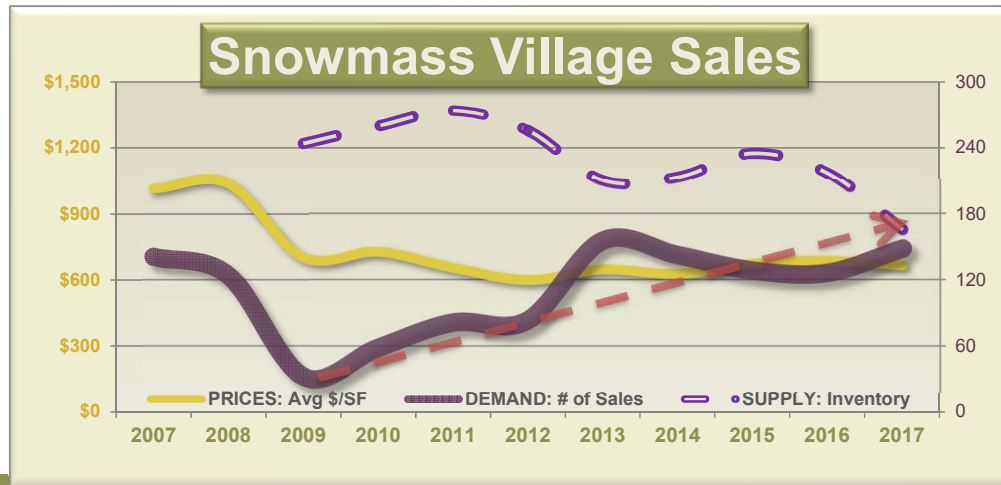




(reported separately)



<p>Inventory 160</p> <p>-26% ↓ from Dec 2016:</p> <p>217</p> <p>Average Asking Price: \$1,924,316</p>	<p>Avg Sales Price/SF \$663</p> <p>-3% ↓ from Dec 2016:</p> <p>\$685</p> <p>Current Avg. Asking Price/SF: \$798</p>	<p>Sales Last 12 Mo 148</p> <p>17% ↑ from Dec 2016:</p> <p>126</p> <p>Average Sold Price: \$1,511,993 Median Sold Price: \$985,000</p>
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all snowmass vlg property

(under \$7.5M)

	inventory		pending			closed				
	at 12/31/2017	at 12/31/2017	last 12 mo	change	prev 12 mo	2017	2016	2015	2014	2013
Number	160	14	148	17%	126	148	126	128	126	155
Dollar Volume	\$297,717,100	\$14,052,000	\$223,774,992	9%	\$204,761,675	\$223,774,992	\$204,761,675	\$192,592,213	\$171,104,532	\$144,150,284
Avg Price/SF	\$798	\$624	\$663	-3%	\$685	\$663	\$685	\$671	\$625	\$645
Avg Price Paid			\$1,511,993	-7%	\$1,625,093	\$1,511,993	\$1,625,093	\$1,504,627	\$1,301,118	\$942,421
<i>Lowest Selling Price</i>			\$61,114	-22%	\$78,000	\$61,114	\$78,000	\$76,500	\$64,000	\$183,500
<i>Highest Selling Price</i>			\$6,900,000	2%	\$6,750,000	\$6,900,000	\$6,750,000	\$7,297,500	\$7,250,000	\$4,500,000
Avg Asking Price	\$1,924,316	\$1,196,500	\$1,634,115	-7%	\$1,759,512	\$1,634,115	\$1,759,512	\$1,638,196	\$1,436,518	\$1,047,342
<i>Lowest Asking Price</i>	\$74,500	\$335,000	\$59,000	-26%	\$79,500	\$59,000	\$79,500	\$89,000	\$75,000	\$184,900
<i>Highest Asking Price</i>	\$7,350,000	\$4,795,000	\$7,500,000	7%	\$6,998,000	\$7,500,000	\$6,998,000	\$8,500,000	\$8,250,000	\$5,250,000
Avg Ask/Sold Discount			6.4%	-0.68	7.0%	6.4%	7.0%	7.6%	8.3%	8.0%
Avg Days on Market	358	215	388	9%	354	388	354	323	308	288

