

**CITY OF ASPEN – SINGLE FAMILY RESIDENTIAL SALES FOR 2023/2024**

*Appraisal date: June 30, 2022*

ACCT#	LEGAL DESCRIPTION	NBHD	SITE ADDRESS	LAND SIZE	QUALITY	HEATED		MARKET ADJ		VALIDITY
						AREA	SALE DATE	SALE PRICE	SALE PRICE	
R000248	CITY AND TOWNSITE OF ASPEN Block: 34 Lot: N	101001	420 W FRANCIS ST	6000	5 - V GOOD	3,899	10/19/2021	10,000,000	<b>13,791,000</b>	Qualified/Valid
R000297	CITY AND TOWNSITE OF ASPEN Block: 34 Lot: A	101001	437 W SMUGGLER ST	6000	5 - V GOOD	3,798	12/20/2021	11,425,000	<b>14,539,455</b>	Qualified/Valid
R000386	CITY AND TOWNSITE OF ASPEN Block: 51 Lot: A	101001	233 W BLEEKER ST	9000	4 - GOOD	5,118	6/30/2021	11,260,000	<b>18,236,696</b>	Qualified/Valid
R000468	CITY AND TOWNSITE OF ASPEN Block: 50 Lot: G	101001	201 W HALLAM ST	9000	6 - EXCELLENT	6,679	1/14/2021	24,127,538	<b>47,772,525</b>	Qualified/Valid
R000503	CITY AND TOWNSITE OF ASPEN Block: 18 Lot: E	101001	711 W BLEEKER ST	6000	5 - V GOOD	4,833	3/15/2022	8,500,000	<b>9,509,883</b>	Qualified/Valid
R000595	CITY AND TOWNSITE OF ASPEN Block: 65 Lot: S	101001	134 E BLEEKER ST	4500	4 - GOOD	3,458	7/12/2021	9,300,000	<b>14,468,940</b>	Qualified/Invalid
R000704	CITY AND TOWNSITE OF ASPEN Block: 36 Lot: I	101001	403 W HALLAM ST	4500	4 - GOOD	2,378	3/15/2021	6,900,000	<b>12,606,990</b>	Qualified/Valid
R001127	CITY AND TOWNSITE OF ASPEN Block: 14 Lot: R	101001	700 W SMUGGLER ST	6000	6 - EXCELLENT	5,749	3/26/2021	17,900,000	<b>32,686,819</b>	Qualified/Valid
R001289	CITY AND TOWNSITE OF ASPEN Block: 22 Lot: G	101001	609 W FRANCIS ST	4500	4 - GOOD	3,362	11/24/2021	7,000,000	<b>9,273,600</b>	Qualified/Valid
R001485	CITY AND TOWNSITE OF ASPEN Block: 8 Lot: K, C	101001	504 N EIGHTH ST	6000	5 - V GOOD	4,345	5/3/2022	11,995,000	<b>12,486,795</b>	Qualified/Valid
R005530	TAGERT Lot: 1	101001	575 SNEAKY LN	24345	6 - EXCELLENT	3,728	10/14/2021	15,425,000	<b>21,272,617</b>	Qualified/Valid
R005635	ASPEN COMPANY Block: 2 Sixteenth: SE Quarter	101001	102 WOOD DUCK LN	21500	7 - SUPERIOR	7,867	11/30/2021	38,500,000	<b>51,004,800</b>	Qualified/Valid
R005636	ASPEN COMPANY AMENDMENT #1 Lot: B	101001	800 ROARING FORK RD	29620	5 - V GOOD	9,286	11/30/2021	18,000,000	<b>23,713,920</b>	Qualified/Valid
R005649	SECOND ASPEN COMPANY Lot: 11	101001	875 ROARING FORK RD	25067	5 - V GOOD	3,936	1/13/2022	20,000,000	<b>24,443,887</b>	Qualified/Valid
R005669	HALLAM ADDITION Block: 100 Lot: 1 AND:- Lot: 2	101001	433 GILLESPIE ST	5007	3 - AVERAGE	2,396	6/1/2021	5,700,000	<b>9,230,100</b>	Qualified/Invalid
R008130	CITY AND TOWNSITE OF ASPEN Block: 2 Lot: A,B	101001	925 W NORTH ST	9000	4 - GOOD	4,620	6/18/2022	11,400,000	<b>11,375,000</b>	Qualified/Valid
