




**CMA: Comparable Properties**

	<b>143076</b>	<b>144340</b>	<b>145831</b>
			
	319 W Bleeker Street Aspen CO	1180 Black Birch Aspen CO	171 Hunter Creek Road Aspen CO
List Price	\$12,000,000	\$9,950,000	\$9,400,000
Original List Price	\$12,000,000	\$9,950,000	\$9,400,000
Sold Price	\$10,900,000	\$9,850,000	\$9,400,000
Status	Sold	Sold	Sold
Status Date	08/18/2016	08/29/2016	08/29/2016
Days on Market	209	87	172
Bedrooms	6	4	6
Total Baths	8	5	8
Total SqFt	5,508	5,722	7,858
Lot Size	3,001 - 6,000	32,001 - 43,000	22,001 - 32000
Nbr of Acres	0.14	0.9	0.71
HOA Transfer Fee	No	No	No
Year Built	2012	1990	1981
Seller Concessions	No	No	No
Lead for Homes			
<b>Price</b>	<b>\$10,900,000</b>	<b>\$9,850,000</b>	<b>\$9,400,000</b>

## Price Analysis

Summary of Closed Listings							
MLS #	Address	List Price	DOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
143076	319 W Bleeker Street, Aspen CO	\$12,000,000	209	08/18/2016	\$10,900,000	-	\$10,900,000
144340	1180 Black Birch, Aspen CO	\$9,950,000	87	08/26/2016	\$9,850,000	-	\$9,850,000
145831	171 Hunter Creek Road, Aspen CO	\$9,400,000	172	08/29/2016	\$9,400,000	-	\$9,400,000

Low, Average, Median, and High Comparisons		
	Closed	Overall
Low	\$9,400,000	\$9,400,000
Average	\$10,050,000	\$10,050,000
Median	\$9,850,000	\$9,850,000
High	\$10,900,000	\$10,900,000

Overall Market Analysis (Unadjusted)										
Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/ List Price	Avg. Total SqFt	Avg. List \$/Total SqFt	Avg. Sold \$/Total SqFt	Avg. Dom
Closed	3	31,350,000	10,450,000	30,150,000	10,050,000	0.97	6,363	1,704.59	1,632.20	156
<b>Overall</b>	<b>3</b>	<b>31,350,000</b>	<b>10,450,000</b>	<b>30,150,000</b>	<b>10,050,000</b>	<b>0.97</b>	<b>6,363</b>	<b>1,704.59</b>	<b>1,632.20</b>	<b>156</b>