

Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Aspen

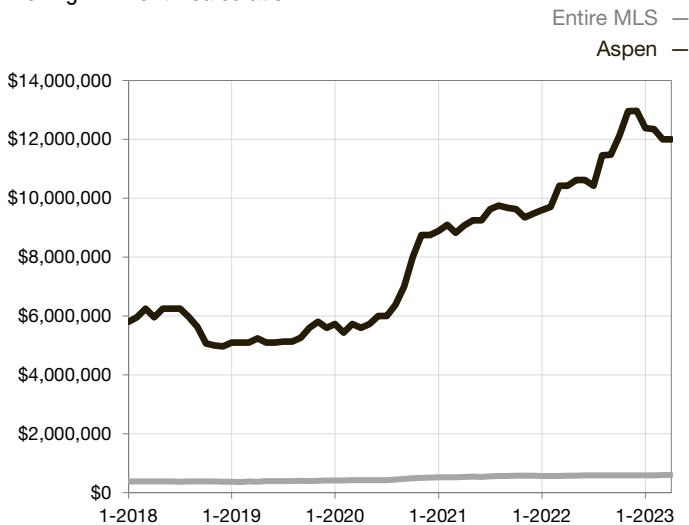
Single Family	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 4-2023	Percent Change from Previous Year
Key Metrics						
New Listings	9	5	- 44.4%	46	39	- 15.2%
Sold Listings	12	9	- 25.0%	30	30	0.0%
Median Sales Price*	\$10,862,500	\$10,756,000	- 1.0%	\$13,750,000	\$10,878,000	- 20.9%
Average Sales Price*	\$11,977,083	\$13,122,333	+ 9.6%	\$15,776,333	\$12,208,505	- 22.6%
Percent of List Price Received*	96.3%	96.5%	+ 0.2%	95.9%	93.6%	- 2.4%
Days on Market Until Sale	144	84	- 41.7%	123	110	- 10.6%
Inventory of Homes for Sale	56	63	+ 12.5%	--	--	--
Months Supply of Inventory	4.6	9.5	+ 106.5%	--	--	--

* 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	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 4-2023	Percent Change from Previous Year
Key Metrics						
New Listings	4	5	+ 25.0%	49	39	- 20.4%
Sold Listings	10	6	- 40.0%	50	27	- 46.0%
Median Sales Price*	\$3,837,500	\$2,489,000	- 35.1%	\$2,925,000	\$2,700,000	- 7.7%
Average Sales Price*	\$5,132,000	\$3,108,000	- 39.4%	\$4,377,480	\$4,180,185	- 4.5%
Percent of List Price Received*	98.6%	95.4%	- 3.2%	98.1%	94.2%	- 4.0%
Days on Market Until Sale	26	118	+ 353.8%	39	91	+ 133.3%
Inventory of Homes for Sale	26	41	+ 57.7%	--	--	--
Months Supply of Inventory	1.3	5.1	+ 292.3%	--	--	--

* 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

