



May 2025: Aspen Snowmass Real Estate Market Snapshot

RELEASED 06.12.25 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

May 2025 Aspen & Snowmass Village Real Estate Market Activity Summary

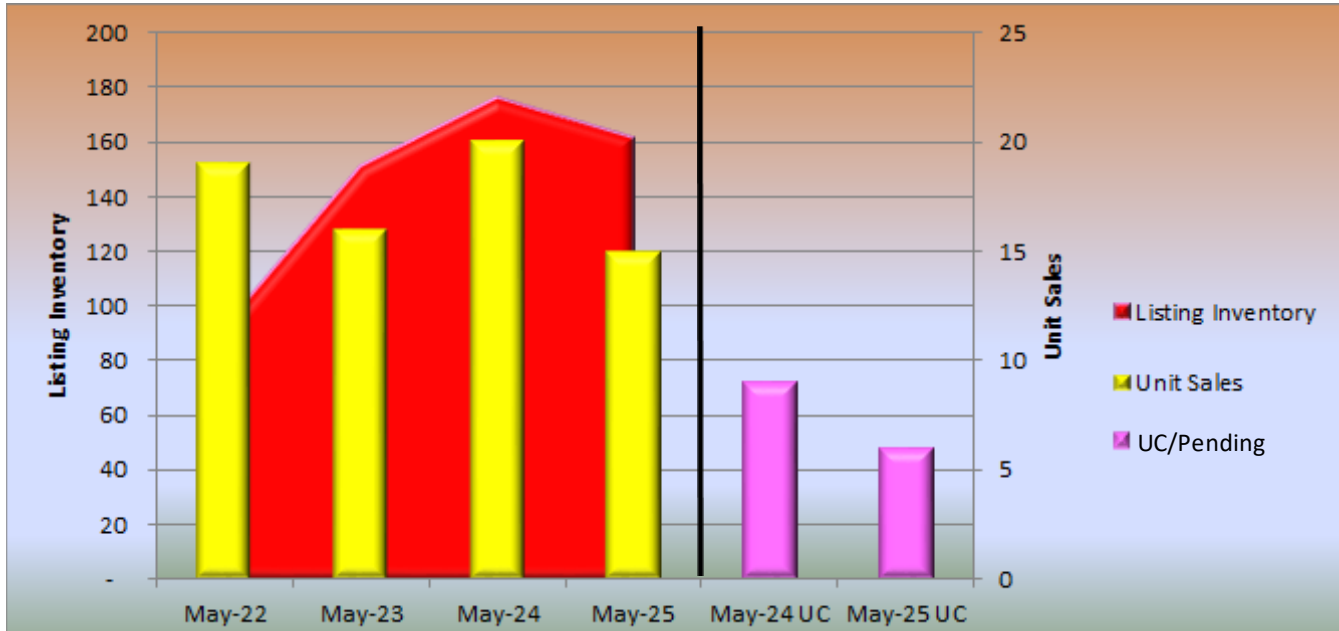
Total Aspen Snowmass Market	May-25	% Change	May-24	% Change	May-23	% Change	May-22
Monthly Unit Sales:	26	-19%	32	0%	32	-3%	33
Year-to-Date Unit Sales:	132	-12%	150	-10%	166	4%	159
Monthly Dollar Sales:	\$ 228,656,500	-2%	\$ 232,328,500	-23%	\$ 301,025,717	-30%	\$ 431,079,500
Year-to-Date Dollar Sales:	\$ 1,225,869,059	2%	\$ 1,196,902,380	19%	\$ 1,005,947,371	-30%	\$ 1,435,474,114
Listing Inventory:	255	8%	237	-1%	240	68%	143
Aspen Market							
Monthly Unit Sales:	15	-25%	20	25%	16	-16%	19
Year-to-Date Unit Sales:	80	-9%	88	33%	66	-34%	100
Monthly Dollar Sales:	\$ 178,645,000	5%	\$ 170,386,000	-34%	\$ 257,580,717	-34%	\$ 392,880,000
Year-to-Date Dollar Sales:	\$ 950,235,559	4%	\$ 909,932,125	26%	\$ 721,037,871	-40%	\$ 1,192,554,000
Listing Inventory:	161	-9%	176	17%	151	64%	92
Snowmass Village Market							
Monthly Unit Sales:	10	-17%	12	-25%	16	23%	13
Year-to-Date Unit Sales:	52	-16%	62	-38%	100	69%	59
Monthly Dollar Sales:	\$ 44,361,500	-28%	\$ 61,942,500	43%	\$ 43,445,000	18%	\$ 36,820,500
Year-to-Date Dollar Sales:	\$ 260,188,500	4%	\$ 249,471,055	-11%	\$ 280,109,500	24%	\$ 225,806,114
Listing Inventory:	94	54%	61	-31%	89	75%	51
Total Property Sales \$10M and Over*							
Monthly Unit Sales:	9	29%	7	-30%	10	0%	10
Year-to-Date Unit Sales:	41	28%	32	3%	31	0%	31
Monthly Dollar Sales:	\$ 174,810,000	24%	\$ 140,500,000	-43%	\$ 247,500,000	-15%	\$ 291,625,000
Year-to-Date Dollar Sales:	\$ 850,797,947	15%	\$ 741,495,000	19%	\$ 622,054,654	-12%	\$ 704,600,000

*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.



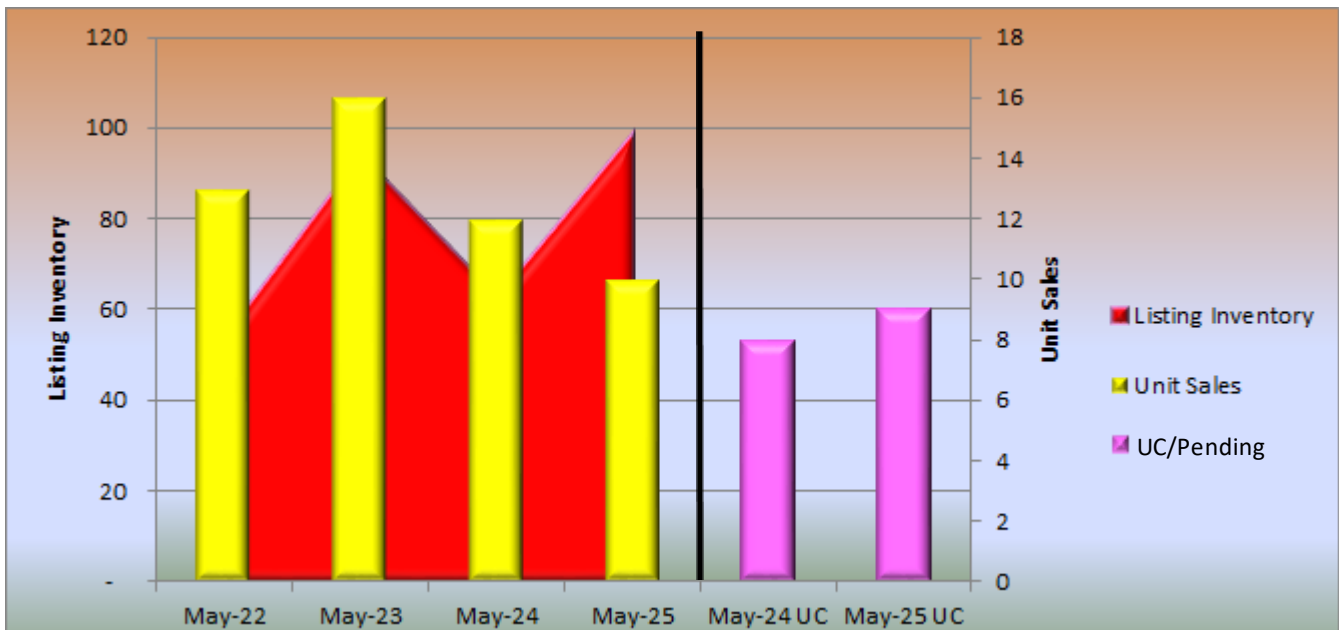
May 2025 Aspen Real Estate Inventory, Sales and Under Contracts