current snowmass village general activity report



excludes luxury properties except where noted
due to distortion of averages

single family homes

general off-mountain

	inventory at 12/31/2017	pending at 12/31/2017	last 12 mo	change	prev 12 mo	closed				
						2017	2016	2015	2014	2013
Number	26	4	30	36%	22	30	22	24	26	19
Dollar Volume	\$82,980,000	\$4,896,000	\$64,636,000	23%	\$52,656,500	\$64,636,000	\$52,656,500	\$57,129,900	\$48,603,000	\$35,540,500
Avg Price/SF	\$797	\$624	\$650	-3%	\$672	\$650	\$672	\$648	\$564	\$572
Avg Price Paid	est. \$2,957,020	est. \$1,759,228	\$2,154,533	-10%	\$2,393,477	\$2,154,533	\$2,393,477	\$2,380,413	\$1,869,346	\$1,870,553
<i>Lowest Selling Price</i>			\$844,500	-33%	\$1,262,500	\$844,500	\$1,262,500	\$795,000	\$785,000	\$660,000
<i>Highest Selling Price</i>			\$4,845,000	-7%	\$5,185,000	\$4,845,000	\$5,185,000	\$6,375,000	\$4,500,000	\$4,500,000
Avg Asking Price	\$3,191,538	\$1,898,750	\$2,329,517	-11%	\$2,621,773	\$2,329,517	\$2,621,773	\$2,594,917	\$2,058,765	\$2,050,258
<i>Lowest Asking Price</i>	\$1,295,000	\$1,025,000	\$847,500	-39%	\$1,399,000	\$847,500	\$1,399,000	\$795,000	\$849,900	\$680,000
<i>Highest Asking Price</i>	\$6,500,000	\$2,950,000	\$5,295,000	-12%	\$5,995,000	\$5,295,000	\$5,995,000	\$6,950,000	\$4,995,000	\$5,250,000
Avg Ask/Sold Discount			7.3%	-1.38	8.7%	7.3%	8.7%	8.3%	9.0%	8.2%
Avg Days on Market	305	355	252	-5%	264	252	264	270	228	339

general ski-accessible

	at 12/31/2017	at 12/31/2017	last 12 mo	change	prev 12 mo	2017	2016	2015	2014	2013
Number	12	1	13	-13%	15	13	15	11	8	6
Dollar Volume	\$67,929,000	\$4,795,000	\$54,032,500	-21%	\$68,351,500	\$54,032,500	\$68,351,500	\$52,681,500	\$29,510,000	\$15,146,000
Avg Price/SF	\$1,195	\$978	\$874	-13%	\$1,002	\$874	\$1,002	\$990	\$832	\$630
Avg Price Paid			\$4,156,346	-9%	\$4,556,767	\$4,156,346	\$4,556,767	\$4,789,227	\$3,688,750	\$2,524,333
<i>Lowest Selling Price</i>			\$1,850,000	-34%	\$2,797,500	\$1,850,000	\$2,797,500	\$2,089,000	\$1,899,000	\$2,100,000
<i>Highest Selling Price</i>			\$6,900,000	2%	\$6,750,000	\$6,900,000	\$6,750,000	\$7,297,500	\$7,250,000	\$3,020,000
Avg Asking Price	\$5,660,750	\$4,795,000	\$4,578,462	-6%	\$4,893,533	\$4,578,462	\$4,893,533	\$5,382,273	\$4,028,750	\$3,012,500
<i>Lowest Asking Price</i>	\$2,950,000	\$4,795,000	\$1,945,000	-33%	\$2,895,000	\$1,945,000	\$2,895,000	\$2,295,000	\$1,995,000	\$2,495,000
<i>Highest Asking Price</i>	\$7,350,000	\$4,795,000	\$7,500,000	7%	\$6,998,000	\$7,500,000	\$6,998,000	\$8,500,000	\$8,250,000	\$3,690,000
Avg Ask/Sold Discount			9.3%	2.78	6.5%	9.3%	6.5%	10.1%	7.8%	16.2%
Avg Days on Market	229	382	510	18%	431	510	431	343	200	457

