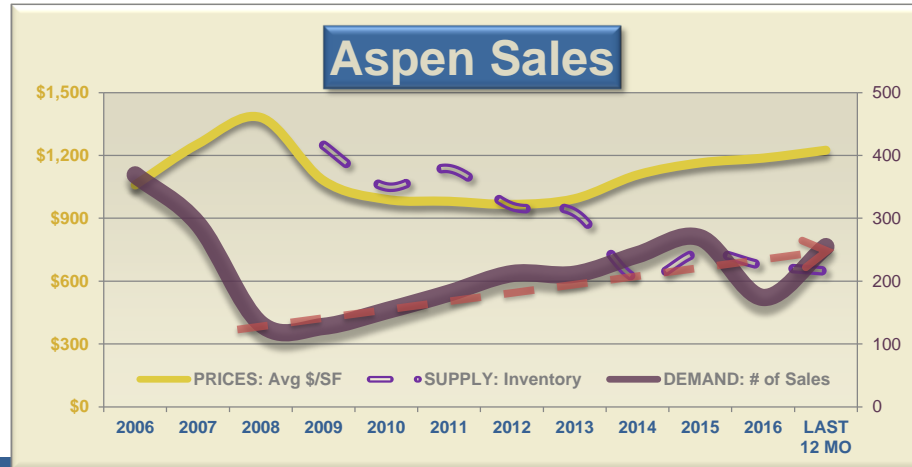




(reported separately)



<p>Inventory 216</p> <p>-22% </p> <p>from Aug 2016:</p> <p>276</p> <p>Current Avg. Asking Price: \$3,406,093</p>	<p>Avg Sales Price/SF \$1,225</p> <p>1% </p> <p>from Aug 2016:</p> <p>\$1,210</p> <p>Current Avg. Asking Price/SF: \$1,412</p>	<p>Sales Last 12 Mo 255</p> <p>25% </p> <p>from Aug 2016:</p> <p>204</p> <p>Average Sold Price: \$2,611,221 Median Sold Price: \$2,000,000</p>
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all general aspen property

(excluding luxury & ranch)

	inventory		closed			closed					
	at 08/31/2017	at 08/31/2017	last 12 mo	change	prev 12 mo	2017 YTD	2016 YTD	2016	2015	2014	2013
Number	216	34	255	25%	204	176	96	175	269	242	211
Dollar Volume	\$734,804,994	\$118,200,000	\$653,755,858	30%	\$503,243,389	\$459,574,858	\$214,647,950	\$408,828,950	\$705,093,008	\$621,856,020	\$479,365,295
Avg Price/SF	\$1,412	\$1,306	\$1,225	1%	\$1,210	\$1,272	\$1,271	\$1,202	\$1,165	\$1,107	\$993
Avg Price Paid			\$2,563,748	4%	\$2,466,879	\$2,611,221	\$2,235,916	\$2,336,165	\$2,621,164	\$2,568,801	\$2,271,873
<i>Lowest Selling Price</i>			\$149,000	57%	\$95,153	\$149,000	\$100,000	\$100,000	\$95,153	\$107,000	\$108,000
<i>Highest Selling Price</i>			\$7,400,000	1%	\$7,350,000	\$7,400,000	\$7,250,000	\$7,300,000	\$7,400,000	\$7,250,000	\$7,300,000
Avg Asking Price	\$3,406,093	\$3,476,471	\$2,773,316	3%	\$2,680,899	\$2,828,319	\$2,412,294	\$2,519,952	\$2,822,149	\$2,783,900	\$2,510,359
<i>Lowest Asking Price</i>	\$439,000	\$405,000	\$149,000	57%	\$95,153	\$149,000	\$159,000	\$159,000	\$95,153	\$122,500	\$119,000
<i>Highest Asking Price</i>	\$7,250,000	\$7,495,000	\$8,295,000	-15%	\$9,800,000	\$8,295,000	\$7,500,000	\$7,650,000	\$9,800,000	\$7,995,000	\$8,495,000
Avg Ask/Sold Discount			6.7%	0.43	6.3%	6.5%	6.4%	6.8%	6.0%	7.3%	8.9%
Avg Days on Market	301	236	281	14%	246	267	244	275	279	284	345

