

# Basalt Single Family Homes

December 3, 2008

Market Meters are based on information derived from the Aspen Glenwood MLS and insite of Wendy Lucas and Company.

## Weekly Stats

**CURRENT LISTINGS**  
 Number of Properties: 101  
 Highest Price: \$5,999,000  
 Lowest Price: \$398,000  
 Average Price: \$1,810,103  
 Median Price: \$1,295,000  
 Average \$/SF: \$581.75  
 Average Size: 3,034  
 Average DOM: 187

**UNDER CONTRACT LISTINGS**  
 Number of Properties: 3  
 Highest Price: \$3,650,000  
 Lowest Price: \$1,850,000  
 Average Price: \$2,498,333  
 Median Price: \$1,995,000  
 Average \$/SF: \$897.14  
 Average Size: 2,973  
 Average DOM: 183

**SOLD STATISTICS LAST 12 MONTH PERIOD**  
 Number of Properties: 38  
 Highest Price: \$3,400,000  
 Lowest Price: \$396,000  
 Average Price: \$1,254,418  
 Median Price: \$953,125  
 Average \$/SF: \$539.40  
 Average Size: 2,503  
 Average DOM: 174  
 % sold price of list price: 93.62%

**SOLD STATISTICS PREVIOUS 12 MONTH PERIOD**  
 Number of Properties: 81  
 Highest Price: \$4,800,000  
 Lowest Price: \$328,830  
 Average Price: \$1,297,533  
 Median Price: \$981,000  
 Average \$/SF: \$493.97  
 Average Size: 2,685  
 Average DOM: 147  
 % sold price of list price: 95.92%

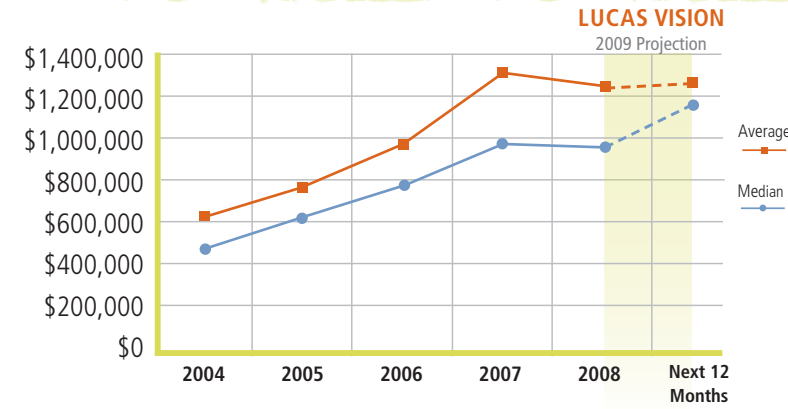
**NEXT WEEK**  
 Basalt Condos, Townhomes, and Duplexes

## Stage to Sell

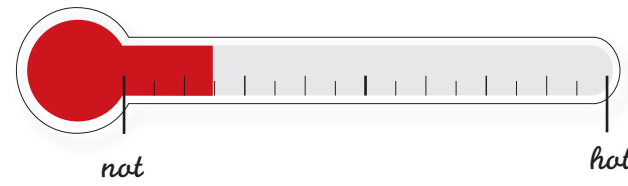
**TIDBIT:** Light The Fireplace.

## Market Meters

SALES HISTORY, 2004-TODAY



THE SECTOR: IS IT HOT OR NOT?



MEDIAN SOLD PRICE

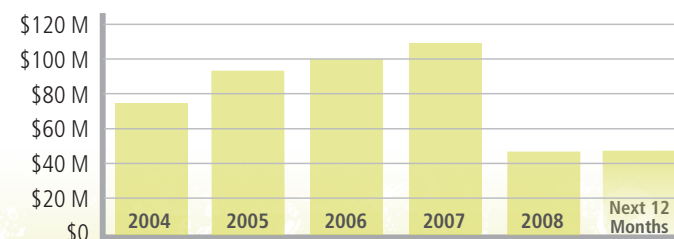
**-3%** CHANGE BETWEEN 2007 AND 2008

ABSORPTION RATE

**One-hundred Forty-Two Weeks**

The time it will take to sell today's inventory at the present rate of sales

TOTAL DOLLAR VOLUME



# LUCAS LOGIC

LAUGH OUT LOUD



**WENDY LUCAS AND COMPANY**

**970.927.7700**  
**WENDYLUCAS.COM**

- Richard Duddy
- Rita Sherman
- Heather Bones
- Hilary Porterfield
- Gaines Norton
- Vince Simonetti
- Caroline Christensen
- Cindy Madsen Buck
- Joanne Harrison
- Jo King
- Wendy Lucas

INVESTMENT ANALYSIS

## Questions+Answers

**I'm planning on putting a fence up between my house and my neighbors. I've spoken to them about contributing half toward the cost of the fence. They have no interest in contributing. Is there anyway I can get them to pay half?**

Not under any theory that I can think of, unless there is some requirement in the subdivision that all homeowners must install a fence!

It's your property, your fence. You want to put a fence up to keep your dogs in, maintain privacy or keep your neighbors out, you pay for it. And, you get to build the fence you want to build (subject to any design control guidelines that might exist). That is, you don't have to ask your neighbor to approve the fence. But, forget about getting reimbursed. You can't expect your neighbors to pay for a fence they don't want. They might benefit from you putting the fence up. And, they might want a fence there. But, if they don't want to pay for it, they don't have to.

If you have a Real Estate question, ask Wendy. Send an email to [wendy@wendylucas.com](mailto:wendy@wendylucas.com) or call 970.927.7700.

## Featured Property



### BLUE CREEK RANCH LOT

\$399,000

MLS	108218	F.A.R.	N/A
CITY	Carbondale	AND	
TYPE	Single Family Homesite	BEYOND	The Ranch Life!
SIZE	.5 acres		

HELPING YOU BUILD REAL ESTATE WEALTH

# THE QUIT CLAIM

with Wendy Lucas



### PINYON MESA

MLS 106719  
 CITY Glenwood Springs  
 F.A.R. N/A  
 SIZE 1,074 s.f.  
 PRICE \$224,250



### BASALT MOUNTAIN

MLS 104269  
 CITY Basalt  
 F.A.R. N/A  
 SIZE 35.72 acres  
 PRICE \$525,000



### MARKET STREET LOFT

MLS 107049  
 CITY Basalt  
 BEDS/BATHS Two/Two  
 SIZE 1,612 s.f.  
 PRICE \$825,000



### MOUNTAIN MEADOW

MLS 108496  
 CITY Basalt  
 BEDS/BATHS Four/Three & 1/2  
 SIZE 4,000 s.f.  
 PRICE \$2,800,000



### BLUE LAKE

MLS 107354  
 CITY Carbondale  
 BED/BATHS Three/Two & 1/2  
 SIZE 2,664 S.F.  
 PRICE \$875,000



### RIVER OAK

MLS 105677  
 CITY Glenwood Springs  
 BED/BATHS Three/Three & 1/2  
 SIZE 3,400 s.f.  
 PRICE \$749,000



### MARKET STREET LOFT

MLS 103820  
 CITY Basalt  
 BED/BATHS Two/Two  
 SIZE 1,182 s.f.  
 PRICE \$745,000



### WILLITS LOT

MLS 103705  
 CITY Basalt  
 F.A.R. 3,920 s.f.  
 SIZE .2 acres  
 PRICE \$420,000