

# Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Aspen

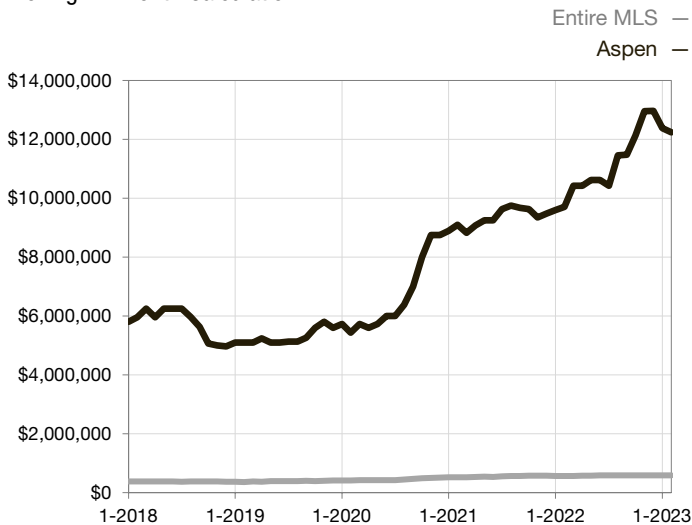
Single Family	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 2-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	11	16	+ 45.5%	19	23	+ 21.1%
Sold Listings	5	5	0.0%	11	9	- 18.2%
Median Sales Price*	\$14,550,000	\$11,000,000	- 24.4%	\$15,900,000	\$11,000,000	- 30.8%
Average Sales Price*	\$13,520,000	\$11,575,000	- 14.4%	\$16,435,455	\$12,555,556	- 23.6%
Percent of List Price Received*	95.6%	90.4%	- 5.4%	94.7%	93.9%	- 0.8%
Days on Market Until Sale	37	135	+ 264.9%	52	123	+ 136.5%
Inventory of Homes for Sale	61	70	+ 14.8%	--	--	--
Months Supply of Inventory	4.9	10.8	+ 120.4%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 2-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	14	8	- 42.9%	29	20	- 31.0%
Sold Listings	16	7	- 56.3%	30	12	- 60.0%
Median Sales Price*	\$1,699,500	\$2,700,000	+ 58.9%	\$2,575,500	\$3,462,500	+ 34.4%
Average Sales Price*	\$4,277,750	\$2,922,143	- 31.7%	\$3,789,000	\$3,474,333	- 8.3%
Percent of List Price Received*	98.8%	95.1%	- 3.7%	98.0%	94.4%	- 3.7%
Days on Market Until Sale	30	47	+ 56.7%	35	63	+ 80.0%
Inventory of Homes for Sale	28	54	+ 92.9%	--	--	--
Months Supply of Inventory	1.3	6.4	+ 392.3%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

