	100%	5%	96%	100%	7%	94%	1	-75%	4	\$3.8	-53%	\$7.9	1	0%	1	6	300%	2
Horse Ranch	\$6.6	8%	\$6.1	\$1,802	20%	\$1,499	95%	1%	94%	92%	1%	91%	2	-50%	4	\$13.2	-46%	\$24.5	3	-63%	8	9	-25%	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	\$3.0			\$1,090			96%					86%	8		0	\$24.2		\$0.0	22	0%	22	17		

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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.

# June 2025: Aspen Snowmass Real Estate Market Snapshot



## THE ESTIN REPORT

The Primary Market Guide for Aspen Snowmass Real Estate Information.



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"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."

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"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'."

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"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."

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*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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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."

