



RICH WAGAR ASSOCIATES

Aspen & The Roaring Fork Valley Real Estate

Aspen Area Market Report March 2005 End of 1st Quarter

	<u>March 2003</u>	<u>March 2004</u>	<u>March 2005</u>	<u>% Change from 2004-2005</u>
I. <u>SOLD PRICE AVERAGE Year-to-Date</u>	\$974,179	\$1,152,835	\$1,145,820	-1%
II. <u>SOLD VOLUME Year-to-Date</u>				
Single Family Homes in Aspen	\$69,331,600	\$64,737,000	\$68,823,000	6%
Vacant Lots in Aspen	\$6,550,000	\$2,455,000	\$16,056,500	554%
Condos in Aspen	\$33,020,150	\$20,289,900	\$43,971,260	117%
III. <u>SOLD IN ALL AREAS</u>	\$174,378,088	\$263,999,420	\$336,871,341	28%
IV. <u>LISTINGS- Aspen Area Year-to-Date</u>				
Total Number	2,271	2,117	1,856	-12%
Average List Price	\$1,559,676	\$1,425,822	\$1,570,687	10%
Total Dollar Volume	\$3,542,026,042	\$3,018,466,936	\$2,915,195,354	-3%
V. <u>SINGLE FAMIL HOME UNDER CONTRACT IN ASPEN & SNOWMASS</u>				
Under \$2,000,000	6	13	20	
\$2,000,000-\$5,000,000	9	17	37	
Above \$5,000,000	7	4	7	
VI. <u>TOTAL NUMBER UNDER CONTRACT AS OF THE DATE OF THIS REPORT</u>	22	34	64	88%
VII. <u>LIST vs. SOLD PRICE Year-to-Date</u>	90.9%	85.2%	92.4%	8%

Note: Information contained herein deemed reliable but not guaranteed and is compiled by the Aspen Board of Realtors Multiple Listing Service. "All categories" includes Aspen, Snowmass Village, Basalt, Carbondale and those areas in between.

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533 E. Hopkins
Ave., Aspen Co

SELLERS

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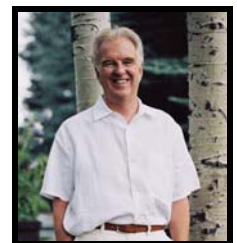
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Buying Property



Rich Wagar
Owner/Broker



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RICH WAGAR ASSOCIATES
Aspen and the Roaring Fork Valley Real Estate

Sellers— We Have more Buyers than Sellers!

If you are thinking about selling,

Contact me first !

Rich Wagar

920-3131

Or

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**Rich Wagar a trusted and proven name in
Aspen real Estate “forever.”**