

2023 - Commercial Sale List

ACCT #	NBHD	2021 VALUE	SALE DATE	VALIDITY	ADJ SALE PRICE	BLDG AREA	LAND AC	LAND SQFT	\$ CHANGE	% CHANGE	GROSS \$/SQFT	NOTES
A Nbhd												
R001137	301001 - C	\$5,715,600	1/22/2021	Qualified/Valid	\$5,900,000	4300		1900	184,400	3.2%	\$1,372	retail- baldwin sabbatini bldg
R001473	301001 - C	\$5,617,900	6/24/2021	Qualified/Valid	\$7,300,000	3920		1600	1,682,100	29.9%	\$1,862	retai/pizza shop
R022356	301001 - C	\$10,780,100	7/30/2021	Qualified/Invalid	\$17,000,000	6930		6207	6,219,900	57.7%	\$2,453	1st sale
R022356	301001 - C	\$10,780,100	1/26/2022	Qualified/Valid	\$18,484,152	6930		6207	7,704,052	71.5%	\$2,667	2nd sale- restaurant
R000263	301001.03	\$767,600			\$0	814						office
R000264	301001.03	\$658,600			\$1,850,000	873						office
R000267	301001.03	\$496,900			\$850,000	527						office
		\$1,923,100	9/10/2021	Qualified/Invalid	\$2,700,000	2,214			776,900	40.4%	\$1,220	multi unit sale purchased by adjoining condo owners
B Nbhd												
R022282	301002.13	\$1,683,400	9/21/2021	Qualified/Valid	\$1,500,000	2734			-183,400	-10.9%	\$549	restaurant
C Nbhd												
R008355	301003.01	\$511,800	9/8/2021	Qualified/Valid	\$717,750	638			205,950	40.2%	\$1,125	2nd floor office
R008345	301003.01	\$656,200	12/15/2021	Qualified/Valid	\$982,215	818			326,015	49.7%	\$1,201	2nd floor office
R008349	301003.01	\$1,086,900				610						retail
R008363	301003.01	\$64,900	(sold separately 6/14/2020 for \$30K)			475						patio
R008364	301003.01	\$12,000				88						patio
R008365	301003.01	\$18,200				202						patio
		\$1,182,000	4/19/2022	Qualified/Invalid	\$1,285,000	1,375			103,000	8.7%	\$935	
R008353	301003.01	\$482,100				601						
R008354	301003.01	\$612,100				763						
		\$1,094,200	4/25/2022	Qualified/Invalid	\$1,637,500	1364			543,300	49.7%	\$1,201	2nd floor office
R008363	301003.01	\$64,900	6/14/2022	Qualified/Valid	\$30,000	475			-34,900	-53.8%	\$63	patio
R008346	301003.01	\$648,200	6/30/2022	Qualified/Valid	\$1,300,000	808			651,800	100.6%	\$1,609	2nd floor office
R008000	301003.07	\$1,105,400				7870						
R008012	301003.07	\$825,600				915						
R008039	301003.07	\$847,300				939						
R008040	301003.07	\$779,600				864						
R008041	301003.07	\$546,800				606						