R010954	OLIVER-CARR Lot: 2	101001	622 W SMUGGLER ST	9000	5 - V GOOD	4,078	9/16/2021	11,500,000	<b>16,510,550</b>	Qualified/Invalid
R012170	BECK LOT SPLIT Lot: 1	101001	413 W SMUGGLER ST	6000	4 - GOOD	4,664	4/26/2022	9,975,000	<b>10,808,823</b>	Qualified/Valid
R012594	MARSHALL LOT SPLIT Lot: 2 AKA PARCEL II	101001	300 LAKE AVE	6543	6 - EXCELLENT	5,358	10/15/2021	22,000,000	<b>30,271,245</b>	Qualified/Valid
R014345	WEAVER - 2ND AMENDED Lot: 1	101001	422 W BLEEKER ST	23700	4 - GOOD	5,679	9/30/2021	11,500,000	<b>16,510,550</b>	Qualified/Valid
R015309	CARISCH LOT SPLIT Lot: 1	101001	440 N FIFTH ST	6000	5 - V GOOD	5,265	4/30/2021	10,800,000	<b>18,946,304</b>	Qualified/Valid
R017215	NOLAN LOT SLPIT Lot: 2	101001	124 W HALLAM ST	6011	6 - EXCELLENT	6,917	5/23/2022	32,250,000	<b>33,564,442</b>	Qualified/Valid
R017416	106 NORTH 7TH/735 WEST BLEEKER 735 WEST B	101001	735 W BLEEKER ST	3000	4 - GOOD	1,104	1/8/2021	3,100,000	<b>6,138,000</b>	Qualified/Valid
R018568	BECK HISTORIC EXEMPTION Lot: A	101001	515 W GILLESPIE ST	4639	5 - V GOOD	3,414	11/5/2021	7,800,000	<b>10,333,440</b>	Qualified/Valid
R019009	BLEEKER ST PTNRS HIST LANDMARK Lot: 2	101001	331 W BLEEKER ST	3000	5 - V GOOD	3,167	11/5/2021	8,000,000	<b>10,598,400</b>	Qualified/Valid
R021882	RANGER STATION SUB Lot: 1 AMENDED	101001	837 W SMUGGLER ST	6628	5 - V GOOD	3,752	1/21/2021	7,625,000	<b>15,097,500</b>	Qualified/Valid
R021883	RANGER STATION SUB Lot: 2 AMENDED	101001	825 W SMUGGLER ST	6598	5 - V GOOD	3,753	2/19/2021	7,625,000	<b>14,502,750</b>	Qualified/Valid
R017165	BARBEE FAMILY PUD Lot: 3	101002	615 S GARMISCH ST	11440	5 - V GOOD	5,774	5/25/2021	19,750,000	<b>33,256,350</b>	Qualified/Invalid
R017166	BARBEE FAMILY PUD Lot: 4	101002	603 S GARMISCH ST	0.263	5 - V GOOD	5,755	8/19/2021	15,300,000	<b>22,865,850</b>	Qualified/Invalid
R000145	CITY AND TOWNSITE OF ASPEN Block: 46 Lot: P	101003	312 W HYMAN AVE	6000	3 - AVERAGE	1,536	5/27/2021	3,960,000	<b>6,676,560</b>	Qualified/Invalid
R000276	CITY AND TOWNSITE OF ASPEN Block: 52 Lot: H	101003	205 W MAIN ST	7500	2 - FAIR	2,226	10/22/2021	5,500,000	<b>7,585,050</b>	Qualified/Valid
R001071	CITY AND TOWNSITE OF ASPEN Block: 60 Lot: H	101003	201 S GARMISCH ST	6000	6 - EXCELLENT	5,312	2/14/2022	23,450,000	<b>27,539,680</b>	Qualified/Invalid
R008570	CITY AND TOWNSITE OF ASPEN Block: 25 Lot: O	101003	616 W HOPKINS AVE	6000	6 - EXCELLENT	3,702	6/23/2021	11,100,000	<b>17,975,616</b>	Qualified/Valid
R010226	CITY AND TOWNSITE OF ASPEN Block: 47 Lot: F	101003	315 W HYMAN AVE	1102	5 - V GOOD	990	4/12/2022	4,925,000	<b>5,337,222</b>	Qualified/Valid
R013141	LITTLE CLOUD Lot: 4	101003	28 LITTLE CLOUD TRL	12883	6 - EXCELLENT	9,429	4/7/2021	27,500,000	<b>48,265,250</b>	Qualified/Valid

