

# Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Aspen

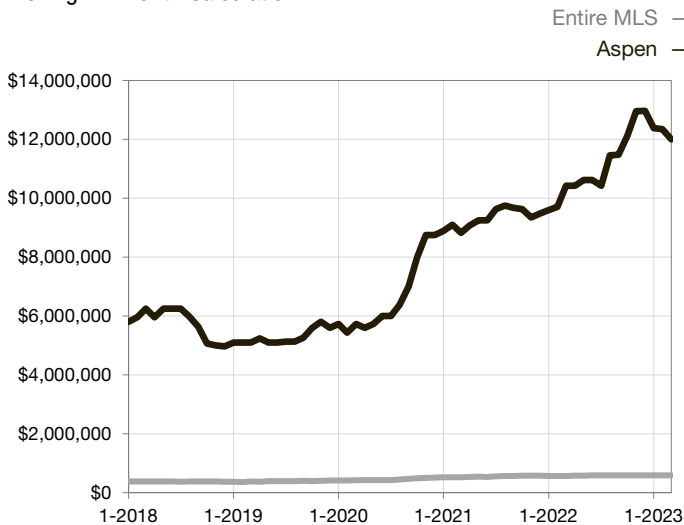
| Single Family                   | March        |                     |                                   | Year to Date |                     |                                   |
|---------------------------------|--------------|---------------------|-----------------------------------|--------------|---------------------|-----------------------------------|
|                                 | 2022         | 2023                | Percent Change from Previous Year | Thru 03-2022 | Thru 3-2023         | Percent Change from Previous Year |
| <b>Key Metrics</b>              |              |                     |                                   |              |                     |                                   |
| New Listings                    | 18           | 8                   | - 55.6%                           | 37           | 32                  | - 13.5%                           |
| Sold Listings                   | 7            | 11                  | + 57.1%                           | 18           | 21                  | + 16.7%                           |
| Median Sales Price*             | \$13,250,000 | <b>\$7,850,000</b>  | - 40.8%                           | \$15,225,000 | <b>\$11,000,000</b> | - 27.8%                           |
| Average Sales Price*            | \$21,253,571 | <b>\$10,905,559</b> | - 48.7%                           | \$18,309,167 | <b>\$11,816,864</b> | - 35.5%                           |
| Percent of List Price Received* | 97.1%        | <b>91.1%</b>        | - 6.2%                            | 95.6%        | <b>92.3%</b>        | - 3.5%                            |
| Days on Market Until Sale       | 200          | 125                 | - 37.5%                           | 109          | 121                 | + 11.0%                           |
| Inventory of Homes for Sale     | 62           | 72                  | + 16.1%                           | --           | --                  | --                                |
| Months Supply of Inventory      | 5.2          | 10.4                | + 100.0%                          | --           | --                  | --                                |

\* 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                 | March       |                    |                                   | Year to Date |                    |                                   |
|---------------------------------|-------------|--------------------|-----------------------------------|--------------|--------------------|-----------------------------------|
|                                 | 2022        | 2023               | Percent Change from Previous Year | Thru 03-2022 | Thru 3-2023        | Percent Change from Previous Year |
| <b>Key Metrics</b>              |             |                    |                                   |              |                    |                                   |
| New Listings                    | 16          | 12                 | - 25.0%                           | 45           | 34                 | - 24.4%                           |
| Sold Listings                   | 10          | 9                  | - 10.0%                           | 40           | 21                 | - 47.5%                           |
| Median Sales Price*             | \$3,542,500 | <b>\$2,700,000</b> | - 23.8%                           | \$2,817,500  | <b>\$2,925,000</b> | + 3.8%                            |
| Average Sales Price*            | \$5,388,400 | <b>\$5,836,111</b> | + 8.3%                            | \$4,188,850  | <b>\$4,486,524</b> | + 7.1%                            |
| Percent of List Price Received* | 97.6%       | <b>93.2%</b>       | - 4.5%                            | 97.9%        | <b>93.9%</b>       | - 4.1%                            |
| Days on Market Until Sale       | 65          | 110                | + 69.2%                           | 42           | 83                 | + 97.6%                           |
| Inventory of Homes for Sale     | 32          | 57                 | + 78.1%                           | --           | --                 | --                                |
| Months Supply of Inventory      | 1.6         | 6.8                | + 325.0%                          | --           | --                 | --                                |

\* 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

