

Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Aspen

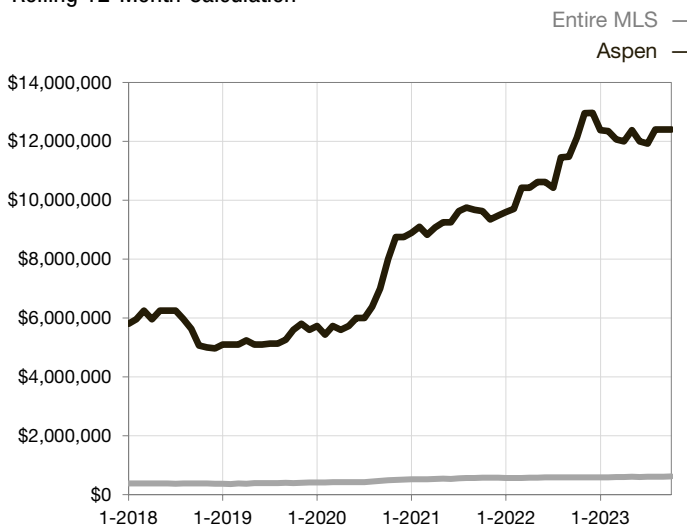
Single Family	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	8	15	+ 87.5%	141	146	+ 3.5%
Sold Listings	9	9	0.0%	68	77	+ 13.2%
Median Sales Price*	\$13,000,000	\$16,500,000	+ 26.9%	\$12,975,000	\$12,350,000	- 4.8%
Average Sales Price*	\$17,563,889	\$19,982,000	+ 13.8%	\$16,805,587	\$15,670,333	- 6.8%
Percent of List Price Received*	92.7%	91.3%	- 1.5%	95.7%	93.5%	- 2.3%
Days on Market Until Sale	41	143	+ 248.8%	104	99	- 4.8%
Inventory of Homes for Sale	85	87	+ 2.4%	--	--	--
Months Supply of Inventory	10.0	11.7	+ 17.0%	--	--	--

* 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	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	8	8	0.0%	155	133	- 14.2%
Sold Listings	10	15	+ 50.0%	110	80	- 27.3%
Median Sales Price*	\$2,525,000	\$3,825,000	+ 51.5%	\$3,025,000	\$3,375,000	+ 11.6%
Average Sales Price*	\$3,176,000	\$4,676,367	+ 47.2%	\$4,370,864	\$5,083,154	+ 16.3%
Percent of List Price Received*	96.3%	93.0%	- 3.4%	97.8%	95.1%	- 2.8%
Days on Market Until Sale	23	129	+ 460.9%	43	86	+ 100.0%
Inventory of Homes for Sale	58	52	- 10.3%	--	--	--
Months Supply of Inventory	4.6	6.9	+ 50.0%	--	--	--

* 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