	May-22	% Chg	May-23	% Chg	May-24	% Chg	May-25	May-25 UC	% Chg	May-24 UC
Total Aspen Market										
Unit Sales	19	-16%	16	25%	20	-25%	15	6	-33%	9
Listing Inventory	92	64%	151	17%	176	-9%	161			

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



	May-22	% Chg	May-23	% Chg	May-24	% Chg	May-25	May-25 UC	% Chg	May-24 UC
Total Snowmass Village Market										
Unit Sales	13	23%	16	-25%	12	-17%	10	9	13%	8
Listing Inventory	54	74%	94	-33%	63	57%	99			

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NOTE: UC— These are the number of units that went Under Contract in May 2025. This does not necessarily mean that they will close in May or June, 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 Mar-May 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	7	5	4	2	1	21
Average \$ Per Sale					9,060,000	12,967,143	18,068,000	24,062,500	36,000,000	53,500,000	
Median \$ Per Sale					9,060,000	13,200,000	18,550,000	24,125,000	36,000,000	53,500,000	
Dollar Sales	0	0	0	0	18,120,000	90,770,000	90,340,000	96,250,000	72,000,000	53,500,000	420,980,000
Avg Sold \$/Sq.Ft.					3,966	3,414	3,876	3,859	5,770	7,517	
Avg LvHtSqFt					3,239	4,029	5,020	6,546	6,238	7,117	
Avg Days on Market					81	98	174	334	81	82	
Sold Price % Ask					99%	96%	96%	87%	99%	97%	
Sold Price % List					99%	95%	94%	81%	99%	97%	

Aspen Single Family Homes Mar-May 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	2	0	3	2	3	1	3	15
Average \$ Per Sale			3,800,000	7,250,000		11,933,333	18,250,000	26,233,333	33,500,000	71,916,667	
Median \$ Per Sale			3,800,000	7,250,000		12,000,000	18,250,000	26,000,000	33,500,000	59,000,000	
Dollar Sales	0	0	3,800,000	14,500,000	0	35,800,000	36,500,000	78,700,000	33,500,000	215,750,000	418,550,000
Avg Sold \$/Sq.Ft.			974	3,022		2,613	3,292	3,193	2,823	4,912	
Avg LvHtSqFt			3,902	2,446		4,678	5,863	8,335	11,868	15,162	
Avg Days on Market			1,125	265		125	264	199	209	101	
Sold Price % Ask			89%	95%		94%	92%	96%	91%	100%	
Sold Price % List			76%	88%		98%	88%	88%	80%	100%	

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

SMV Single Family Homes Mar-May 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	3	0	0	0	0	11
Average \$ Per Sale			4,900,000	5,936,250	8,416,667	13,336,667					
Median \$ Per Sale			4,900,000	5,857,500	8,250,000	13,810,000					
Dollar Sales	0	0	4,900,000	23,745,000	25,250,000	40,010,000	0	0	0	0	93,905,000
Avg Sold \$/Sq.Ft.			1,716	1,622	2,136	2,746					
Avg LvHtSqFt			2,856	3,667	4,057	4,848					
Avg Days on Market			59	77	141	121					
Sold Price % Ask			105%	98%	97%	96%					
Sold Price % List			105%	98%	94%	96%					

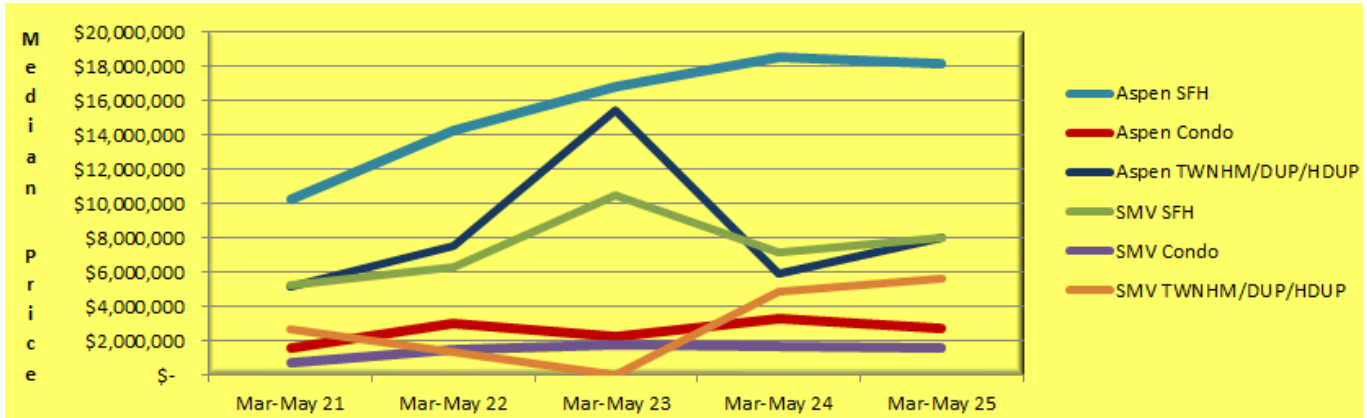
SMV Single Family Homes Mar-May 2024	Under \$2M	\$2M-2.99M	\$3M-4.99M	\$5M-7.49M	\$7.5M - 9.99M	\$10M - 14.99	\$15M - 19.99M	\$20M - 29.99	\$30M - 39.99M	\$40M & Up	Total
# Sales	1	0	3	3	2	1	1	1	0	0	12
Average \$ Per Sale	1,745,000		3,795,333	6,487,500	8,636,250	10,100,000	15,000,000	24,500,000			
Median \$ Per Sale	1,745,000		3,700,000	6,487,500	8,636,250	10,100,000	15,000,000	24,500,000			
Dollar Sales	1,745,000	0	11,386,000	20,275,000	17,272,500	10,100,000	15,000,000	24,500,000	0	0	100,278,500
Avg Sold \$/Sq.Ft.	1,864		1,491	1,860	1,575	2,020	2,676	1,909			
Avg LvHtSqFt	936		2,574	3,626	5,478	5,000	5,605	12,836			
Avg Days on Market	48		119	203	194	409	108	175			
Sold Price % Ask	97%		97%	92%	94%	94%	98%	71%			
Sold Price % List	97%		95%	90%	89%	81%	98%	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.