current aspen general activity report



excludes luxury properties
due to distortion of averages

condominiums/townhomes

	inventory		pending			closed					
	at 08/31/2017	at 08/31/2017	last 12 mo	ytd chg	prev 12 mo	2017 YTD	2016 YTD	2016	2015	2014	2013
Number	80	18	146	11%	132	103	73	116	155	131	119
Dollar Volume	\$148,847,000	\$41,321,000	\$258,089,358	25%	\$206,378,893	\$184,871,358	\$123,823,250	\$197,041,250	\$236,849,568	\$224,492,326	\$167,047,663
Avg Price/SF	\$1,587	\$1,272	\$1,293	6%	\$1,225	\$1,340	\$1,260	\$1,230	\$1,152	\$1,156	\$956
Avg Price Paid			\$1,767,735	13%	\$1,563,476	\$1,794,868	\$1,696,209	\$1,698,631	\$1,528,062	\$1,713,682	\$1,403,762
Lowest Selling Price			\$149,000	57%	\$95,153	\$149,000	\$100,000	\$100,000	\$95,153	\$107,000	\$108,000
Highest Selling Price			\$7,400,000	2%	\$7,250,000	\$7,400,000	\$7,250,000	\$7,300,000	\$7,250,000	\$6,425,000	\$5,750,000
Avg Asking Price	\$1,860,588	\$2,295,611	\$1,897,138	15%	\$1,648,395	\$1,929,580	\$1,784,767	\$1,797,616	\$1,612,571	\$1,823,526	\$1,516,776
Lowest Asking Price	\$439,000	\$405,000	\$149,000	57%	\$95,153	\$149,000	\$159,000	\$159,000	\$95,153	\$122,500	\$119,000
Highest Asking Price	\$6,999,000	\$5,795,000	\$8,000,000	7%	\$7,500,000	\$8,000,000	\$7,500,000	\$7,650,000	\$7,495,000	\$6,500,000	\$5,995,000
Avg Ask/Sold Discount			5.2%	0.20	5.0%	4.8%	5.3%	5.7%	4.9%	6.0%	7.5%
Avg Days on Market	225	221	263	16%	226	243	227	258	251	258	290

1266.699177

single family homes

(excluding luxury)

	inventory		pending			closed					
	at 08/31/2017	at 08/31/2017	last 12 mo	ytd chg	prev 12 mo	2017 YTD	2016 YTD	2016	2015	2014	2013
Number	102	13	95	64%	58	63	15	47	91	90	74
Dollar Volume	\$463,132,994	\$70,234,000	\$359,321,000	45%	\$248,151,996	\$248,483,000	\$63,432,200	\$174,270,200	\$388,510,940	\$343,899,104	\$266,182,132
Avg Price/SF	\$1,278	\$1,354	\$1,120	-5%	\$1,174	\$1,159	\$1,329	\$1,134	\$1,186	\$1,036	\$1,054
Avg Price Paid			\$3,782,326	-12%	\$4,278,483	\$3,944,175	\$4,228,813	\$3,707,877	\$4,269,351	\$3,821,101	\$3,597,056
Lowest Selling Price			\$960,000	30%	\$740,000	\$1,100,000	\$740,000	\$740,000	\$750,000	\$549,400	\$900,000
Highest Selling Price			\$7,300,000	-1%	\$7,350,000	\$7,300,000	\$7,200,000	\$7,200,000	\$7,400,000	\$7,250,000	\$7,300,000
Avg Asking Price	\$4,540,520	\$5,402,615	\$4,100,837	-14%	\$4,751,814	\$4,279,659	\$4,753,147	\$4,069,323	\$4,634,181	\$4,131,443	\$4,007,080
Lowest Asking Price	\$650,000	\$1,495,000	\$1,095,000	37%	\$799,000	\$1,295,000	\$799,000	\$799,000	\$849,000	\$549,900	\$999,000
Highest Asking Price	\$7,250,000	\$7,495,000	\$8,295,000	-15%	\$9,800,000	\$8,295,000	\$7,400,000	\$7,400,000	\$9,800,000	\$7,995,000	\$8,495,000
Avg Ask/Sold Discount			8.1%	-0.49	8.6%	8.1%	10.5%	9.0%	7.1%	7.1%	10.2%
Avg Days on Market	294	272	276	3%	268	272	250	272	259	302	397

single family lots

	inventory		pending			closed					
	at 08/31/2017	at 08/31/2017	last 12 mo	ytd chg	prev 12 mo	2017 YTD	2016 YTD	2016	2015	2014	2013
Number	34	3	14	0%	14	10	8	12	23	21	18
Dollar Volume	\$122,825,000	\$6,645,000	\$36,345,500	-25%	\$48,712,500	\$26,220,500	\$27,392,500	\$37,517,500	\$79,732,500	\$53,464,590	\$46,135,500
Avg Price Paid			\$2,596,107	-25%	\$3,479,464	\$2,622,050	\$3,424,063	\$3,126,458	\$3,466,630	\$2,545,933	\$2,563,083
Lowest Selling Price			\$260,000	-83%	\$1,500,000	\$260,000	\$1,500,000	\$1,250,000	\$500,000	\$250,000	\$800,000
Highest Selling Price			\$6,250,000	-2%	\$6,400,000	\$6,250,000	\$6,200,000	\$6,200,000	\$6,400,000	\$7,000,000	\$5,250,000
Avg Asking Price	\$3,612,500	\$2,215,000	\$2,902,429	-24%	\$3,836,429	\$2,941,900	\$3,749,375	\$3,434,167	\$3,804,304	\$3,007,524	\$2,925,861
Lowest Asking Price	\$695,000	\$800,000	\$395,000	-77%	\$1,750,000	\$395,000	\$1,750,000	\$1,425,000	\$595,000	\$299,000	\$1,100,000
Highest Asking Price	\$6,750,000	\$4,250,000	\$6,500,000	-17%	\$7,800,000	\$6,500,000	\$7,350,000	\$7,350,000	\$7,800,000	\$7,500,000	\$5,995,000
Avg Ask/Sold Discount			12.9%	4.15	8.8%	13.9%	8.4%	9.1%	9.1%	16.4%	12.8%
Avg Days on Market	516	164	499	48%	338	486	392	439	549	365	488