R008042	301003.07	\$837,300			sale included entitlements allowing for the const.	928			
R008043	301003.07	\$181,400			of a top floor penthouse. As such, the total price	201			
R008044	301003.07	\$200,300			may have been at a premium relative to a similar	222			
R008045	301003.07	\$566,600			bdg without the entitlements.	628			
R008046	301003.07	\$342,400				345			
R008047	301003.07	\$377,200				380			
R008048	301003.07	\$387,100				390			
R008049	301003.07	\$377,200				380			
R008050	301003.07	\$495,300				499			
R008051	301003.07	\$385,100				388			
R008052	301003.07	\$113,100				114			
R008053	301003.07	\$113,100				114			
R008054	301003.07	\$113,100				114			
R008055	301003.07	\$1,021,400				1132			
R008056	301003.07	\$726,400				805			
R008057	301003.07	\$194,900				216			
R008058	301003.07	\$337,500				374			
R008747	301003.07	\$657,800				729			
		\$11,531,900	4/25/2022	Unqualified/Invalid	\$33,000,000	19,153	21,468,100	186.2%	\$1,723
R009518	301003.09	\$617,700				428			
R010080	301003.09	\$1,446,000				1002			
		\$2,063,700	3/7/2022	Qualified/Invalid	\$2,605,000	1430	541,300	26.2%	\$1,822
R011823	301003.1 -	\$322,100	11/3/2021	Qualified/Invalid	\$1,850,000	247			
R011824	301003.1 -	\$241,200	11/3/2021	Qualified/Invalid	\$1,850,000	185			
R011825	301003.1 -	\$298,600	11/3/2021	Qualified/Invalid	\$1,850,000	229			
R011826	301003.1 -	\$272,500	11/3/2021	Qualified/Invalid	\$1,850,000	209			
R008165	301003.08	\$190,000	11/3/2021	Qualified/Invalid	\$1,850,000 parking				
		\$1,324,400	11/3/2021	Qualified/Invalid	\$1,850,000	870	525,600	39.7%	\$2,126
R014352	301003.11	\$122,600	1/6/2021	Qualified/Valid	\$126,900	137	4,300	3.5%	\$926
R014368	301003.11	\$361,500	1/12/2021	Qualified/Valid	\$450,000	577	88,500	24.5%	\$780
R014372	301003.11	\$303,900	12/30/2021	Qualified/Valid	\$440,000	679	136,100	44.8%	\$648
R014351	301003.11	\$282,100	4/5/2022	Qualified/Valid	\$400,000	394	117,900	41.8%	\$1,015
R021666	301003.15	\$1,196,100	3/31/2021	Qualified/Invalid	\$3,787,500	842			unit 101
R021667	301003.15	\$1,238,800	3/31/2021	Qualified/Invalid	\$3,787,500	872			unit 102
R021672	301003.15	\$459,400	3/31/2021	Qualified/Invalid	\$3,787,500	462			unit 201
		\$2,894,300	3/31/2021	Qualified/Invalid	\$3,787,500	2176	893,200	30.9%	\$1,741
R021669	301003.15	\$383,400	11/12/2021	Qualified/Valid	\$645,000	593			
R021656	301003.15	\$354,300	5/9/2022	Qualified/Invalid	\$1,775,000	586			nit 001- bsmt

R021663	301003.15	\$415,500	5/9/2022	Qualified/Invalid	\$1,775,000	585 nit 008-bsmt					
R021664	301003.15	\$403,300	5/9/2022	Qualified/Invalid	\$1,775,000	567 nit 009 - bsmt					
R021665	301003.15	\$267,400	5/9/2022	Qualified/Invalid	\$1,775,000	376 nit 010- bsmt					
R021671	301003.15	\$404,800	5/9/2022	Qualified/Invalid	\$1,775,000	313 it 106- st level					
		\$1,845,300	5/9/2022	Qualified/Invalid	\$1,775,000	2427			-70,300	-3.8%	\$731

Main St to Original Curve

R005262	301004 - C	\$3,426,100	8/12/2021	Qualified/Invalid	\$6,425,000	1733	3000	2,998,900	87.5%	\$3,707	includes Aff housing unit
R005262	301004 - C	\$3,426,100	2/1/2022	Qualified/Valid	\$10,450,000	1733	3000	7,023,900	205.0%	\$6,030	second sale, includes aff housing unit
R008679	301004.01	\$949,800				787					
R008680	301004.01	\$809,800				671					
		\$1,759,600	2/23/2021	Qualified/Invalid	\$2,600,000	1458		840,400	47.8%	\$1,783	
R022243	301004.1 -	\$1,197,100	3/2/2021	Qualified/Valid	\$1,600,000	723		402,900	33.7%	\$2,213	

