

# Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Aspen

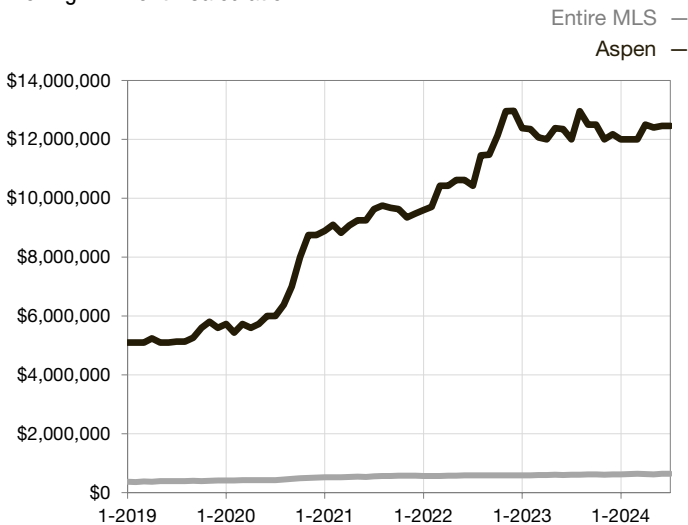
Single Family	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 7-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	25	19	- 24.0%	107	95	- 11.2%
Sold Listings	4	6	+ 50.0%	48	42	- 12.5%
Median Sales Price*	\$10,635,000	<b>\$7,371,000</b>	- 30.7%	\$11,000,000	<b>\$12,000,000</b>	+ 9.1%
Average Sales Price*	\$12,692,500	<b>\$11,490,333</b>	- 9.5%	\$14,118,414	<b>\$19,142,667</b>	+ 35.6%
Percent of List Price Received*	97.5%	<b>96.8%</b>	- 0.7%	93.4%	<b>93.3%</b>	- 0.1%
Days on Market Until Sale	30	240	+ 700.0%	92	182	+ 97.8%
Inventory of Homes for Sale	103	102	- 1.0%	--	--	--
Months Supply of Inventory	15.8	15.7	- 0.6%	--	--	--

\* 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		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 7-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	13	19	+ 46.2%	101	132	+ 30.7%
Sold Listings	3	4	+ 33.3%	43	66	+ 53.5%
Median Sales Price*	\$1,150,000	<b>\$1,587,500</b>	+ 38.0%	\$2,700,000	<b>\$3,000,000</b>	+ 11.1%
Average Sales Price*	\$1,532,401	<b>\$2,215,625</b>	+ 44.6%	\$4,235,470	<b>\$3,878,858</b>	- 8.4%
Percent of List Price Received*	104.6%	<b>94.4%</b>	- 9.8%	95.8%	<b>94.9%</b>	- 0.9%
Days on Market Until Sale	56	104	+ 85.7%	67	108	+ 61.2%
Inventory of Homes for Sale	82	103	+ 25.6%	--	--	--
Months Supply of Inventory	11.4	10.0	- 12.3%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