Mar - May 2025 Aspen and Snowmass Median Sold Prices

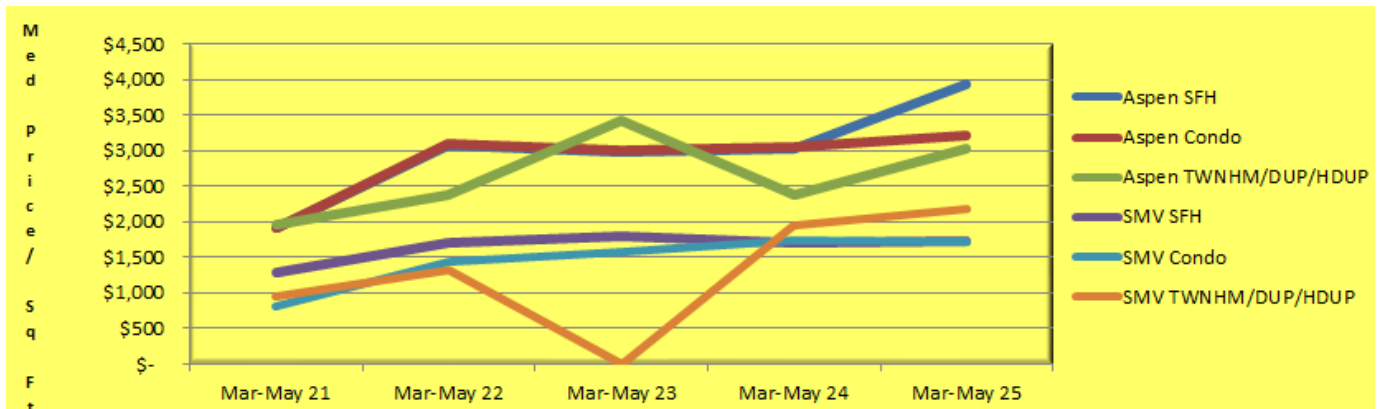


Median Price	Mar-May 21	% Chg	Mar-May 22	% Chg	Mar-May 23	% Chg	Mar-May 24	% Chg	Mar-May 25
Aspen SFH	\$10,250,000	39%	\$14,250,000	18%	\$16,840,577	10%	\$18,500,000	-2%	\$18,140,000
Aspen Condo	\$1,575,000	93%	\$3,037,500	-25%	\$2,278,000	46%	\$3,330,000	-18%	\$2,725,000
Aspen TWNHM/DUP/HDUP	\$5,125,000	47%	\$7,512,500	106%	\$15,470,000	-62%	\$5,937,500	34%	\$7,975,000
SMV SFH	\$5,300,000	18%	\$6,272,500	67%	\$10,500,000	-32%	\$7,175,000	11%	\$8,000,000
SMV Condo	\$780,750	87%	\$1,462,500	23%	\$1,800,000	-7%	\$1,675,000	-6%	\$1,575,000
SMV TWNHM/DUP/HDUP	\$2,700,000	-50%	\$1,339,500	-100%	\$0		\$4,900,000	15%	\$5,650,000

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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.

Mar - May 2025 Med Sold Price/Sq Ft for Aspen and Snowmass Village



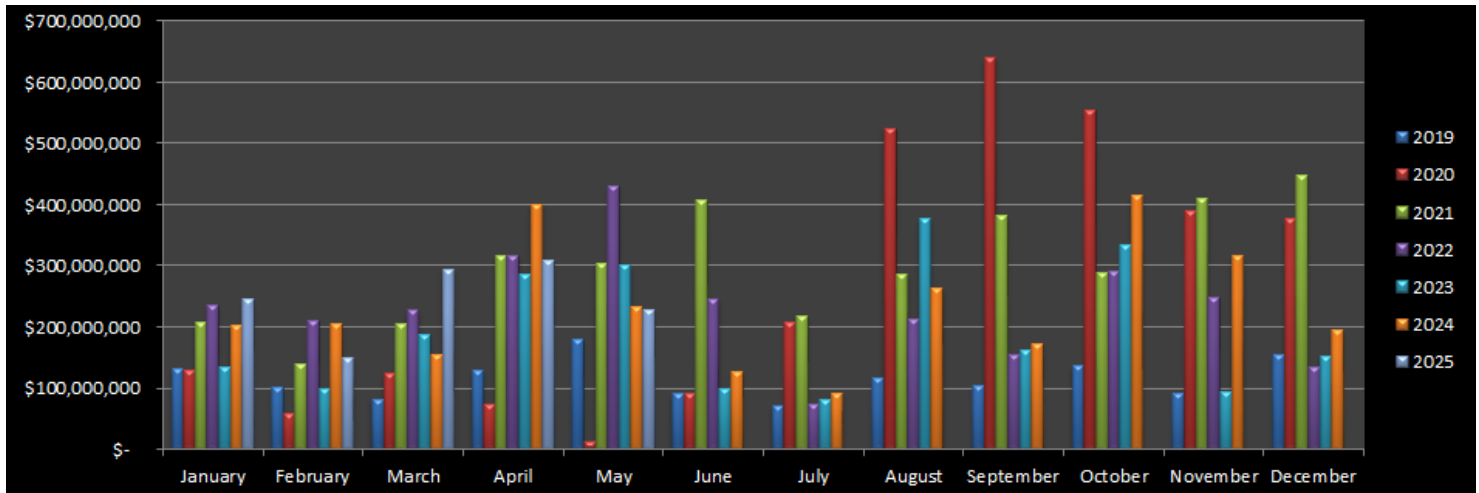
Med Price / Sq Ft	Mar-May 21	% Chg	Mar-May 22	% Chg	Mar-May 23	% Chg	Mar-May 24	% Chg	Mar-May 25
Aspen SFH	\$1,918	60%	\$3,065	-3%	\$2,983	2%	\$3,035	30%	\$3,942
Aspen Condo	\$1,916	62%	\$3,099	-3%	\$3,000	2%	\$3,057	5%	\$3,217
Aspen TWNHM/DUP/HDUP	\$1,965	21%	\$2,373	44%	\$3,421	-30%	\$2,385	26%	\$3,015
SMV SFH	\$1,274	33%	\$1,695	6%	\$1,789	-5%	\$1,708	2%	\$1,735
SMV Condo	\$798	79%	\$1,430	10%	\$1,566	11%	\$1,745	-1%	\$1,724
SMV TWNHM/DUP/HDUP	\$958	37%	\$1,316	-100%	\$0		\$1,943	12%	\$2,180