West Main Street

R019177	301005 - C	\$3,209,500	11/1/2021	Qualified/Valid	\$4,200,000	4900	4500	990,500	30.9%	\$857	
R009693	301005.01	\$202,700				294					
R009694	301005.01	\$148,900				216					
		\$351,600	7/30/2021	Qualified/Invalid	\$500,000	510		148,400	42.2%	\$980	
R022305	301005.06	\$1,524,600	12/17/2021	Qualified/Valid	\$2,650,000	2225		1,125,400	73.8%	\$1,191	
R022336	301005.12	\$496,500	6/22/2021	Qualified/Valid	\$775,000	504		278,500	56.1%	\$1,538	
R022337	301005.12	\$506,300	7/1/2021	Qualified/Valid	\$830,000	514		323,700	63.9%	\$1,615	

North of Main Street

R010823	301007.01	\$434,700				552					
R010824	301007.01	\$472,500				600					
R010825	301007.01	\$509,500				647					
		\$1,416,700	4/9/2021	Qualified/Invalid	\$1,433,000	1,799		16,300	1.2%	\$797	
R020106	301007.02	\$327,800	4/26/2021	Qualified/Invalid	\$465,800	427	it two different grantors)				
R020107	301007.02	\$1,100,200	4/26/2021	Qualified/Invalid	\$1,559,250	1433					
		\$1,428,000			\$2,025,050	1860		597,050	41.8%	\$1,089	garage commercial 1st floor
R020096	301007.02	\$905,500		unit 102		1414					

R020098	301007.02	\$1,071,800		unit 104		1396					1st /bmst
		\$1,977,300	7/30/2021	Qualified/Invalid	\$2,200,000	2810		222,700	11.3%	\$783	garage commercial
R020099	301007.02	\$446,600	7/30/2021	Qualified/Valid	\$450,000	731		3,400	0.8%	\$616	garage commercial-unit 105

Aspen Lodges

R000063	301103 - A	\$8,397,300	1/6/2021	Qualified/Valid	\$8,900,000	6977	4500				le Red Ski Haus
R000938	301103 - A	\$24,333,300	3/31/2021	Qualified/Valid	\$67,968,500	40992	15000				Mtn Chalet
R022436	301103 - A	\$17,869,400	10/27/2021	Qualified/Valid	\$37,483,727	12968	26987				to be reactivated upon demolition
R022436	301103 - A	\$17,869,400	10/27/2021	Qualified/Valid	\$37,483,727	2610					Hotel Aspen- sch# to be reactivated upon demolition
R000399	301104 - A	\$3,109,500	6/1/2021	Qualified/Valid	\$7,625,000	1791	2700				nw Queen Lodge
R000399	301104 - A	\$3,109,500	6/1/2021	Qualified/Valid	\$7,625,000		1800				nw Queen Lodge
R000718	301104 - A	\$5,135,900	6/3/2022	Unqualified/Invalid	\$20,500,000	10175	9000				Molly Gibson

Aspen Highlands Base Village

R017742	303001 - H	\$1,226,200	1/15/2021	Qualified/Valid	\$1,900,000	2713		673,800	55.0%	\$700	
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AABC

R021717	303002 - ASPEN AIRPORT BUSINESS CENTER					11150	19165				use res/comm- whse
R021717	303002 - A	\$3,702,100	4/15/2021	Qualified/Valid	\$3,120,000		2129	-582,100	-15.7%	#DIV/0!	

