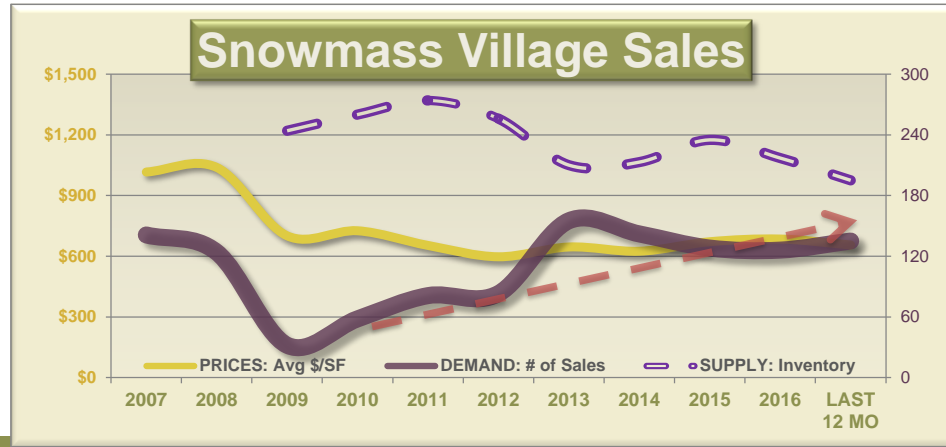


current snowmass village general activity report



excludes luxury properties except where noted  
due to distortion of averages  
(reported separately)



<p><b>Inventory</b> 190</p> <p>-21% ↓</p> <p>from Aug 2016:</p> <p>240</p> <p>Average Asking Price: \$1,887,314</p>	<p><b>Avg Sales Price/SF</b> \$655</p> <p>1% →</p> <p>from Aug 2016:</p> <p>\$652</p> <p>Current Avg. Asking Price/SF: \$799</p>	<p><b>Sales Last 12 Mo</b> 135</p> <p>13% ↑</p> <p>from Aug 2016:</p> <p>120</p> <p>Average Sold Price: \$1,493,654 Median Sold Price: \$1,097,500</p>
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all snowmass vlg property