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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 May 2025 vs Historical Sales



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Estin Report: Total Aspen Snowmass Market May 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	-23%	\$ 309,157,000
May	\$ 178,656,350	-93%	\$ 12,589,000	2320%	\$ 304,604,000	42%	\$ 431,079,500	-30%	\$ 301,025,717	-23%	\$ 232,328,500	-2%	\$ 228,656,500
June	\$ 90,972,750	1%	\$ 91,855,000	343%	\$ 406,592,148	-40%	\$ 244,639,908	-59%	\$ 100,080,000	27%	\$ 127,024,000	-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	-56%	\$ 1,225,869,059
YTD Total	\$ 629,664,988	-37%	\$ 397,027,922	197%	\$ 1,179,470,381	22%	\$ 1,435,474,114	-30%	\$ 1,005,947,371	19%	\$ 1,196,902,380	2%	\$ 1,225,869,059

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Estin Report: Total Aspen Snowmass Market May 2025 Unit Sales

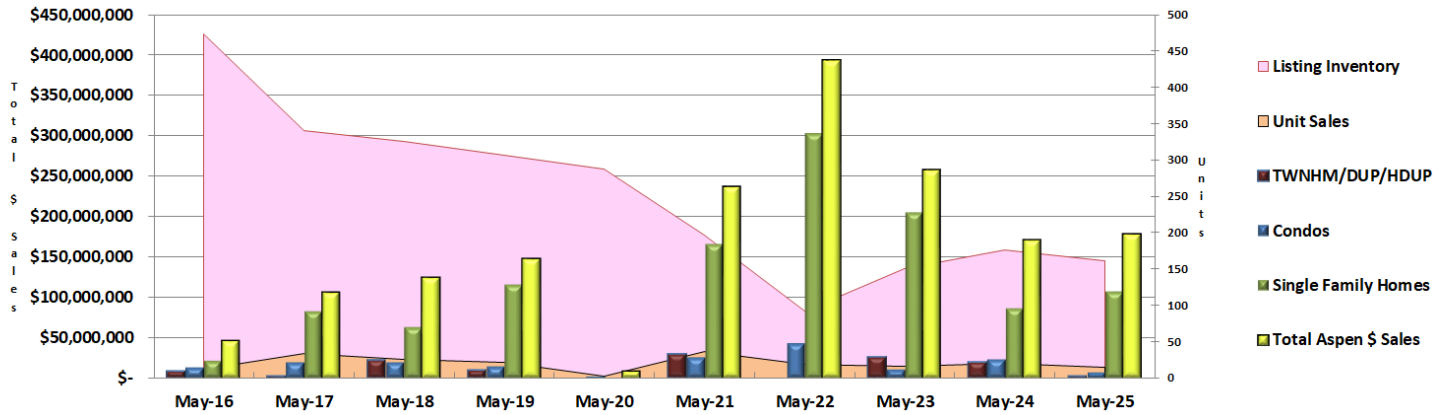
Month	2019	% Change	2020	% Change	2021	% Change	2022	% Change	2023	% Change	2024	% Change	2025
January	30	10%	33	27%	42	-33%	28	-29%	20	55%	31	-19%	25
February	22	-14%	19	95%	37	-5%	35	-49%	18	100%	36	-50%	18
March	28	-7%	26	146%	64	-58%	27	-11%	24	0%	24	50%	36
April	44	-64%	16	419%	83	-51%	41	78%	73	-49%	37	-19%	30
May	49	-88%	6	883%	59	-44%	33	-3%	32	0%	32	-19%	26
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	-65%	135
YTD Total	178	-44%	100	191%	291	-43%	165	1%	167	-4%	160	-16%	135

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May 2025 Aspen Sales Comparisons

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



	May-16	% Chg	May-17	% Chg	May-18	% Chg	May-19	% Chg	May-20	% Chg	May-21	% Chg	May-22	% Chg	May-23	% Chg	May-24	% Chg	May-25
SFH	\$ 22,541,488	271%	\$ 83,549,500	-24%	\$ 63,721,000	82%	\$ 116,071,850	-100%	\$ -		\$ 166,755,000	82%	\$ 303,095,000	-32%	\$ 206,084,000	-58%	\$ 87,200,000	24%	\$ 108,080,000
CO	\$ 14,365,500	35%	\$ 19,463,973	4%	\$ 20,325,000	-24%	\$ 15,530,000	-86%	\$ 2,250,000	1073%	\$ 26,397,000	61%	\$ 42,585,000	-73%	\$ 11,575,000	100%	\$ 23,186,000	-65%	\$ 8,165,000
TWNHM/DUP/HDUP	\$ 7,695,000	-79%	\$ 1,620,000	1264%	\$ 22,100,000	-57%	\$ 9,500,000	-100%	\$ -		\$ 29,274,000	-100%	\$ -		\$ 25,412,000	-26%	\$ 18,750,000	-87%	\$ 2,400,000
Land	\$ 1,900,000	-8%	\$ 1,745,000	934%	\$ 18,050,000	-64%	\$ 6,500,000	-15%	\$ 5,500,000	170%	\$ 14,840,000	218%	\$ 47,200,000	-69%	\$ 14,509,717	184%	\$ 41,250,000	45%	\$ 60,000,000
Total \$ Sales	\$ 46,501,988	129%	\$ 106,378,473	17%	\$ 124,196,000	19%	\$ 147,601,850	-95%	\$ 7,750,000	2961%	\$ 237,266,000	66%	\$ 392,880,000	-34%	\$ 257,580,717	-34%	\$ 170,386,000	5%	\$ 178,645,000
Unit Sales	12	175%	33	-21%	26	-15%	22	-91%	2	1750%	37	-49%	19	-16%	16	25%	20	-25%	15
Listing Inv.	474	-28%	340	-4%	326	-6%	307	-7%	287	-31%	197	-53%	92	64%	151	17%	176	-9%	161

*Vacant land excluded for scale reasons.

