

**CITY OF ASPEN – DUPLEX CONDO SALES FOR 2021/2022**

*Appraisal date: June 30, 2020*

ACCT#	LEGAL DESCRIPTION	NBHD	SITE ADDRESS	HEATED		SALE DATE	SALE PRICE	TIME ADJ SALE	PRICE PER	VALIDITY
				AREA	QUALITY			PRICE	SQ FT	
R014103	KELLNER DUPLEX CONDO Unit: EAST	421001	728 W BLEEKER ST #E	4,204	25 - V GOOD	1/15/2019	4,000,000	<b>4,361,200</b>	<b>1,037</b>	Q/*
R019791	616 WEST MAIN CONDO Unit: B	421001	616 1/2 W MAIN ST #B	889	23 - AVG	11/27/2019	1,324,500	<b>1,372,579</b>	<b>1,544</b>	Q/V
R022448	EAST BLEEKER DUPLEX CONDO DESC: VICTORIAN UNIT	421001	232 E BLEEKER ST	3,829	26 - EXCELLENT	12/27/2018	9,500,000	<b>10,411,050</b>	<b>2,719</b>	Q/V
R022449	EAST BLEEKER DUPLEX CONDO DESC: MODERN UNIT	421001	203 N MONARCH ST	3,532	26 - EXCELLENT	12/12/2018	8,995,000	<b>9,857,620</b>	<b>2,791</b>	Q/V
R001408	ASPEN A Unit: 308 DESC: AMENDED & RESTATED	421003	308 W HOPKINS AVE	1,316	25 - V GOOD	5/21/2020	3,250,000	<b>3,266,575</b>	<b>2,482</b>	Q/V
R018680	HOPKINS ROAN CONDO Unit: 728	421007	728 E HOPKINS AVE #728	4,278	25 - V GOOD	9/18/2018	6,000,000	<b>6,676,200</b>	<b>1,561</b>	Q/*
R009113	TEN SIXTEEN EAST HYMAN Unit: 2	421009	1016 E HYMAN AVE #02	2,237	26 - EXCELLENT	5/31/2019	5,000,000	<b>5,342,000</b>	<b>2,388</b>	Q/V
R012689	816 & 818 EAST HYMAN TOWNHOME CONDO Unit: A	421009	816 E HYMAN AVE #A	2,533	26 - EXCELLENT	9/14/2018	6,985,000	<b>7,772,209</b>	<b>3,068</b>	Q/V
R017012	INDEPENDENCE GATE TOWNHOMES CONDO Unit: WEST	421009	922 E COOPER AVE #WEST	2,993	25 - V GOOD	6/30/2020	5,900,000	<b>5,900,000</b>	<b>1,971</b>	Q/V

Q/V = qualified valid sale

Q/\* = qualified sale that has changed since date of sale (remodel, addition,..)