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EXCLUSIVE | LUXURY HOMES

Australian Billionaire James Packer Sells Aspen Mansion for $42.68 Million

The sale comes amid a slowdown in the tony Colorado ski destination's high-end market

By Katherine Clarke
Nov. 10, 2026 5:15 pm ET

THE DEAL: A Tuscan-inspired mansion in Aspen, Colo., has sold for $42.68 million, roughly five months after it hit the market for $48.9 million.

THE SELLERS: A limited liability company tied to Australian billionaire James Packer and his ex-wife, Erica Packer. The former couple bought the property for $15.6 million in 2013. James, a former casino and resorts magnate, said they decided to sell the property primarily because Erica and their children are now based in the U.K.



James Packer in 2022. DANIELE VENTURELLI/GETTY IMAGES

THE BUYERS: The buyers are tech entrepreneur Alex Davis and his wife, Lindsay Davis, property records show. Alex is the grandson of the latebillionaire Marvin Davis. Marvin made his fortune in the oil industry before venturing out to other sectors, buying the studio Twentieth Century Fox in 1981.

Alex is the founder of Disruptive, a Dallas-based venture-capital firm that placed winning bets on chip startup Groq. Disruptive recently announced it is raising up to $10 billion for a new fund, propelling it into a rarefied class of Silicon Valley investors that operate megafunds.

Steven Shane of Compass represented the buyers. A spokesperson for Alex declined to comment.

THE SPECS: The roughly 15,000-square-foot residence sits on a 2-acre parcel, according to listing brokerage Christie's International Real Estate.



Amenities include a hot tub, a fitness room, an infrared sauna and a movie theater. DALLAS + HARRIS



DALLAS + HARRIS



DALLAS + HARRIS



DALLAS + HARRIS



There is a large outdoor heated saltwater pool with a waterslide. DALLAS + HARRIS



The property has meadow and mountain views. DALLAS + HARRIS

THE MARKET: The Aspen market is cooling off. Year-to-date sales in Aspen and Snowmass, Colo., were down in dollar volume by 19% in October, compared with the same period last year, according to a report by Tim Estin of Aspen Snowmass Sotheby's International Realty.

"While we've seen some softening in lower price ranges, demand for truly exceptional properties remains strong," said Stephanie Lewis of Christie's, who had the listing with colleague Wendy Wogan.

Katherine Clarke covers residential real estate for The Wall Street Journal. She is a graduate of Columbia University Graduate School of Journalism and Trinity College Dublin. She previously covered real estate for The Real Deal and the New York Daily News. Clarke is the author of the book "Billionaires' Row: Tycoons, High Rollers, and the Epic Race to...