luxury ski-accessible (over \$7.5M)

	at 12/31/2017	at 12/31/2017	last 12 mo	change	prev 12 mo	2017	2016	2015	2014	2013
Number	20	0	2	-50%	4	2	4	3	2	2
Dollar Volume	\$205,405,000	\$0	\$17,750,000	-47%	\$33,745,000	\$17,750,000	\$33,745,000	\$28,150,000	\$17,400,000	\$17,730,500
Avg Price/SF	\$1,679	\$0	\$1,624	8%	\$1,498	\$1,624	\$1,498	\$1,734	\$1,459	\$1,356
Avg Price Paid			\$8,875,000	5%	\$8,436,250	\$8,875,000	\$8,436,250	\$9,383,333	\$8,700,000	\$8,865,250
<i>Lowest Selling Price</i>			\$7,650,000	2%	\$7,500,000	\$7,650,000	\$7,500,000	\$7,800,000	\$8,600,000	\$8,575,000
<i>Highest Selling Price</i>			\$10,100,000	-5%	\$10,595,000	\$10,100,000	\$10,595,000	\$12,000,000	\$8,800,000	\$9,155,500
Avg Asking Price	\$10,270,250	\$0	\$9,725,000	0%	\$9,762,500	\$9,725,000	\$9,762,500	\$9,748,333	\$9,950,000	\$9,672,500
<i>Lowest Asking Price</i>	\$7,500,000	\$0	\$8,500,000	3%	\$8,250,000	\$8,500,000	\$8,250,000	\$8,250,000	\$9,950,000	\$9,450,000
<i>Highest Asking Price</i>	\$24,950,000	\$0	\$10,950,000	-15%	\$12,900,000	\$10,950,000	\$12,900,000	\$12,000,000	\$9,950,000	\$9,895,000
Avg Ask/Sold Discount			8.9%	-4.07	13.0%	8.9%	13.0%	4.2%	12.6%	8.4%
Avg Days on Market	452	0	313	-23%	409	313	409	229	356	841

all ski-accessible

	at 12/31/2017	at 12/31/2017	last 12 mo	ytd chg	prev 12 mo	2017	2016	2015	2014	2013
Number	32	1	15	-21%	19	15	19	14	10	8
Dollar Volume	\$273,334,000	\$4,795,000	\$71,782,500	-30%	\$102,096,500	\$71,782,500	\$102,096,500	\$80,831,500	\$46,910,000	\$32,876,500
Avg Price/SF	\$1,497	\$978	\$974	-12%	\$1,107	\$974	\$1,107	\$1,150	\$957	\$811
Avg Price Paid			\$4,785,500	-11%	\$5,373,500	\$4,785,500	\$5,373,500	\$5,773,679	\$4,691,000	\$4,109,563
<i>Lowest Selling Price</i>			\$1,850,000	-34%	\$2,797,500	\$1,850,000	\$2,797,500	\$2,089,000	\$1,899,000	\$2,100,000
<i>Highest Selling Price</i>			\$10,100,000	-5%	\$10,595,000	\$10,100,000	\$10,595,000	\$12,000,000	\$8,800,000	\$9,155,500
Avg Asking Price	\$8,541,688	\$4,795,000	\$5,264,667	-11%	\$5,918,579	\$5,264,667	\$5,918,579	\$6,317,857	\$5,213,000	\$4,677,500
<i>Lowest Asking Price</i>	\$2,950,000	\$4,795,000	\$1,945,000	-33%	\$2,895,000	\$1,945,000	\$2,895,000	\$2,295,000	\$1,995,000	\$2,495,000
<i>Highest Asking Price</i>	\$24,950,000	\$4,795,000	\$10,950,000	-15%	\$12,900,000	\$10,950,000	\$12,900,000	\$12,000,000	\$9,950,000	\$9,895,000
Avg Ask/Sold Discount			9.2%	1.37	7.9%	9.2%	7.9%	8.8%	8.8%	14.2%
Avg Days on Market	368	382	480	12%	427	480	427	318	231	553