(under \$7.5M)	inventory		pending			closed					
	at 08/31/2017	at 08/31/2017	last 12 mo	change	prev 12 mo	2017 YTD	2016 YTD	2016	2015	2014	2013
<b>Number</b>	190	23	135	13%	120	86	77	126	128	126	155
<b>Dollar Volume</b>	\$348,131,199	\$38,740,000	\$199,709,967	4%	\$191,912,875	\$128,454,267	\$133,505,975	\$204,761,675	\$192,592,213	\$171,104,532	\$144,150,284
<b>Avg Price/SF</b>	\$799	\$724	\$655	1%	\$652	\$645	\$693	\$685	\$671	\$625	\$645
<b>Avg Price Paid</b>			\$1,479,333	-7%	\$1,599,274	\$1,493,654	\$1,733,844	\$1,625,093	\$1,504,627	\$1,301,118	\$942,421
Lowest Selling Price			\$61,114	-20%	\$76,500	\$61,114	\$185,000	\$78,000	\$76,500	\$64,000	\$183,500
Highest Selling Price			\$6,900,000	4%	\$6,650,000	\$6,900,000	\$6,650,000	\$6,750,000	\$7,297,500	\$7,250,000	\$4,500,000
<b>Avg Asking Price</b>	\$1,887,314	\$1,750,854	\$1,596,141	-8%	\$1,738,731	\$1,618,215	\$1,888,130	\$1,759,512	\$1,638,196	\$1,436,518	\$1,047,342
Lowest Asking Price	\$74,500	\$319,000	\$59,000	-34%	\$89,000	\$59,000	\$199,000	\$79,500	\$89,000	\$75,000	\$184,900
Highest Asking Price	\$7,350,000	\$6,995,000	\$7,500,000	7%	\$6,998,000	\$7,500,000	\$6,998,000	\$6,998,000	\$8,500,000	\$8,250,000	\$5,250,000
<b>Avg Ask/Sold Discount</b>			6.4%	-0.95	7.4%	6.3%	7.3%	7.0%	7.6%	8.3%	8.0%
<b>Avg Days on Market</b>	375	397	349	-9%	382	364	374	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 08/31/2017	pending at 08/31/2017	closed								
			last 12 mo	change	prev 12 mo	2017 YTD	2016 YTD	2016	2015	2014	2013
<b>Number</b>	34	8	24	-8%	26	16	14	22	24	26	19
<b>Dollar Volume</b>	\$94,760,500	\$16,750,000	\$56,964,500	-5%	\$59,799,900	\$35,074,500	\$30,766,500	\$52,656,500	\$57,129,900	\$48,603,000	\$35,540,500
Avg Price/SF	\$764	\$724	\$668	7%	\$624	\$636	\$636	\$672	\$648	\$564	\$572
Avg Price Paid	est. \$2,570,373	est. \$1,969,057	\$2,373,521	3%	\$2,299,996	\$2,192,156	\$2,197,607	\$2,393,477	\$2,380,413	\$1,869,346	\$1,870,553
Lowest Selling Price			\$1,095,000	38%	\$795,000	\$1,095,000	\$1,262,500	\$1,262,500	\$795,000	\$785,000	\$660,000
Highest Selling Price			\$5,185,000	8%	\$4,790,000	\$4,845,000	\$4,650,000	\$5,185,000	\$6,375,000	\$4,500,000	\$4,500,000
Avg Asking Price	\$2,787,074	\$2,135,063	\$2,591,583	4%	\$2,497,077	\$2,391,813	\$2,410,714	\$2,621,773	\$2,594,917	\$2,058,765	\$2,050,258
Lowest Asking Price	\$1,025,000	\$847,500	\$1,095,000	38%	\$795,000	\$1,095,000	\$1,399,000	\$1,399,000	\$795,000	\$849,900	\$680,000
Highest Asking Price	\$6,500,000	\$3,998,000	\$5,995,000	20%	\$4,995,000	\$5,295,000	\$4,895,000	\$5,995,000	\$6,950,000	\$4,995,000	\$5,250,000
Avg Ask/Sold Discount			7.9%	0.32	7.6%	7.8%	9.1%	8.7%	8.3%	9.0%	8.2%
Avg Days on Market	290	262	263	11%	236	219	215	264	270	228	339

## general ski-accessible

	at 08/31/2017	at 08/31/2017	last 12 mo	change	prev 12 mo	2017 YTD	2016 YTD	2016	2015	2014	2013
<b>Number</b>	19	1	11	-21%	14	7	11	15	11	8	6
<b>Dollar Volume</b>	\$95,218,000	\$6,995,000	\$51,700,000	-12%	\$58,466,500	\$31,725,000	\$48,376,500	\$68,351,500	\$52,681,500	\$29,510,000	\$15,146,000
Avg Price/SF	\$1,118	\$1,280	\$966	4%	\$926	\$897	\$972	\$1,002	\$990	\$832	\$630
Avg Price Paid			\$4,700,000	13%	\$4,176,179	\$4,532,143	\$4,397,864	\$4,556,767	\$4,789,227	\$3,688,750	\$2,524,333
Lowest Selling Price			\$3,100,000	11%	\$2,797,500	\$3,200,000	\$2,797,500	\$2,797,500	\$2,089,000	\$1,899,000	\$2,100,000
Highest Selling Price			\$6,900,000	4%	\$6,650,000	\$6,900,000	\$6,650,000	\$6,750,000	\$7,297,500	\$7,250,000	\$3,020,000
Avg Asking Price	\$5,011,474	\$6,995,000	\$5,057,727	10%	\$4,582,357	\$5,000,000	\$4,797,091	\$4,893,533	\$5,382,273	\$4,028,750	\$3,012,500
Lowest Asking Price	\$2,595,000	\$6,995,000	\$3,185,000	10%	\$2,895,000	\$3,495,000	\$2,895,000	\$2,895,000	\$2,295,000	\$1,995,000	\$2,495,000
Highest Asking Price	\$7,350,000	\$6,995,000	\$7,500,000	7%	\$6,998,000	\$7,500,000	\$6,998,000	\$6,998,000	\$8,500,000	\$8,250,000	\$3,690,000
Avg Ask/Sold Discount			7.1%	-1.47	8.6%	9.3%	7.7%	6.5%	10.1%	7.8%	16.2%
Avg Days on Market	212	29	488	-8%	531	606	486	431	343	200	457