R000316	CITY AND TOWNSITE OF ASPEN Block: 98 Lot: Q	101007	624 E HOPKINS AVE	4500	5 - V GOOD	4,019	1/27/2022	15,900,000	<b>19,437,750</b>	Qualified/Invalid
R000558	EAST ASPEN ADDITION Block: 32 Lot: O	101009	940 E HYMAN AVE	3000	5 - V GOOD	3,752	3/26/2021	9,600,000	<b>17,521,889</b>	Qualified/Valid
R000813	EAST ASPEN ADDITION Block: 33 Lot: K AND:- Lot	101009	212 S CLEVELAND ST	4500	2 - FAIR	1,591	11/16/2021	7,400,000	<b>9,796,896</b>	Qualified/Invalid
R000929	EAST ASPEN ADDITION Block: 32 Lot: N	101009	920 E HYMAN AVE	3000	5 - V GOOD	3,449	2/2/2022	14,550,000	<b>17,087,520</b>	Qualified/Valid
R004798	CITY AND TOWNSITE OF ASPEN Block: 120 Lot: H	101009	911 WATERS AVE	6000	3 - AVERAGE	1,889	8/6/2021	6,200,000	<b>9,265,900</b>	Qualified/Valid
R012555	VICTORIA SQUARE/PUD Lot: 3	101010	709 W HALLAM ST	5968	6 - EXCELLENT	4,699	12/28/2021	17,995,000	<b>22,900,437</b>	Qualified/Valid
R012560	VICTORIA SQUARE/PUD Lot: 8	101010	205 N SIXTH ST	6011	6 - EXCELLENT	6,366	3/5/2021	11,745,000	<b>21,459,289</b>	Qualified/Valid
R014582	ENCLAVE AT ASPEN Lot: 8	101011	830 E DURANT AVE	3400	5 - V GOOD	3,584	3/4/2021	6,050,000	<b>16,580,932</b>	Qualified/Invalid
R004966	M/B ASPEN Section: 18 Township: 10 Range: 84	101018	550 ASPEN ALPS RD	10149.48	7 - SUPERIOR	7,150	12/1/2021	30,945,000	<b>39,348,792</b>	Qualified/Invalid
R020460	1001 UTE AVE Lot: 2	101018	1011 UTE AVE	28213	7 - SUPERIOR	16,726	5/26/2022	60,000,000	<b>62,460,000</b>	Qualified/Valid
R019401	TOP OF MILL TOWNHOMES Unit: E	101019	917 S MILL ST #E	4749.65	6 - EXCELLENT	6,578	8/10/2021	25,500,000	<b>38,109,750</b>	Qualified/Valid

\*A sale marked invalid means that the property changed after the sale such as a remodel, addition, or demo of the prior home.