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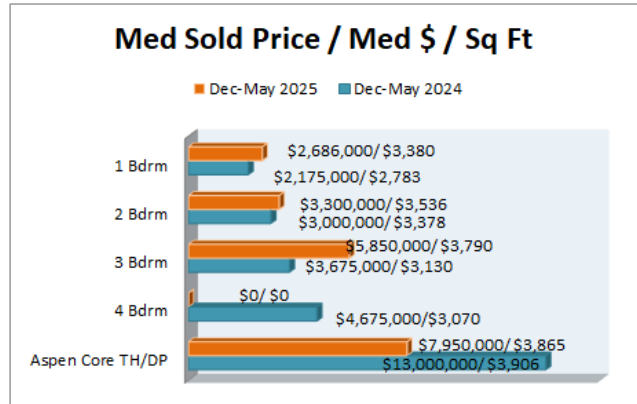
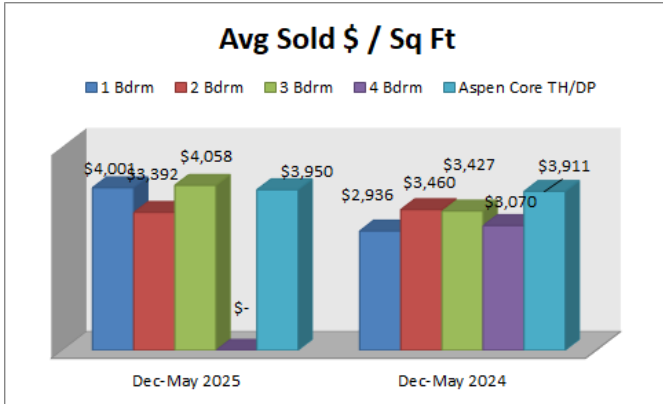
	May-22	% Chg	May-23	% Chg	May-24	% Chg	May-25	% Chg	Apr-25	% Chg	Apr-24
Single Family Homes											
Unit Sales	9	-11%	8	-38%	5	20%	6	-25%	8	14%	7
YTD Unit Sales	39	-23%	30	-10%	27	4%	28	-189%	81	-8%	88
Monthly \$ Sales	\$ 303,095,000	-32%	\$ 206,084,000	-58%	\$ 87,200,000	24%	\$ 108,080,000	-82%	\$ 196,525,000	-29%	\$ 278,550,000
YTD \$ Sales	\$ 782,135,000	-35%	\$ 509,781,154	18%	\$ 599,670,000	-6%	\$ 566,373,947	-182%	\$ 1,598,163,447	-2%	\$ 1,631,252,695
Listing Inventory	47	57%	74	0%	74	22%	90	-3%	93	26%	74
Condos											
Unit Sales	7	-43%	4	125%	9	-56%	4	0%	4	-56%	9
YTD Unit Sales	43	-44%	24	63%	39	-23%	30	-250%	105	1%	104
Monthly \$ Sales	\$ 42,585,000	-73%	\$ 11,575,000	100%	\$ 23,186,000	-65%	\$ 8,165,000	-84%	\$ 15,000,000	-45%	\$ 27,155,000
YTD \$ Sales	\$ 157,709,000	-59%	\$ 64,043,000	93%	\$ 123,652,125	21%	\$ 149,121,000	-162%	\$ 390,157,700	5%	\$ 373,200,203
Listing Inventory	31	55%	48	33%	64	-22%	50	-14%	57	-19%	70
Townhomes / Duplexes											
Unit Sales	0		2	50%	3	-67%	1	-200%	3	200%	1
YTD Unit Sales	11	-36%	7	86%	13	-15%	11	-236%	37	32%	28
Monthly \$ Sales	\$ -		\$ 25,412,000	-26%	\$ 18,750,000	-87%	\$ 2,400,000	-944%	\$ 25,050,000	560%	\$ 3,795,000
YTD \$ Sales	\$ 104,750,000	-20%	\$ 83,954,000	12%	\$ 93,660,000	-1%	\$ 93,000,000	-258%	\$ 332,944,250	30%	\$ 255,266,719
Listing Inventory	7	100%	14	29%	18	-44%	10	-20%	12	-37%	19
Vacant Land											
Unit Sales	3	-33%	2	50%	3	33%	4	50%	2	100%	1
YTD Unit Sales	7	-29%	5	80%	9	22%	11	-100%	22	47%	15
Monthly \$ Sales	\$ 47,200,000	-69%	\$ 14,509,717	184%	\$ 41,250,000	45%	\$ 60,000,000	73%	\$ 16,200,000	170%	\$ 6,000,000
YTD \$ Sales	\$ 147,960,000	-57%	\$ 63,259,717	47%	\$ 92,950,000	52%	\$ 141,740,612	-91%	\$ 270,535,612	46%	\$ 185,234,717
Listing Inventory	7	114%	15	33%	20	-45%	11	-18%	13	-46%	24
Total Aspen Market											
Total Unit Sales	19	-16%	16	25%	20	-25%	15	-13%	17	-6%	18
YTD Unit Sales	100	-34%	66	33%	88	-9%	80	-206%	245	4%	235
Total Monthly \$ Sales	\$ 392,880,000	-34%	\$ 257,580,717	-34%	\$ 170,386,000	5%	\$ 178,645,000	-41%	\$ 252,775,000	-20%	\$ 315,500,000
Total YTD \$ Sales	\$ 1,192,554,000	-40%	\$ 721,037,871	26%	\$ 909,932,125	4%	\$ 950,235,559	-173%	\$ 2,591,801,009	6%	\$ 2,444,954,334
Listing Inventory	92	64%	151	17%	176	-9%	161	-9%	175	-6%	187

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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.](http://www.EstinAspen.com)"



Estin Report: May 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 (\$)							
	Dec-May 2025	% Chg	Dec-May 2024	% Chg	Dec-May 2025	% Chg	Dec-May 2025	% Chg	Dec-May 2025	% Chg	Dec-May 2025	% Chg	Dec-May 2025	% Chg	Dec-May 2024					
1 Bdrm	2,593,000	32%	1,966,589	36%	2,936	685	4%	659	94%	-2%	96%	79%	-11%	89%	4	-43%	7	\$ 10,372,000	-25%	\$13,766,125
2 Bdrm	3,163,115	-2%	3,244,000	-2%	3,460	926	-1%	935	96%	3%	92%	92%	1%	91%	13	30%	10	\$ 41,120,500	27%	\$32,440,000
3 Bdrm	8,692,182	72%	5,066,455	18%	3,427	2,247	61%	1,400	89%	-7%	95%	85%	-8%	92%	11	0%	11	\$ 95,614,000	72%	\$55,731,000
4 Bdrm			4,675,000		3,070			1,523			94%			88%	0	-100%	1			\$ 4,675,000
Aspen Core TH/DP/HDP	11,310,000	12%	10,066,667	1%	3,911	2,783	14%	2,438	92%	-1%	93%	82%	-11%	92%	5	67%	3	\$ 56,550,000	87%	\$30,200,000

