



RICH WAGAR ASSOCIATES
Aspen & The Roaring Fork Valley Real Estate

**Aspen Area Market Report
June 2005**

		<u>June 2003</u>	<u>June 2004</u>	<u>June 2005</u>	<u>% Change from 2004-2005</u>
I.	SOLD PRICE AVERAGE Year-to-Date	\$872,069	\$1,031,857	\$1,019,099	-1%
II.	SOLD VOLUME Year-to-Date				
	Single Family Homes in Aspen	\$116,133,600	\$196,108,928	\$178,656,000	-9%
	Vacant Lots in Aspen	\$10,745,000	\$23,465,500	\$29,130,500	24%
	Condos in Aspen	\$58,098,850	\$61,255,100	\$128,676,996	110%
III.	SOLD IN ALL AREAS	\$383,710,771	\$664,516,223	\$845,597,673	27%
IV.	LISTINGS- Aspen Area Year-to-Date				
	Total Number	2,328	2,198	1,869	-15%
	Average List Price	\$1,461,603	\$1,502,474	\$1,647,198	10%
	Total Dollar Volume	\$3,402,612,901	\$3,302,438,713	\$3,078,614,186	-7%
V.	SINGLE FAMILY HOMES UNDER CONTRACT IN ASPEN & SNOWMASS				
	Under \$2,000,000	6	16	10	
	\$2,000,000-\$5,000,000	3	18	17	
	Above \$5,000,000	4	3	7	
VI.	TOTAL NUMBER UNDER CONTRACT AS OF THE DATE OF THIS REPORT	13	37	34	-8%
VII.	LIST vs. SOLD PRICE Year-to-Date	90.9%	89.8%	94.1%	5%

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

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**Rich Wagar
Owner/Broker**



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



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

RICH@9203131.COM

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