



RICH WAGAR ASSOCIATES
Aspen & The Roaring Fork Valley Real Estate

**Aspen Area Market Report
End of Year ~ December 2005**

	<u>December 2003</u>	<u>December 2004</u>	<u>*ALL AREAS December 2005</u>	<u>% Change from 2004-2005</u>
I. <u>SOLD PRICE AVERAGE Year-to Date</u>	\$960,980	\$1,063,192	\$665,174	-37%
II. <u>SOLD VOLUME Year-to-Date</u>				
Single Family Homes in Aspen	\$309,940,475	\$468,364,528	UNAVAILABLE	
Vacant Lots in Aspen	\$49,455,000	\$69,710,300	UNAVAILABLE	
Condos in Aspen	\$137,696,625	\$186,796,935	UNAVAILABLE	
III. <u>SOLD IN ALL AREAS</u>	\$1,013,834,515	\$1,516,112,313	\$2,689,299,211	77%
IV. <u>LISTINGS- Aspen Area Year-to-Date</u>				
Total Number	2,024	1,825	2,453	34%
Average List Price	\$1,388,297	\$1,552,358	\$1,303,027	-16%
Total Dollar Volume	\$2,809,914,952	\$2,833,053,915	\$3,196,326,000	13%
V. <u>SINGLE FAMILY HOMES UNDER CONTRACT IN ASPEN & SNOWMASS</u>				
Under \$2,000,000	7	12	UNAVAILABLE	
\$2,000,000-\$5,000,000	10	25	UNAVAILABLE	
Above \$5,000,000	2	3	UNAVAILABLE	
VI. <u>TOTAL NUMBER UNDER CONTRACT AS OF THE DATE OF THIS REPORT</u>	19	40	UNAVAILABLE	
VII. <u>LIST vs. SOLD PRICE Year-to-Date</u>	91.0%	91.4%	94.9%	4%

Note: Information contained herein deemed reliable but not guaranteed and is compiled by the Aspen/Glenwood Springs Board of Realtors Multiple Listing Service. * "All categories" includes Aspen, Snowmass Village, Basalt, Carbondale, Glenwood Springs, Rifle and those areas in between (*2005 only, previous years do not include Glenwood Springs, Rifle and surrounding areas.)

**View All Aspen Properties for Sale at
www.WagarRealEstate.com**



533 E. Hopkins
Ave., Aspen Co

SELLERS

Would you like a free property evaluation on your property ?

Visit www.WagarRealEstate.com and click on

[Selling Property](#)

BUYERS

Would you like a report of all the properties available for sale in your criteria?

Visit www.WagarRealEstate.com and click on

[Buying Property](#)



**Rich Wagar
Owner/Broker**



533 E. Hopkins Avenue, Suite 101 Aspen, CO 81611



Sellers— We Have more Buyers than Sellers!

If you are thinking about selling,

Contact me first !

Rich Wagar

920-3131

Or

RICH@9203131.COM

View All Aspen Area Listings at

www.WagarRealEstate.com

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