



PITKIN COUNTY
Market Analysis by Area
November, 2006

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Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Sales Price	Median \$ Sales Price
Aspen: Zone1	\$157,148,200	67.65%	62	41.06%	\$2,534,648	\$1,480,000
Snowmass Village: Zone 2	\$38,465,300	16.56%	22	14.57%	\$1,748,423	\$1,000,000
Woody Creek: Zone 3	\$2,207,700	0.95%	11	7.28%	\$200,700	\$81,750
Old Snowmass: Zone 4	\$8,565,000	3.69%	7	4.64%	\$1,223,571	\$1,025,000
Basalt: Zone 5	\$7,195,000	3.10%	6	3.97%	\$1,199,167	\$770,000
Carbondale: Zone 6	\$6,866,200	2.96%	2	1.32%	\$3,433,100	data not applicable
Redstone: Zone 8	\$3,125,000	1.35%	5	3.31%	\$625,000	\$337,500
<i>Interval Units</i>	\$8,708,600	3.75%	35	23.18%	\$248,817	\$228,000
<i>Quit Claim Deeds with Doc Fees</i>	\$5,000	0.00%	1	0.66%	\$5,000	data not applicable
TOTAL	\$232,286,000	100.00%	151	100.00%	\$1,944,108	\$987,500

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

The total for Zone 6 includes one Transfer in the amount of: \$13,935,700 for Crystal Island Ranch.