

Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Aspen

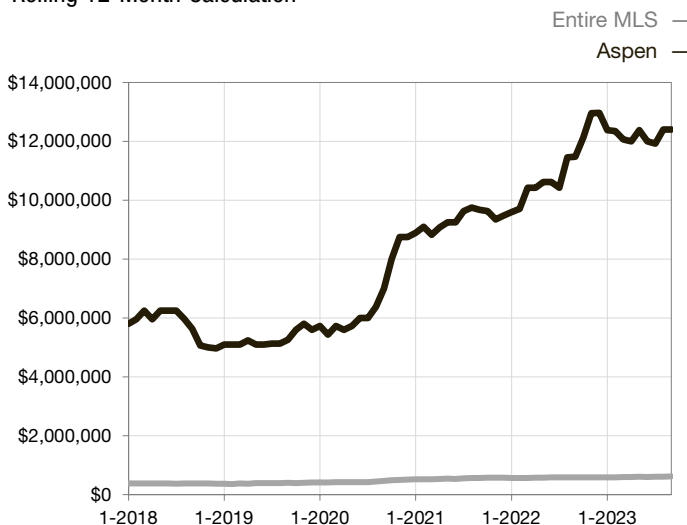
Single Family	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 9-2023	Percent Change from Previous Year
New Listings	11	9	- 18.2%	133	130	- 2.3%
Sold Listings	2	8	+ 300.0%	59	68	+ 15.3%
Median Sales Price*	\$9,250,000	\$10,253,750	+ 10.9%	\$12,400,000	\$11,997,500	- 3.2%
Average Sales Price*	\$9,250,000	\$19,292,563	+ 108.6%	\$16,689,914	\$15,099,671	- 9.5%
Percent of List Price Received*	97.6%	90.3%	- 7.5%	96.2%	93.8%	- 2.5%
Days on Market Until Sale	27	78	+ 188.9%	114	94	- 17.5%
Inventory of Homes for Sale	90	79	- 12.2%	--	--	--
Months Supply of Inventory	9.8	10.7	+ 9.2%	--	--	--

* 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	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 9-2023	Percent Change from Previous Year
New Listings	10	11	+ 10.0%	147	124	- 15.6%
Sold Listings	10	10	0.0%	100	65	- 35.0%
Median Sales Price*	\$3,637,500	\$3,375,000	- 7.2%	\$3,112,500	\$3,200,000	+ 2.8%
Average Sales Price*	\$4,982,500	\$4,675,500	- 6.2%	\$4,490,350	\$5,177,027	+ 15.3%
Percent of List Price Received*	96.3%	93.8%	- 2.6%	98.0%	95.6%	- 2.4%
Days on Market Until Sale	41	124	+ 202.4%	45	75	+ 66.7%
Inventory of Homes for Sale	64	67	+ 4.7%	--	--	--
Months Supply of Inventory	4.5	9.5	+ 111.1%	--	--	--

* 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

