



**PITKIN COUNTY
Market Analysis
July, 2006**

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Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Sales Price	Median \$ Sales Price
Aspen: Zone1	\$97,303,500	62.33%	44	40.74%	\$2,211,443	\$995,000
Zone 2	\$40,137,600	25.71%	16	14.81%	\$2,508,600	\$3,341,300
Woody Creek: Zone 3	\$1,273,000	0.82%	3	2.78%	\$424,333	\$195,000
Old Snowmass: Zone 4	\$2,714,200	1.74%	3	2.78%	\$904,733	\$895,000
Basalt: Zone 5	\$5,757,500	3.69%	13	12.04%	\$442,885	\$357,000
Carbondale: Zone 6	\$1,950,000	1.25%	4	3.70%	\$487,500	\$450,000
Redstone: Zone 8	\$725,000	0.46%	1	0.93%	\$725,000	data not applicable
<i>Interval Units</i>	\$5,729,900	3.67%	22	20.37%	\$260,450	\$2,250,000
<i>Doc Fees</i>	\$520,000	0.33%	2	1.85%	\$260,000	data not applicable
TOTAL	\$156,110,700	100.00%	108	100.00%	\$1,784,057	\$800,000

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.