

Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Aspen

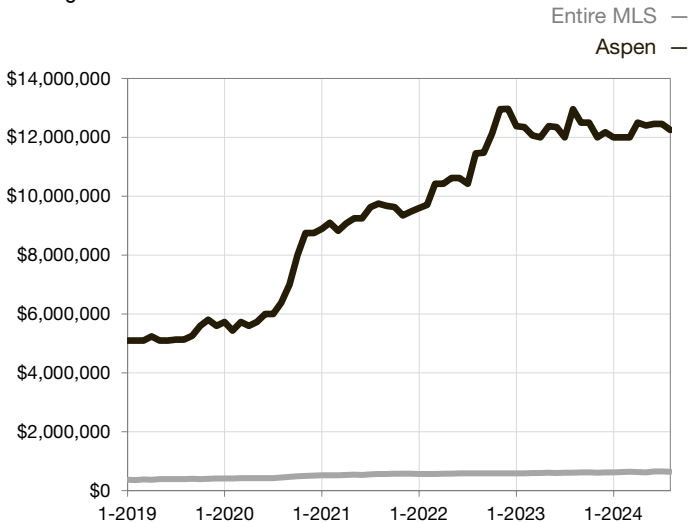
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 8-2024	Percent Change from Previous Year
Key Metrics						
New Listings	12	13	+ 8.3%	119	111	- 6.7%
Sold Listings	10	6	- 40.0%	58	48	- 17.2%
Median Sales Price*	\$13,200,000	\$16,600,000	+ 25.8%	\$12,175,000	\$12,250,000	+ 0.6%
Average Sales Price*	\$18,590,324	\$23,083,333	+ 24.2%	\$14,889,433	\$19,635,250	+ 31.9%
Percent of List Price Received*	96.1%	85.7%	- 10.8%	93.9%	92.3%	- 1.7%
Days on Market Until Sale	134	244	+ 82.1%	99	190	+ 91.9%
Inventory of Homes for Sale	101	107	+ 5.9%	--	--	--
Months Supply of Inventory	15.0	17.4	+ 16.0%	--	--	--

* 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	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 8-2024	Percent Change from Previous Year
Key Metrics						
New Listings	18	9	- 50.0%	119	141	+ 18.5%
Sold Listings	14	10	- 28.6%	57	76	+ 33.3%
Median Sales Price*	\$3,922,500	\$4,423,038	+ 12.8%	\$2,925,000	\$3,000,000	+ 2.6%
Average Sales Price*	\$8,319,756	\$8,914,608	+ 7.1%	\$5,238,628	\$4,541,457	- 13.3%
Percent of List Price Received*	97.7%	94.1%	- 3.7%	96.3%	94.8%	- 1.6%
Days on Market Until Sale	56	85	+ 51.8%	64	105	+ 64.1%
Inventory of Homes for Sale	86	94	+ 9.3%	--	--	--
Months Supply of Inventory	11.9	9.4	- 21.0%	--	--	--

* 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