R010132	303280 - S	\$309,000	1/19/2021	Qualified/Invalid	\$807,000	686					
R010133	303280 - S	\$309,000	1/19/2021	Qualified/Invalid	\$807,000	686					
		\$618,000	1/19/2021	Qualified/Invalid	\$807,000	1372		189,000	30.6%	\$588	
R022201	303280 - S	\$819,500	6/23/2022	Qualified/Valid	\$1,424,900	1452		605,400	73.9%	\$981	

Town of Snowmass Village

R002868	307101 - S	\$8,612,200	5/4/2021	Qualified/Valid	\$10,500,000	46129	56885	1,887,800	21.9%	\$228	
R021804	307697 - S	\$525,300				1283					
R021805	307697 - S	\$524,500				1281					
		\$1,049,800	4/28/2022	Qualified/Invalid	\$1,000,000	2564		-49,800	-4.7%	\$390	

Basalt

R008126	308001 - B	\$929,300	3/30/2021	Qualified/Invalid	\$1,000,000	3291	15800	70,700	7.6%	\$304	major remodel after sale
R014933	308003 - B	\$583,200	7/9/2021	Qualified/Valid	\$701,250	2720	12328	118,050	20.2%	\$258	
R014147	308003 - B	\$779,600	9/1/2021	Qualified/Valid	\$964,750	2291	7835	185,150	23.7%	\$421	includes res ADU
R015414	308277 - R	\$253,400	2/5/2021	Qualified/Valid	\$240,000	714		-13,400	-5.3%	\$336	

R017149	308488 - R	\$42,800	2/1/2021	Qualified/Valid	\$46,000	225		3,200	7.5%	\$204	
R015718	308488 - R	\$57,500	2/4/2021	Qualified/Invalid	\$50,000	300		-7,500	-13.0%	\$167	sale followed foreclosure
R017150	308488 - R	\$116,000	5/13/2021	Qualified/Invalid	\$105,000	610		-11,000	-9.5%	\$172	sale followed foreclosure
R015716	308488 - R	\$91,000	1/28/2022	Qualified/Valid	\$179,000	475		88,000	96.7%	\$377	
R015713	308488 - R	\$195,400	2/22/2022	Qualified/Valid	\$224,750	1020		29,350	15.0%	\$220	
R015632	308488 - R	\$196,300	3/23/2022	Qualified/Valid	\$350,000	1025		153,700	78.3%	\$341	

Redstone

R006845	311002 - C	\$588,500	1/6/2021	Qualified/Valid	\$749,500	730	2	161,000	27.4%	\$1,027	mixed use	
R006870	311002 - C	\$703,600	6/30/2021	Qualified/Valid	\$835,000	1928		17313	131,400	18.7%	\$433	mixed use
R014527	311004 - h	\$2,729,400	3/12/2022	Qualified/Invalid	\$8,000,000	19495	71.97	lk multi parcel sale including Castle-mixed use				

Parking Condos

R008379	301003.01	\$160,000	4/27/2021	Qualified/Valid	\$310,000			150,000	93.8%		
R021897	301003.01	\$160,000	6/8/2022	Qualified/Valid	\$350,000			190,000	118.8%		
R021906	301003.01	\$160,000	6/30/2022	Qualified/Valid	\$337,500			177,500	110.9%		
R008172	301003.08	\$190,000	3/16/2021	Qualified/Valid	\$245,000			55,000	28.9%		parking
R020122	301007.02	\$85,000	4/6/2021	Qualified/Valid	\$165,000			80,000	94.1%		
R020132	301007.02	\$255,000	4/19/2021	Qualified/Valid	\$255,000			0	0.0%		
R020876	301007.02	\$170,000									
R020877	301007.02	\$170,000									3 parking units as single sale- = \$241600/space
R020878	301007.02	\$170,000									
		\$510,000	6/25/2021	Qualified/Invalid	\$725,000			215,000	42.2%		
R020134	301007.02	\$127,500	2/1/2022	Qualified/Valid	\$225,000			97,500	76.5%		

Vacant commercial

R022803	301101 - A	\$24,509,100	3/3/2022	Qualified/Valid	\$76,250,000		41268	Vacant development parcel- base of Aspen Mtn			
13784	308003 - B	\$1,164,200	8/7/2020	qualified/valid	\$1,300,000			135,800	11.7%		next to Big-O