

# Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Aspen

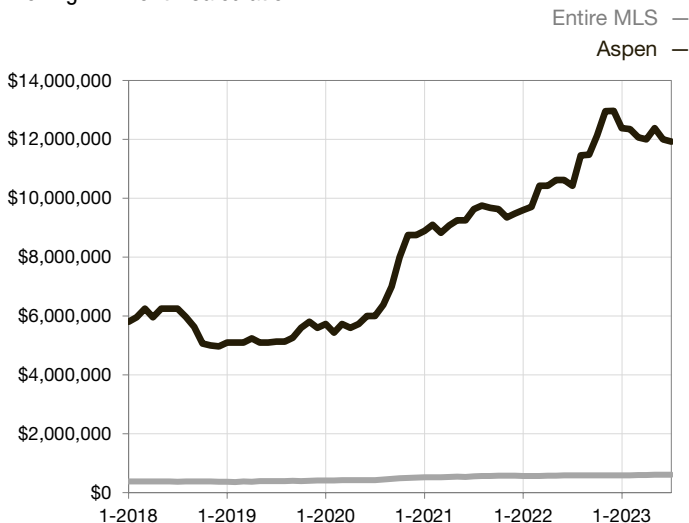
Single Family	July			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 7-2023	Percent Change from Previous Year
New Listings	25	24	- 4.0%	110	107	- 2.7%
Sold Listings	3	4	+ 33.3%	50	50	0.0%
Median Sales Price*	\$12,400,000	\$10,635,000	- 14.2%	\$13,225,000	\$10,900,000	- 17.6%
Average Sales Price*	\$10,811,333	\$12,692,500	+ 17.4%	\$17,693,118	\$13,730,677	- 22.4%
Percent of List Price Received*	98.5%	97.5%	- 1.0%	96.2%	93.9%	- 2.4%
Days on Market Until Sale	15	30	+ 100.0%	126	88	- 30.2%
Inventory of Homes for Sale	92	89	- 3.3%	--	--	--
Months Supply of Inventory	8.7	13.4	+ 54.0%	--	--	--

\* 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	July			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 7-2023	Percent Change from Previous Year
New Listings	20	11	- 45.0%	117	94	- 19.7%
Sold Listings	7	4	- 42.9%	77	42	- 45.5%
Median Sales Price*	\$7,495,000	\$1,023,500	- 86.3%	\$2,950,000	\$2,700,000	- 8.5%
Average Sales Price*	\$5,374,286	\$1,253,051	- 76.7%	\$4,559,156	\$4,135,481	- 9.3%
Percent of List Price Received*	97.1%	103.4%	+ 6.5%	98.2%	95.5%	- 2.7%
Days on Market Until Sale	100	43	- 57.0%	46	69	+ 50.0%
Inventory of Homes for Sale	59	66	+ 11.9%	--	--	--
Months Supply of Inventory	3.5	9.3	+ 165.7%	--	--	--

\* 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