*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								
	Dec-May 2025	% Chg	Dec-May 2024	% Chg	Dec-May 2025	% Chg	Dec-May 2025	% Chg	Dec-May 2025	% Chg	Dec-May 2025	% Chg	Dec-May 2025	% Chg	Dec-May 2025	% Chg							
Central Core (SFH)	\$33.0	28%	\$25.7	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)	\$5.6	70%	\$3.3	12%	\$3,327	91%	-4%	95%	87%	-5%	91%	31	-11%	35	\$173.4	50%	\$115.4	39	-65%	113	8	-61%	19
Smuggler (SFH)	\$13.5	12%	\$12.0	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)	\$1.3	4%	\$1.2	23%	\$1,837	93%	-1%	94%	90%	1%	89%	3	50%	2	\$3.9	56%	\$2.5	1	-91%	11	2	-94%	33
West Aspen	\$18.5	-11%	\$20.8	36%	\$3,104	91%	4%	88%	86%	-2%	87%	7	75%	4	\$129.2	55%	\$83.3	20	-64%	55	17	-79%	83
West End	\$23.5	90%	\$12.4	41%	\$3,262	95%	3%	92%	93%	9%	85%	7	17%	6	\$164.4	121%	\$74.3	16	-24%	21	14	-35%	21
Red Mountain	\$22.0	-43%	\$38.6	-11%	\$4,015	90%	-6%	96%	89%	-3%	92%	2	-60%	5	\$44.0	-77%	\$193.0	8	-67%	24	24	-17%	29
East Aspen	\$17.5	39%	\$12.6	36%	\$2,705	95%	2%	93%	95%	9%	87%	6	-25%	8	\$105.1	4%	\$100.8	12	-29%	17	12	-6%	13
McLain Flats/Starwood	\$14.7	-54%	\$31.7	-22%	\$3,181	96%	2%	94%	96%	8%	89%	3	-40%	5	\$44.2	-72%	\$158.6	8	-47%	15	16	-11%	18
Woody Crk	\$0.6	-96%	\$14.4	-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	\$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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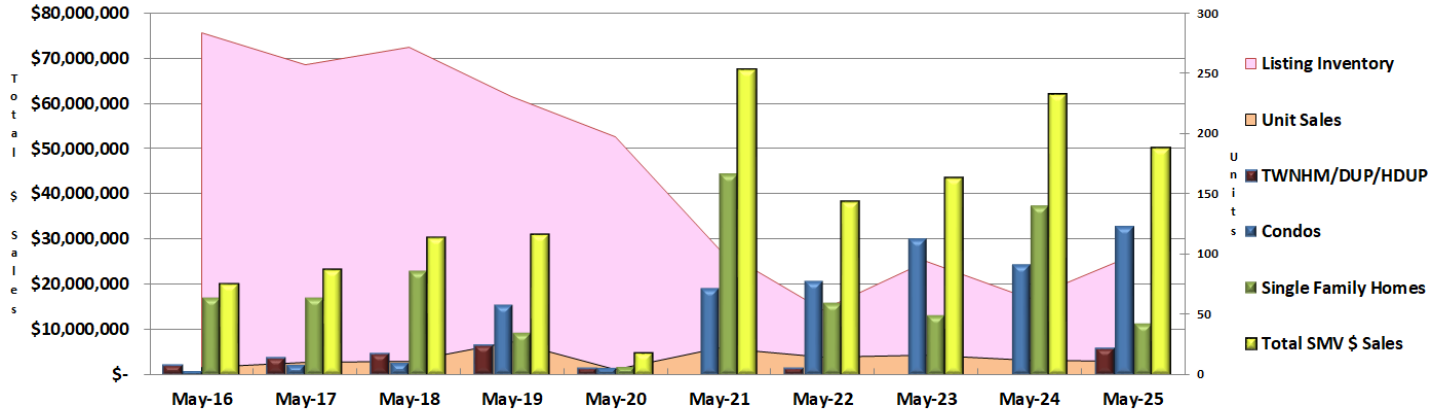
NOTE: All blank spaces represent a zero value or invalid percentage.

**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.



May 2025 Snowmass Village Sales Comparisons

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



	May-16	% Chg	May-17	% Chg	May-18	% Chg	May-19	% Chg	May-20	% Chg	May-21	% Chg	May-22	% Chg	May-23	% Chg	May-24	% Chg	May-25
SFH	\$ 17,080,000	1%	\$ 17,215,000	34%	\$ 23,079,500	-60%	\$ 9,300,000	-79%	\$ 1,919,000	2225%	\$ 44,625,000	-64%	\$ 16,022,500	-17%	\$ 13,350,000	181%	\$ 37,472,500	-69%	\$ 11,550,000
CO	\$ 1,030,000	130%	\$ 2,370,000	21%	\$ 2,864,000	441%	\$ 15,504,500	-89%	\$ 1,695,000	1028%	\$ 19,113,000	9%	\$ 20,798,000	45%	\$ 30,095,000	-19%	\$ 24,470,000	34%	\$ 32,811,500
TWNHM/DUP/HDUP	\$ 2,000,000	79%	\$ 3,575,000	24%	\$ 4,425,000	41%	\$ 6,250,000	-80%	\$ 1,225,000	-100%	\$ -	-	\$ 1,379,000	-100%	\$ -	-	\$ -	-	\$ 5,650,000
Land	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 3,600,000	-100%	\$ -	-	\$ -	-	\$ -	-	\$ -
Total \$ Sales	\$ 20,110,000	15%	\$ 23,160,000	31%	\$ 30,368,500	2%	\$ 31,054,500	-84%	\$ 4,839,000	1292%	\$ 67,338,000	-43%	\$ 38,199,500	14%	\$ 43,445,000	43%	\$ 61,942,500	-19%	\$ 50,011,500
Unit Sales	6	67%	10	10%	11	145%	27	-85%	4	450%	22	-36%	14	14%	16	-25%	12	-8%	11
Listing Inv.	284	-10%	257	6%	272	-15%	231	-15%	197	-47%	104	-48%	54	74%	94	-33%	63	57%	99

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

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	May-22	% Chg	May-23	% Chg	May-24	% Chg	May-25	% Chg	Apr-25	% Chg	Apr-24
Single Family Homes											
Unit Sales	2	0%	2	50%	3	-67%	1	500%	6	0%	6
YTD Unit Sales	20	-40%	12	42%	17	-12%	15	220%	48	-4%	50
Monthly \$ Sales	\$ 16,022,500	-17%	\$ 13,350,000	181%	\$ 37,472,500	-69%	\$ 11,550,000	-281%	\$ 43,975,000	9%	\$ 40,331,000
YTD \$ Sales	\$ 155,062,114	-43%	\$ 88,327,500	53%	\$ 135,003,500	9%	\$ 147,455,000	-194%	\$ 433,178,500	22%	\$ 354,553,500
Listing Inventory	19	47%	28	-46%	15	-33%	10	0%	10	-38%	16
Condos											
Unit Sales	11	27%	14	-36%	9	0%	9	33%	6	-45%	11
YTD Unit Sales	38	132%	88	-49%	45	-22%	35	420%	182	9%	167
Monthly \$ Sales	\$ 20,798,000	45%	\$ 30,095,000	-19%	\$ 24,470,000	34%	\$ 32,811,500	73%	\$ 8,907,000	-72%	\$ 31,816,055
YTD \$ Sales	\$ 64,994,000	195%	\$ 191,782,000	-40%	\$ 114,467,555	-8%	\$ 105,183,500	-531%	\$ 663,195,680	76%	\$ 376,413,555
Listing Inventory	32	88%	60	-25%	45	87%	84	-10%	92	80%	51
Townhomes / Duplexes											
Unit Sales	1	-100%	0	-	0	-	1	100%	0	-100%	2
YTD Unit Sales	6	-83%	1	900%	10	-70%	3	-500%	18	-14%	21
Monthly \$ Sales	\$ 1,379,000	-100%	\$ -	-	\$ -	-	\$ 5,650,000	100%	\$ -	-100%	\$ 12,550,000
YTD \$ Sales	\$ 17,114,000	-72%	\$ 4,800,000	681%	\$ 37,499,200	-59%	\$ 15,445,000	-410%	\$ 78,764,200	-4%	\$ 81,899,200
Listing Inventory	3	67%	5	-60%	2	150%	5	100%	0	-100%	3
Vacant Land											
Unit Sales	0	-	0	-	0	-	0	-	1	-	0
YTD Unit Sales	1	-100%	0	-	0	-	2	0%	2	100%	1
Monthly \$ Sales	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 3,500,000	-	\$ -
YTD \$ Sales	\$ 5,750,000	-100%	\$ -	-	\$ -	-	\$ 7,550,000	0%	\$ 7,550,000	-21%	\$ 9,500,000
Listing Inventory	0	-	1	0%	1	-100%	0	-	0	-100%	1
Total Snowmass Village Market											
Total Unit Sales	13	23%	16	-25%	12	-17%	10	30%	13	-24%	17
YTD Unit Sales	59	69%	100	-38%	62	-16%	52	346%	232	6%	218
Total Monthly \$ Sales	\$ 36,820,500	18%	\$ 43,445,000	43%	\$ 61,942,500	-28%	\$ 44,361,500	-27%	\$ 56,382,000	-22%	\$ 72,147,055
Total YTD \$ Sales	\$ 225,806,114	24%	\$ 280,109,500	-11%	\$ 249,471,055	4%	\$ 260,188,500	-324%	\$ 1,103,924,180	49%	\$ 740,467,055
Listing Inventory	51	75%	89	-31%	61	54%	94	-9%	102	50%	68