## luxury ski-accessible (over \$7.5M)

	at 08/31/2017	at 08/31/2017	last 12 mo	change	prev 12 mo	2017 YTD	2016 YTD	2016	2015	2014	2013
<b>Number</b>	21	0	2	-60%	5	2	4	4	3	2	2
<b>Dollar Volume</b>	\$217,750,000	\$0	\$17,750,000	-57%	\$41,545,000	\$17,750,000	\$33,745,000	\$33,745,000	\$28,150,000	\$17,400,000	\$17,730,500
Avg Price/SF	\$1,659	\$0	\$1,624	10%	\$1,478	\$1,624	\$1,498	\$1,498	\$1,734	\$1,459	\$1,356
Avg Price Paid			\$8,875,000	7%	\$8,309,000	\$8,875,000	\$8,436,250	\$8,436,250	\$9,383,333	\$8,700,000	\$8,865,250
Lowest Selling Price			\$7,650,000	2%	\$7,500,000	\$7,650,000	\$7,500,000	\$7,500,000	\$7,800,000	\$8,600,000	\$8,575,000
Highest Selling Price			\$10,100,000	-5%	\$10,595,000	\$10,100,000	\$10,595,000	\$10,595,000	\$12,000,000	\$8,800,000	\$9,155,500
Avg Asking Price	\$10,334,524	\$0	\$9,725,000	3%	\$9,460,000	\$9,725,000	\$9,762,500	\$9,762,500	\$9,748,333	\$9,950,000	\$9,672,500
Lowest Asking Price	\$7,500,000	\$0	\$8,500,000	3%	\$8,250,000	\$8,500,000	\$8,250,000	\$8,250,000	\$8,250,000	\$9,950,000	\$9,450,000
Highest Asking Price	\$24,950,000	\$0	\$10,950,000	-15%	\$12,900,000	\$10,950,000	\$12,900,000	\$12,900,000	\$12,000,000	\$9,950,000	\$9,895,000
Avg Ask/Sold Discount			8.9%	-2.57	11.5%	8.9%	13.0%	13.0%	4.2%	12.6%	8.4%
Avg Days on Market	417	0	313	-23%	407	313	409	409	229	356	841

