

Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Aspen

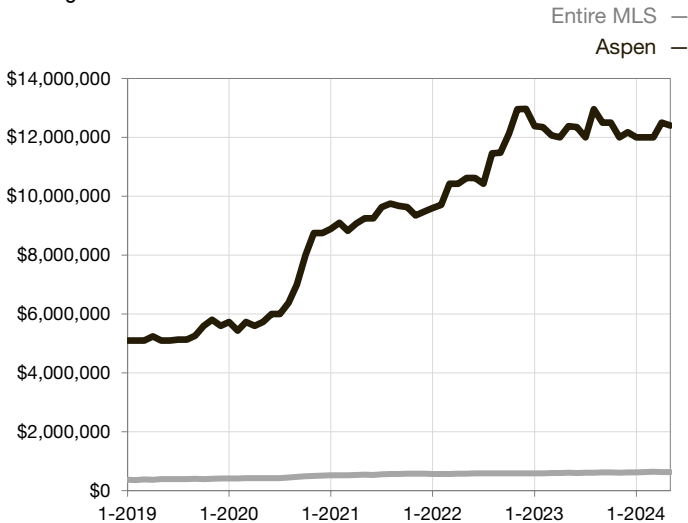
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 5-2024	Percent Change from Previous Year
Key Metrics						
New Listings	9	11	+ 22.2%	52	46	- 11.5%
Sold Listings	9	7	- 22.2%	38	33	- 13.2%
Median Sales Price*	\$20,000,000	\$18,000,000	- 10.0%	\$12,172,500	\$12,500,000	+ 2.7%
Average Sales Price*	\$23,121,524	\$15,250,000	- 34.0%	\$15,085,628	\$21,368,182	+ 41.6%
Percent of List Price Received*	94.2%	95.7%	+ 1.6%	93.6%	93.2%	- 0.4%
Days on Market Until Sale	35	194	+ 454.3%	95	184	+ 93.7%
Inventory of Homes for Sale	75	73	- 2.7%	--	--	--
Months Supply of Inventory	11.5	11.1	- 3.5%	--	--	--

* 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	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 5-2024	Percent Change from Previous Year
Key Metrics						
New Listings	25	8	- 68.0%	66	82	+ 24.2%
Sold Listings	7	12	+ 71.4%	35	59	+ 68.6%
Median Sales Price*	\$4,162,000	\$2,837,500	- 31.8%	\$2,925,000	\$3,050,000	+ 4.3%
Average Sales Price*	\$7,069,571	\$3,494,667	- 50.6%	\$4,669,914	\$3,873,595	- 17.1%
Percent of List Price Received*	94.5%	92.2%	- 2.4%	94.4%	95.1%	+ 0.7%
Days on Market Until Sale	32	129	+ 303.1%	76	109	+ 43.4%
Inventory of Homes for Sale	76	67	- 11.8%	--	--	--
Months Supply of Inventory	9.3	6.4	- 31.2%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