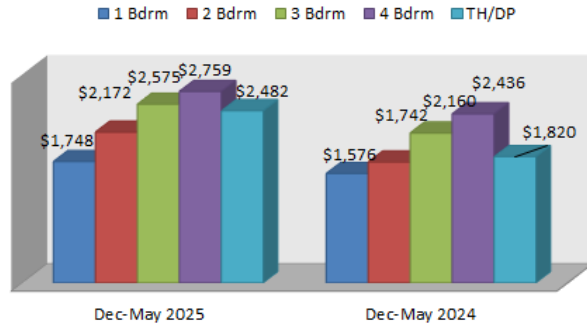
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Estin Report: This market snapshot presents a realistic picture of free market sales activity in the Upper Roaring Fork Valley for buyers and sellers interested in Aspen and Snowmass Village – as what happens up valley ripples down valley. (Not included: 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.](#)"

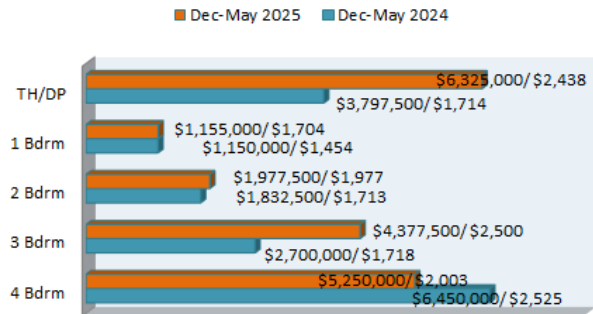


Estin Report: May 2025 Snowmass Village - All Condos, 6-Mos.Avg.

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 (\$)		
	Dec-May 2025	% Chg	Dec-May 2024	Dec-May 2025	% Chg	Dec-May 2024	Dec-May 2025	% Chg	Dec-May 2024	Dec-May 2025	% Chg	Dec-May 2024	Dec-May 2025	% Chg	Dec-May 2024	Dec-May 2025	% Chg	Dec-May 2024	Dec-May 2025	% Chg	Dec-May 2024
1 Bdrm	1,128,333	2%	1,110,920	1,748	11%	1,576	648	-10%	723	96%	1%	95%	96%	6%	91%	9	-10%	10	10,155,000	-9%	11,109,200
2 Bdrm	2,473,571	33%	1,860,326	2,172	25%	1,742	1,089	2%	1,066	96%	2%	94%	93%	1%	92%	14	-39%	23	34,630,000	-19%	42,787,500
3 Bdrm	4,345,000	11%	3,928,941	2,575	19%	2,160	1,633	-4%	1,698	93%	-4%	97%	89%	-7%	96%	8	-27%	11	34,760,000	-20%	43,218,355
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	5,798,750	45%	4,004,100	2,482	36%	1,820	2,290	8%	2,130	98%	2%	96%	98%	3%	95%	4	-67%	12	23,195,000	-52%	48,049,200

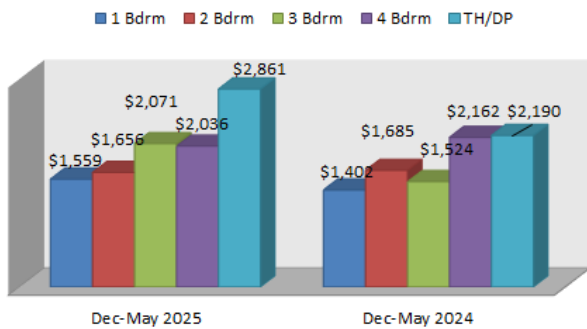
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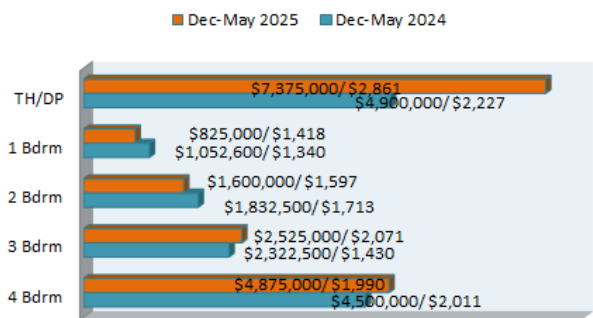
This is for all SMV condos sales in the past 6 mos. As SMV sales tend to be more seasonal than Aspen, they will taper off during the off-season, Oct-Dec and May-Jun.

