



**RICH WAGAR ASSOCIATES**  
Aspen & The Roaring Fork Valley Real Estate

**Market Summary — 1981 through 2006**

YEAR	DOLLAR VOLUME SOLD	AVERAGE SALE PRICE	COMPOUNDED RETURN %*	SIMPLE RETURN %*
1981	\$66,000,000	195,000	---	---
1982	35,000,000	197,000	1%	1%
1983	92,000,000	238,000	22.0%	20.8%
1984	98,000,000	232,000	19.0%	-2.5%
1985	83,000,000	226,000	15.9%	-2.6%
1986	133,000,000	248,000	27.2%	9.7%
1987	211,000,000	269,000	37.9%	8.5%
1988	272,000,000	295,000	51.3%	9.7%
1989	371,000,000	375,000	92.3%	27.0%
1990	278,000,000	402,000	106.2%	7.2%
1991	273,000,000	385,000	97.4%	-4.2%
1992	362,000,000	392,000	101.0%	1.8%
1993	391,000,000	382,000	95.9%	-2.6%
1994	541,000,000	483,000	147.7%	26.4%
1995	434,498,673	459,786	135.8%	-4.8%
1996	478,267,212	544,103	179.0%	18.3%
1997	746,172,129	611,616	213.65%	12.4%
1998	861,369,560	667,728	242.42%	9.2%
1999	1,119,739,113	828,209	324.71%	24.03%
2000	1,249,368,000	1,031,000	428.72%	24.49%
2001	823,686,000	780,000	300.00%	-24.35%
2002	925,388,196	959,946	392.28%	23.07%
2003	1,013,834,515	960,980	392.81%	0.11%
2004	1,516,112,313	1,063,192	445.23%	10.64%
2005	2,056,709,404	1,187,476	508.96%	11.69%
2006	2,351,524,092	1,493,979	666.14%	25.81%
<b>TOTAL</b>			<b>666.14%</b>	<b>230.79%</b>

1) **666.14% over 25 years equals 26.65% compounded return.**

2) **230.79% over 25 years equals 9.23% simple interest.**

\*Percentage calculations based on price changes of Average Sale Price. The annual percentage increase is simple interest.

**Note:** This representation is based in whole or in part on data supplied by the Aspen Board of Realtors or its Multiple Listing Service. Neither the Board nor its MLS guarantees or is in any way responsible for its accuracy. Data maintained by the Board or its MLS may not reflect all real estate activity in the market.