

**EAST ASPEN – CONDO SALES FOR 2023/2024**

Appraisal date: June 30, 2022

ACCT#	LEGAL DESCRIPTION	NBHD	SITE ADDRESS	HEATED			SALE DATE	SALE PRICE	MARKET ADJ	PRICE PER	VALIDITY
				AREA	QUALITY	LOCATION			SALE PRICE	SQ FT	
R008584	ASPEN CLUB Unit: 4 DESC: BLDG B	402033	1436 CRYSTAL LAKE RD #4B	2,271	40 - GOOD	40 - GOOD	9/27/2021	4,620,000	<b>6,690,222</b>	2,946	Qualified/Valid
R004865	ASPEN HILLS Unit: A-1	402037	331 MIDLAND AVE #A1	831	30 - TYPICAL/AVG	30 - TYP LOC	6/28/2022	1,375,000	<b>1,375,000</b>	1,655	Qualified/Valid
R008074	ASPEN VIEW Unit: 204	402050	326 MIDLAND AVE #204	624	30 - TYPICAL/AVG	30 - TYP LOC	6/13/2022	760,000	<b>760,000</b>	1,218	Qualified/Invalid
R008076	ASPEN VIEW Unit: 206	402050	326 MIDLAND AVE #206	624	30 - TYPICAL/AVG	30 - TYP LOC	1/5/2022	895,000	<b>1,099,418</b>	1,762	Qualified/Valid
R008080	ASPEN VIEW Unit: 302	402050	326 MIDLAND AVE #302	840	40 - GOOD	30 - TYP LOC	4/14/2021	945,000	<b>1,681,060</b>	2,001	Qualified/Valid
R010981	HUNTER CREEK Unit: 930 DESC: PHASE III	402168	930 VINE ST #930	1,023	30 - TYPICAL/AVG	30 - TYP LOC	11/18/2021	1,350,000	<b>1,800,495</b>	1,760	Qualified/Valid
R010991	HUNTER CREEK Unit: 1001 DESC: PHASE III	402168	1001 VINE ST #1001	680	40 - GOOD	20 - FAIR LOC	6/21/2022	895,000	<b>895,000</b>	1,316	Qualified/Valid
R010994	HUNTER CREEK Unit: 1004 DESC: PHASE III	402168	1004 VINE ST #1004	1,076	40 - GOOD	30 - TYP LOC	11/15/2021	1,640,000	<b>2,186,734</b>	2,032	Qualified/Valid
R010996	HUNTER CREEK Unit: 1007 DESC: PHASE III	402168	1007 VINE ST #1007	499	30 - TYPICAL/AVG	30 - TYP LOC	2/11/2022	675,000	<b>795,757</b>	1,595	Qualified/Valid
R011020	HUNTER CREEK Unit: 1047 DESC: PHASE III	402168	1047 VINE ST #1047	443	40 - GOOD	50 - V GOOD LOC	6/11/2021	610,000	<b>999,178</b>	2,255	Qualified/Valid
R011169	HUNTER CREEK Unit: 950 DESC: PHASE III	402168	950 VINE ST #950	1,023	50 - VERY GOOD	30 - TYP LOC	6/24/2022	1,800,000	<b>1,800,000</b>	1,760	Qualified/Valid
R011421	HUNTER CREEK Unit: 1117 DESC: PHASE III	402168	1117 VINE ST #1117	581	30 - TYPICAL/AVG	20 - FAIR LOC	2/18/2021	520,000	<b>1,004,380</b>	1,729	Qualified/Valid
R011428	HUNTER CREEK Unit: 1125 DESC: PHASE III	402168	1125 VINE ST #1125	780	50 - VERY GOOD	30 - TYP LOC	4/1/2021	855,000	<b>1,519,180</b>	1,948	Qualified/Valid
R011429	HUNTER CREEK Unit: 1126 DESC: PHASE III	402168	1126 VINE ST #1126	432	40 - GOOD	30 - TYP LOC	8/30/2021	611,100	<b>922,149</b>	2,135	Qualified/Valid
R011442	HUNTER CREEK Unit: 1211 DESC: PHASE III	402168	1211 VINE ST #1211	832	30 - TYPICAL/AVG	30 - TYP LOC	4/29/2021	830,000	<b>1,476,487</b>	1,775	Qualified/Valid
R011449	HUNTER CREEK Unit: 1223 DESC: PHASE III	402168	1223 VINE ST #1223	432	30 - TYPICAL/AVG	30 - TYP LOC	9/29/2021	550,000	<b>796,455</b>	1,844	Qualified/Valid
R011455	HUNTER CREEK Unit: 1233 DESC: PHASE III	402168	1233 VINE ST #1233	432	40 - GOOD	30 - TYP LOC	9/22/2021	650,000	<b>934,024</b>	2,162	Qualified/Valid
