



PITKIN COUNTY

Market Analysis by Area

August, 2006

Provided By:

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Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Sales Price	Median \$ Sales Price
Aspen: Zone1	\$148,161,600	64.23%	75	47.17%	\$1,975,488	\$1,125,000
Snowmass Village: Zone 2	\$43,824,200	19.00%	23	14.47%	\$1,905,400	\$1,600,000
Woody Creek: Zone 3	\$8,738,500	3.79%	4	2.52%	\$2,184,625	\$1,741,750
Old Snowmass: Zone 4	\$11,092,000	4.81%	6	3.77%	\$1,848,667	\$2,112,500
Basalt: Zone 5	\$3,948,000	1.71%	8	5.03%	\$493,500	\$466,500
Carbondale: Zone 6	\$1,101,500	0.48%	2	1.26%	\$550,750	data not applicable
Redstone: Zone 8	\$253,500	0.11%	3	1.89%	\$84,500	\$66,000
<i>Interval Units</i>	\$8,903,400	3.86%	36	22.64%	\$247,317	\$225,000
<i>Quit Claim Deeds with Doc Fees</i>	\$4,650,000	2.02%	2	1.26%	\$2,325,000	data not applicable
TOTAL	\$230,672,700	100.00%	159	100.00%	\$1,794,374	\$976,500

Please note: The above figures are an unofficial tabulation of Pitkin County records that are believed to be reasonably accurate. Average Sales & Median Sales Calculations do not include Interval Units

July 2006: Total Transfers Recorded at Crystal Island Ranch of \$46,999,500 are not included in this report. Timbers Club Total Transfers of \$26,730,500 for 8 Fee Simple Units are included in this report.