current snowmass village general activity report



excludes luxury properties except where noted
due to distortion of averages

condominiums/townhomes

general off-mountain

	inventory at 12/31/2017	pending at 12/31/2017	last 12 mo	change	prev 12 mo	closed				
						2017	2016	2015	2014	2013
Number	20	3	28	-20%	35	28	35	24	28	39
Dollar Volume	\$19,408,500	\$1,508,000	\$24,273,575	-21%	\$30,546,500	\$24,273,575	\$30,546,500	\$20,154,900	\$23,634,750	\$32,328,654
Avg Price/SF	\$666	\$592	\$586	1%	\$580	\$586	\$580	\$567	\$549	\$523
Avg Price Paid			\$866,913	-1%	\$872,757	\$866,913	\$872,757	\$839,788	\$844,098	\$828,940
<i>Lowest Selling Price</i>			\$397,000	17%	\$339,500	\$397,000	\$339,500	\$375,000	\$360,000	\$295,000
<i>Highest Selling Price</i>			\$3,250,000	2%	\$3,200,000	\$3,250,000	\$3,200,000	\$3,100,000	\$1,795,000	\$2,809,226
Avg Asking Price	\$970,425	\$502,667	\$927,482	0%	\$929,671	\$927,482	\$929,671	\$881,158	\$902,232	\$926,179
<i>Lowest Asking Price</i>	\$475,000	\$395,000	\$445,000	23%	\$362,500	\$445,000	\$362,500	\$415,000	\$385,000	\$315,000
<i>Highest Asking Price</i>	\$2,800,000	\$638,000	\$3,495,000	-3%	\$3,595,000	\$3,495,000	\$3,595,000	\$3,300,000	\$1,895,000	\$3,245,000
Avg Ask/Sold Discount			6.1%	0.75	5.3%	6.1%	5.3%	4.9%	6.0%	7.4%
Avg Days on Market	258	120	408	19%	344	408	344	296	286	276

general ski-accessible

with Viceroy

	inventory at 12/31/2017	pending at 12/31/2017	last 12 mo	change	prev 12 mo	closed				
						2017	2016	2015	2014	2013
Number	99	6	71	42%	50	71	50	63	46	83
Dollar Volume	\$123,054,600	\$2,853,000	\$68,557,917	52%	\$45,004,675	\$68,557,917	\$45,004,675	\$55,405,913	\$39,255,782	\$53,625,130
Avg Price/SF	\$777	\$606	\$660	-1%	\$668	\$660	\$668	\$664	\$657	\$721
Avg Price Paid			\$965,604	7%	\$900,094	\$965,604	\$900,094	\$879,459	\$853,387	\$646,086
<i>Lowest Selling Price</i>			\$61,114	-22%	\$78,000	\$61,114	\$78,000	\$76,500	\$64,000	\$183,500
<i>Highest Selling Price</i>			\$3,590,000	9%	\$3,300,000	\$3,590,000	\$3,300,000	\$3,500,000	\$3,750,000	\$3,300,000
Avg Asking Price	\$1,242,976	\$475,500	\$1,027,803	4%	\$984,580	\$1,027,803	\$984,580	\$944,259	\$925,895	\$694,687
<i>Lowest Asking Price</i>	\$74,500	\$335,000	\$59,000	-26%	\$79,500	\$59,000	\$79,500	\$89,000	\$75,000	\$184,900
<i>Highest Asking Price</i>	\$4,950,000	\$725,000	\$3,725,000	7%	\$3,495,000	\$3,725,000	\$3,495,000	\$3,795,000	\$3,995,000	\$3,600,000
Avg Ask/Sold Discount			5.3%	-2.31	7.6%	5.3%	7.6%	8.1%	8.2%	6.7%
Avg Days on Market	342	142	424	10%	385	424	385	365	381	217