R011460	HUNTER CREEK Unit: 1312 DESC: PHASE III	402168	1312 VINE ST #1312	994	50 - VERY GOOD	30 - TYP LOC	2/5/2021	1,270,000	<b>2,453,005</b>	2,468	Qualified/Valid
R011461	HUNTER CREEK Unit: 1313 DESC: PHASE III	402168	1313 VINE ST #1313	780	30 - TYPICAL/AVG	30 - TYP LOC	4/22/2022	1,160,000	<b>1,259,528</b>	1,615	Qualified/Valid
R011462	HUNTER CREEK Unit: 1315 DESC: PHASE III	402168	1315 VINE ST #1315	625	30 - TYPICAL/AVG	30 - TYP LOC	7/17/2021	675,000	<b>1,060,728</b>	1,697	Qualified/Valid
R011463	HUNTER CREEK Unit: 1316 DESC: PHASE III	402168	1316 VINE ST #1316	994	50 - VERY GOOD	40 - GOOD	5/26/2021	1,225,000	<b>2,091,320</b>	2,104	Qualified/Valid
R011464	HUNTER CREEK Unit: 1317 DESC: PHASE III	402168	1317 VINE ST #1317	581	30 - TYPICAL/AVG	40 - GOOD	8/6/2021	675,000	<b>1,018,575</b>	1,753	Qualified/Valid
R011468	HUNTER CREEK Unit: 1323 DESC: PHASE III	402168	1323 VINE ST #1323	780	30 - TYPICAL/AVG	30 - TYP LOC	6/7/2021	800,000	<b>1,310,720</b>	1,680	Qualified/Invalid
R011474	HUNTER CREEK Unit: 1331 DESC: PHASE III	402168	1331 VINE ST #1331	625	30 - TYPICAL/AVG	40 - GOOD	7/1/2021	619,000	<b>972,939</b>	1,557	Qualified/Valid
R012192	HUNTER CREEK Unit: 213 DESC: PHASE I	402168.01	213 VINE ST #213	595	40 - GOOD	40 - GOOD	3/19/2021	599,000	<b>1,110,306</b>	1,866	Qualified/Valid
R012196	HUNTER CREEK Unit: 217 DESC: PHASE I	402168.01	217 VINE ST #217	595	30 - TYPICAL/AVG	40 - GOOD	7/16/2021	675,000	<b>1,061,302</b>	1,784	Qualified/Valid
R012216	HUNTER CREEK Unit: 312 DESC: PHASE I	402168.01	312 VINE ST #312	878	30 - TYPICAL/AVG	40 - GOOD	3/19/2021	863,150	<b>1,599,471</b>	1,822	Qualified/Valid
R012223	HUNTER CREEK Unit: 323 DESC: PHASE I	402168.01	323 VINE ST #323	878	30 - TYPICAL/AVG	30 - TYP LOC	2/22/2022	1,300,000	<b>1,532,570</b>	1,746	Qualified/Valid
R012228	HUNTER CREEK Unit: 332 DESC: PHASE I	402168.01	332 VINE ST #332	878	30 - TYPICAL/AVG	30 - TYP LOC	8/23/2021	1,000,000	<b>1,506,736</b>	1,716	Qualified/Valid
R012239	HUNTER CREEK Unit: 416 DESC: PHASE I	402168.01	416 VINE ST #416	878	40 - GOOD	30 - TYP LOC	8/17/2021	985,000	<b>1,486,365</b>	1,693	Qualified/Valid
R012243	HUNTER CREEK Unit: 424 DESC: PHASE I	402168.01	424 VINE ST #424	878	30 - TYPICAL/AVG	30 - TYP LOC	5/11/2021	872,500	<b>1,489,019</b>	1,696	Qualified/Valid
R012334	HUNTER CREEK Unit: 115 DESC: PHASE I	402168.01	115 VINE ST #115	585	30 - TYPICAL/AVG	40 - GOOD	3/8/2021	540,000	<b>1,000,944</b>	1,711	Qualified/Valid
R009925	HUNTER CREEK Unit: 813 DESC: PHASE II	402168.02	813 VINE ST #813	1,097	40 - GOOD	20 - FAIR LOC	5/25/2021	1,395,000	<b>2,381,544</b>	2,171	Qualified/Valid
R008431	TAILINGS Unit: TH-3	402318	424 PARK CIR #TH3	1,104	50 - VERY GOOD	30 - TYP LOC	5/3/2021	1,800,000	<b>3,071,252</b>	2,782	Qualified/Valid
R008433	TAILINGS Unit: TH-5	402318	424 PARK CIR #TH5	1,106	50 - VERY GOOD	30 - TYP LOC	7/2/2021	1,725,000	<b>2,712,217</b>	2,452	Qualified/Valid
R013516	QUAKERS CONDO Unit: 3	402400	449 MOUNTAIN LAUREL DR #	2,249	50 - VERY GOOD	20 - FAIR LOC	4/13/2022	4,600,000	<b>4,994,680</b>	2,221	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.