

Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Aspen

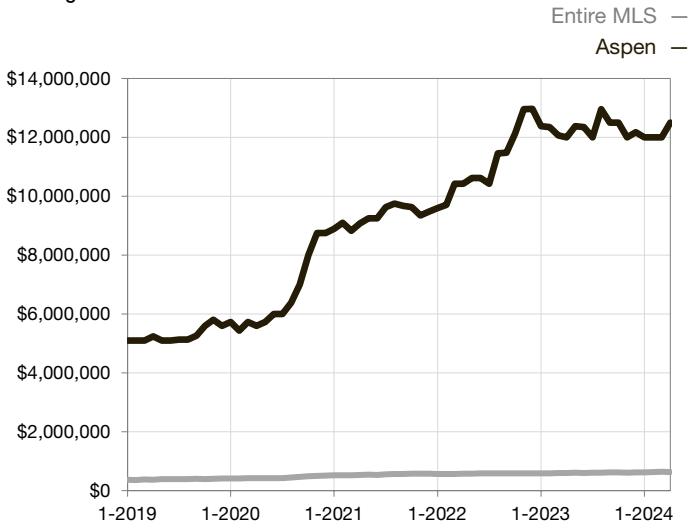
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 4-2024	Percent Change from Previous Year
Key Metrics						
New Listings	8	3	- 62.5%	43	33	- 23.3%
Sold Listings	9	9	0.0%	29	26	- 10.3%
Median Sales Price*	\$10,756,000	\$29,200,000	+ 171.5%	\$11,000,000	\$12,250,000	+ 11.4%
Average Sales Price*	\$13,122,333	\$40,172,222	+ 206.1%	\$12,591,729	\$23,015,385	+ 82.8%
Percent of List Price Received*	96.5%	94.8%	- 1.8%	93.4%	92.5%	- 1.0%
Days on Market Until Sale	84	144	+ 71.4%	114	181	+ 58.8%
Inventory of Homes for Sale	80	65	- 18.8%	--	--	--
Months Supply of Inventory	12.2	9.6	- 21.3%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 4-2024	Percent Change from Previous Year
Key Metrics						
New Listings	6	7	+ 16.7%	41	75	+ 82.9%
Sold Listings	6	11	+ 83.3%	28	48	+ 71.4%
Median Sales Price*	\$2,489,000	\$3,330,000	+ 33.8%	\$2,700,000	\$3,165,000	+ 17.2%
Average Sales Price*	\$3,108,000	\$2,836,364	- 8.7%	\$4,070,000	\$3,892,836	- 4.4%
Percent of List Price Received*	95.4%	94.1%	- 1.4%	94.4%	95.5%	+ 1.2%
Days on Market Until Sale	118	146	+ 23.7%	87	102	+ 17.2%
Inventory of Homes for Sale	62	71	+ 14.5%	--	--	--
Months Supply of Inventory	7.6	7.0	- 7.9%	--	--	--

* 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