## all ski-accessible

	at 08/31/2017	at 08/31/2017	last 12 mo	ytd chg	prev 12 mo	2017 YTD	2016 YTD	2016	2015	2014	2013
<b>Number</b>	40	1	13	-32%	19	9	15	19	14	10	8
<b>Dollar Volume</b>	\$312,243,000	\$6,995,000	\$69,450,000	-31%	\$100,011,500	\$49,475,000	\$82,121,500	\$102,096,500	\$80,831,500	\$46,910,000	\$32,876,500
Avg Price/SF	\$1,402	\$1,280	\$1,067	0%	\$1,071	\$1,059	\$1,112	\$1,107	\$1,150	\$957	\$811
Avg Price Paid			\$5,342,308	1%	\$5,263,763	\$5,497,222	\$5,474,767	\$5,373,500	\$5,773,679	\$4,691,000	\$4,109,563
Lowest Selling Price			\$3,100,000	11%	\$2,797,500	\$3,200,000	\$2,797,500	\$2,797,500	\$2,089,000	\$1,899,000	\$2,100,000
Highest Selling Price			\$10,100,000	-5%	\$10,595,000	\$10,100,000	\$10,595,000	\$10,595,000	\$12,000,000	\$8,800,000	\$9,155,500
Avg Asking Price	\$7,806,075	\$6,995,000	\$5,775,769	-2%	\$5,865,947	\$6,050,000	\$6,121,200	\$5,918,579	\$6,317,857	\$5,213,000	\$4,677,500
Lowest Asking Price	\$2,595,000	\$6,995,000	\$3,185,000	10%	\$2,895,000	\$3,495,000	\$2,895,000	\$2,895,000	\$2,295,000	\$1,995,000	\$2,495,000
Highest Asking Price	\$24,950,000	\$6,995,000	\$10,950,000	-15%	\$12,900,000	\$10,950,000	\$12,900,000	\$12,900,000	\$12,000,000	\$9,950,000	\$9,895,000
Avg Ask/Sold Discount			7.4%	-1.95	9.3%	9.2%	9.1%	7.9%	8.8%	8.8%	14.2%
Avg Days on Market	320	29	461	-7%	498	541	465	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		pending			closed					
	at 08/31/2017	at 08/31/2017	last 12 mo	change	prev 12 mo	2017 YTD	2016 YTD	2016	2015	2014	2013
<b>Number</b>	31	2	29	0%	29	16	22	35	24	28	39
<b>Dollar Volume</b>	\$36,296,500	\$1,184,000	\$26,387,000	1%	\$26,189,000	\$17,329,500	\$21,489,000	\$30,546,500	\$20,154,900	\$23,634,750	\$32,328,654
<b>Avg Price/SF</b>	\$681	\$496	\$599	2%	\$589	\$646	\$603	\$580	\$567	\$549	\$523
<b>Avg Price Paid</b>			\$909,897	1%	\$903,069	\$1,083,094	\$976,773	\$872,757	\$839,788	\$844,098	\$828,940
<i>Lowest Selling Price</i>			\$397,000	17%	\$339,500	\$397,000	\$339,500	\$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	\$3,200,000	\$3,100,000	\$1,795,000	\$2,809,226
<b>Avg Asking Price</b>	\$1,170,855	\$592,000	\$966,431	0%	\$962,600	\$1,148,906	\$1,040,659	\$929,671	\$881,158	\$902,232	\$926,179
<i>Lowest Asking Price</i>	\$470,000	\$485,000	\$445,000	23%	\$362,500	\$445,000	\$362,500	\$362,500	\$415,000	\$385,000	\$315,000
<i>Highest Asking Price</i>	\$3,295,000	\$699,000	\$3,495,000	-3%	\$3,595,000	\$3,495,000	\$3,595,000	\$3,595,000	\$3,300,000	\$1,895,000	\$3,245,000
<b>Avg Ask/Sold Discount</b>			5.5%	0.22	5.3%	5.2%	5.0%	5.3%	4.9%	6.0%	7.4%
<b>Avg Days on Market</b>	345	478	286	-29%	404	302	389	344	296	286	276

## general ski-accessible

with Viceroy

at 08/31/2017	at 08/31/2017	last 12 mo	change	prev 12 mo	2017 YTD	2016 YTD	2016	2015	2014	2013	
<b>Number</b>	101	12	68	51%	45	44	26	50	63	46	83
<b>Dollar Volume</b>	\$115,082,199	\$13,811,000	\$60,283,467	64%	\$36,804,975	\$39,950,267	\$24,671,475	\$45,004,675	\$55,405,913	\$39,255,782	\$53,625,130
<b>Avg Price/SF</b>	\$786	\$747	\$624	0%	\$623	\$608	\$681	\$668	\$664	\$657	\$721
<b>Avg Price Paid</b>			\$886,522	8%	\$817,888	\$907,961	\$948,903	\$900,094	\$879,459	\$853,387	\$646,086
<i>Lowest Selling Price</i>			\$61,114	-20%	\$76,500	\$61,114	\$185,000	\$78,000	\$76,500	\$64,000	\$183,500
<i>Highest Selling Price</i>			\$3,590,000	3%	\$3,500,000	\$3,590,000	\$2,483,000	\$3,300,000	\$3,500,000	\$3,750,000	\$3,300,000
<b>Avg Asking Price</b>	\$1,139,428	\$1,150,917	\$950,287	6%	\$894,696	\$966,250	\$1,043,250	\$984,580	\$944,259	\$925,895	\$694,687
<i>Lowest Asking Price</i>	\$74,500	\$319,000	\$59,000	-34%	\$89,000	\$59,000	\$199,000	\$79,500	\$89,000	\$75,000	\$184,900
<i>Highest Asking Price</i>	\$3,950,000	\$3,495,000	\$3,590,000	-2%	\$3,674,999	\$3,590,000	\$2,795,000	\$3,495,000	\$3,795,000	\$3,995,000	\$3,600,000
<b>Avg Ask/Sold Discount</b>			6.0%	-2.41	8.4%	5.2%	7.9%	7.6%	8.1%	8.2%	6.7%
<b>Avg Days on Market</b>	383	530	381	-10%	422	398	417	385	365	381	217