single family lots

general off-mountain

	inventory at 12/31/2017	pending at 12/31/2017	last 12 mo	change	prev 12 mo	closed				
						2017	2016	2015	2014	2013
Number	3	0	2	0%	2	2	2	5	12	6
Dollar Volume	\$4,345,000	\$0	\$2,775,000	32%	\$2,102,500	\$2,775,000	\$2,102,500	\$5,720,000	\$12,926,000	\$6,010,000
Avg Price Paid			\$1,387,500	32%	\$1,051,250	\$1,387,500	\$1,051,250	\$1,144,000	\$1,077,167	\$1,001,667
<i>Lowest Selling Price</i>			\$1,325,000	28%	\$1,037,500	\$1,325,000	\$1,037,500	\$950,000	\$695,000	\$575,000
<i>Highest Selling Price</i>			\$1,450,000	36%	\$1,065,000	\$1,450,000	\$1,065,000	\$1,450,000	\$1,725,000	\$1,400,000
Avg Asking Price	\$1,448,333	\$0	\$1,525,000	30%	\$1,175,000	\$1,525,000	\$1,175,000	\$1,195,000	\$1,225,250	\$1,272,167
<i>Lowest Asking Price</i>	\$1,395,000	\$0	\$1,500,000	30%	\$1,150,000	\$1,500,000	\$1,150,000	\$950,000	\$749,000	\$750,000
<i>Highest Asking Price</i>	\$1,500,000	\$0	\$1,550,000	29%	\$1,200,000	\$1,550,000	\$1,200,000	\$1,450,000	\$2,495,000	\$1,695,000
Avg Ask/Sold Discount			9.1%	-1.46	10.5%	9.1%	10.5%	4.3%	9.0%	20.3%
Avg Days on Market	687	0	358	244%	104	358	104	156	281	547

general ski-accessible

	inventory at 12/31/2017	pending at 12/31/2017	last 12 mo	change	prev 12 mo	closed				
						2017	2016	2015	2014	2013
Number	0	0	4	100%	2	4	2	1	6	2
Dollar Volume	\$0	\$0	\$9,500,000	56%	\$6,100,000	\$9,500,000	\$6,100,000	\$1,500,000	\$17,175,000	\$3,425,000
Avg Price Paid			\$2,375,000	-22%	\$3,050,000	\$2,375,000	\$3,050,000	\$1,500,000	\$2,862,500	\$1,712,500
<i>Lowest Selling Price</i>			\$1,600,000	-43%	\$2,800,000	\$1,600,000	\$2,800,000	\$1,500,000	\$1,400,000	\$1,575,000
<i>Highest Selling Price</i>			\$2,700,000	-18%	\$3,300,000	\$2,700,000	\$3,300,000	\$1,500,000	\$4,000,000	\$1,850,000
Avg Asking Price	\$0	\$0	\$2,612,500	-20%	\$3,249,500	\$2,612,500	\$3,249,500	\$1,595,000	\$3,457,500	\$1,947,500
<i>Lowest Asking Price</i>	\$0	\$0	\$1,950,000	-35%	\$2,999,000	\$1,950,000	\$2,999,000	\$1,595,000	\$1,750,000	\$1,700,000
<i>Highest Asking Price</i>	\$0	\$0	\$2,950,000	-16%	\$3,500,000	\$2,950,000	\$3,500,000	\$1,595,000	\$5,250,000	\$2,195,000
Avg Ask/Sold Discount			9.7%	3.51	6.2%	9.7%	6.2%	6.0%	16.7%	11.5%
Avg Days on Market	0	0	230	-48%	440	230	440	265	820	1687