Estin Report: May 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 (\$)		
	Dec-May 2025	% Chg	Dec-May 2024	Dec-May 2025	% Chg	Dec-May 2024	Dec-May 2025	% Chg	Dec-May 2024	Dec-May 2025	% Chg	Dec-May 2024	Dec-May 2025	% Chg	Dec-May 2024	Dec-May 2025	% Chg	Dec-May 2024	Dec-May 2025	% Chg	Dec-May 2024
1 Bdrm	943,571	-12%	1,076,700	1,559	11%	1,402	604	-21%	763	96%	0%	96%	97%	9%	89%	7	17%	6	6,605,000	2%	6,460,200
2 Bdrm	1,625,000	-9%	1,783,026	1,656	-2%	1,685	977	-8%	1,059	96%	1%	95%	94%	1%	93%	7	-63%	19	11,375,000	-66%	33,877,500
3 Bdrm	2,525,000	10%	2,291,908	2,071	36%	1,524	1,219	-19%	1,499	96%	-2%	98%	94%	-4%	98%	1	-86%	7	2,525,000	-84%	16,043,355
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	7,375,000	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

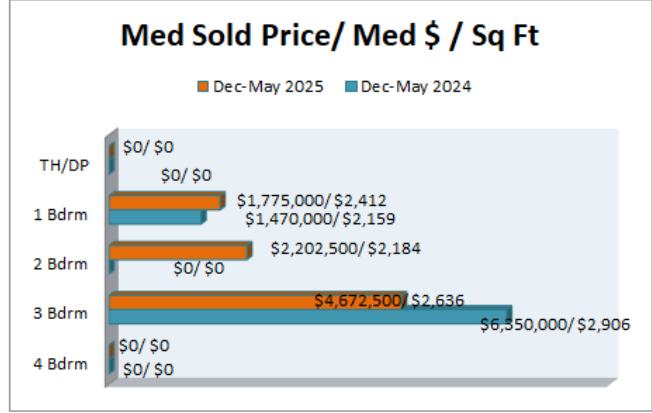
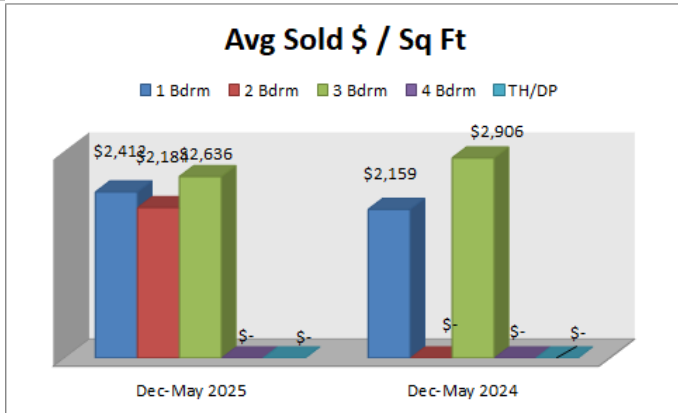
*Townhomes (TH) + Duplexes/Half Dup are separated out from MLS Condos/Townhomes/Dup category.

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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: May 2025 Snowmass Village Condos Built in 2009-2010, 6-Mos Avg.



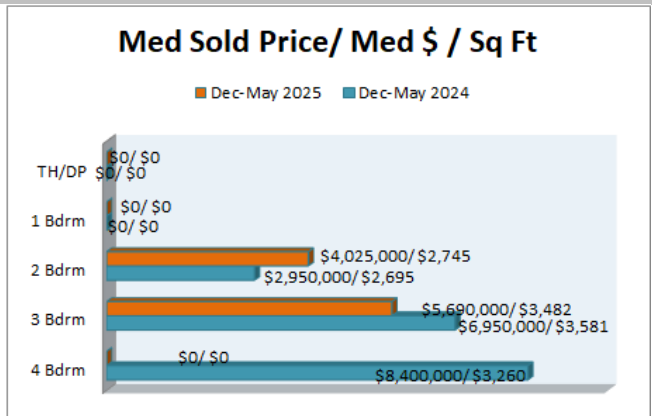
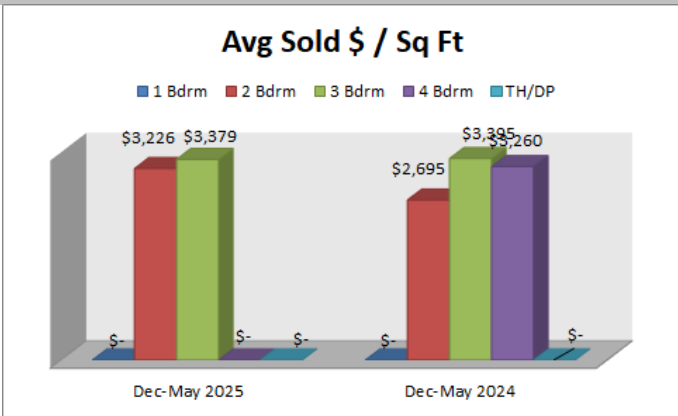
BEDROOMS	Avg Sold Price (\$)			Avg Sold \$ / Sq Ft (\$)			Avg Sqft			Avg Sold % to Ask			Avg Sold % to Orig			Units Sold			Dollar Sales (\$)		
	Dec-May 2025	% Chg	Dec-May 2024	Dec-May 2025	% Chg	Dec-May 2024	Dec-May 2025	% Chg	Dec-May 2024	Dec-May 2025	% Chg	Dec-May 2024	Dec-May 2025	% Chg	Dec-May 2024	Dec-May	% Chg	Dec-May	Dec-May 2025	% Chg	Dec-May 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	2,202,500		0	2,184		0	1,006		0	94%		0%	89%		0%	2		0	4,405,000		-
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.

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

Estin Report: May 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 (\$)		
	Dec-May 2025	% Chg	Dec-May 2024	Dec-May 2025	% Chg	Dec-May 2024	Dec-May 2025	% Chg	Dec-May 2024	Dec-May 2025	% Chg	Dec-May 2024	Dec-May 2025	% Chg	Dec-May 2024	Dec-May	% Chg	Dec-May	Dec-May 2025	% Chg	Dec-May 2024
1 Bdrm	0		0	0		0	0		0	0%		0%	0%		0%	0		0	-		-
2 Bdrm	4,325,000	47%	2,950,000	3,226	20%	2,695	1,350	24%	1,088	96%	2%	94%	93%	4%	89%	4	100%	2	17,300,000	193%	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.

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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 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.)**			
	Dec-May 2025	% Chg	Dec-May 2024	Dec-May 2025	% Chg	Dec-May 2024	Dec-May 2025	% Chg	Dec-May 2024	Dec-May 2025	% Chg	Dec-May 2024	Dec-May 2025	% Chg	Dec-May 2024	Dec-May 2025	% Chg	Dec-May 2024	Dec-May 2025	% Chg	Dec-May 2024	Dec-May 2025	% Chg	Dec-May 2024
Divide			\$9.3			\$1,655			93%			84%	0	-100%	1	\$0.0	-100%	\$9.3	0	-100%	1			6
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	114%	\$4.0	\$1,903	37%	\$1,392	97%	3%	94%	99%	6%	94%	7	250%	2	\$59.3	651%	\$7.9	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	\$16.6			\$2,920			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	60%	\$4.5	\$1,907	22%	\$1,561	97%	2%	96%	97%	3%	95%	4	-20%	5	\$28.6	28%	\$22.4	4	100%	2	6	150%	2
Meadow Ranch			\$2.0			\$1,457			96%			94%	0	-100%	4	\$0.0	-100%	\$7.9	1	0%	1			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	\$4.1	32%	\$3.1	\$1,265	137%	\$534	93%	-4%	97%	86%	6%	81%	8	700%	1	\$32.5	958%	\$3.1	16	-6%	17	12	-88%	102

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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.

May 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."