## single family lots

general off-mountain	inventory		pending			closed					
at 08/31/2017	at 08/31/2017	last 12 mo	change	prev 12 mo	2017 YTD	2016 YTD	2016	2015	2014	2013	
<b>Number</b>	5	0	2	-33%	3	2	2	2	5	12	6
<b>Dollar Volume</b>	\$6,774,000	\$0	\$2,775,000	-9%	\$3,052,500	\$2,775,000	\$2,102,500	\$2,102,500	\$5,720,000	\$12,926,000	\$6,010,000
<b>Avg Price Paid</b>			\$1,387,500	36%	\$1,017,500	\$1,387,500	\$1,051,250	\$1,051,250	\$1,144,000	\$1,077,167	\$1,001,667
<i>Lowest Selling Price</i>			\$1,325,000	39%	\$950,000	\$1,325,000	\$1,037,500	\$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	\$1,065,000	\$1,450,000	\$1,725,000	\$1,400,000
<b>Avg Asking Price</b>	\$1,354,800	\$0	\$1,525,000	39%	\$1,100,000	\$1,525,000	\$1,175,000	\$1,175,000	\$1,195,000	\$1,225,250	\$1,272,167
<i>Lowest Asking Price</i>	\$1,150,000	\$0	\$1,500,000	58%	\$950,000	\$1,500,000	\$1,150,000	\$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	\$1,200,000	\$1,450,000	\$2,495,000	\$1,695,000
<b>Avg Ask/Sold Discount</b>			9.1%	2.05	7.0%	9.1%	10.5%	10.5%	4.3%	9.0%	20.3%
<b>Avg Days on Market</b>	544	0	358	182%	127	358	104	104	156	281	547

## general ski-accessible

at 08/31/2017	at 08/31/2017	last 12 mo	change	prev 12 mo	2017 YTD	2016 YTD	2016	2015	2014	2013	
<b>Number</b>	0	0	1	-67%	3	1	2	2	1	6	2
<b>Dollar Volume</b>	\$0	\$0	\$1,600,000	-79%	\$7,600,000	\$1,600,000	\$6,100,000	\$6,100,000	\$1,500,000	\$17,175,000	\$3,425,000
<b>Avg Price Paid</b>			\$1,600,000	-37%	\$2,533,333	\$1,600,000	\$3,050,000	\$3,050,000	\$1,500,000	\$2,862,500	\$1,712,500
<i>Lowest Selling Price</i>			\$1,600,000	7%	\$1,500,000	\$1,600,000	\$2,800,000	\$2,800,000	\$1,500,000	\$1,400,000	\$1,575,000
<i>Highest Selling Price</i>			\$1,600,000	-52%	\$3,300,000	\$1,600,000	\$3,300,000	\$3,300,000	\$1,500,000	\$4,000,000	\$1,850,000
<b>Avg Asking Price</b>	\$0	\$0	\$1,950,000	-28%	\$2,698,000	\$1,950,000	\$3,249,500	\$3,249,500	\$1,595,000	\$3,457,500	\$1,947,500
<i>Lowest Asking Price</i>	\$0	\$0	\$1,950,000	22%	\$1,595,000	\$1,950,000	\$2,999,000	\$2,999,000	\$1,595,000	\$1,750,000	\$1,700,000
<i>Highest Asking Price</i>	\$0	\$0	\$1,950,000	-44%	\$3,500,000	\$1,950,000	\$3,500,000	\$3,500,000	\$1,595,000	\$5,250,000	\$2,195,000
<b>Avg Ask/Sold Discount</b>			17.9%	11.85	6.1%	17.9%	6.2%	6.2%	6.0%	16.7%	11.5%
<b>Avg Days on Market</b>	0	0	517	35%	382	517	440	440	265	820	1687