

Local Market Update for September 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Aspen

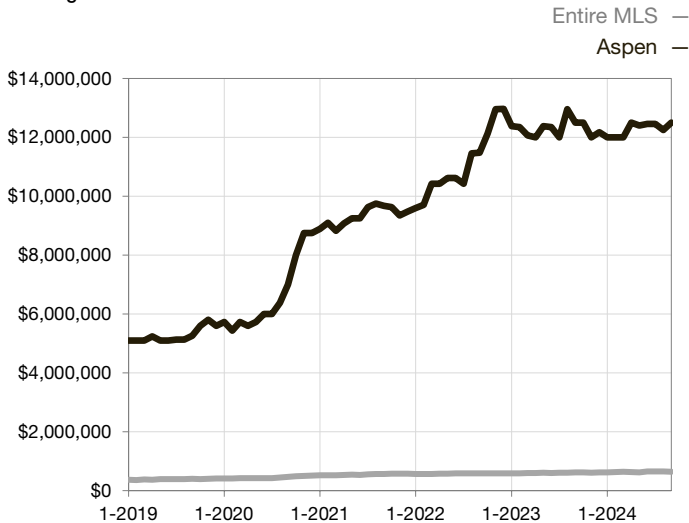
Single Family	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 9-2024	Percent Change from Previous Year
Key Metrics						
New Listings	11	6	- 45.5%	130	117	- 10.0%
Sold Listings	8	7	- 12.5%	66	55	- 16.7%
Median Sales Price*	\$10,253,750	\$12,500,000	+ 21.9%	\$12,175,000	\$12,500,000	+ 2.7%
Average Sales Price*	\$19,292,563	\$12,049,286	- 37.5%	\$15,423,146	\$18,669,764	+ 21.1%
Percent of List Price Received*	90.3%	92.2%	+ 2.1%	93.4%	92.3%	- 1.2%
Days on Market Until Sale	137	234	+ 70.8%	156	226	+ 44.9%
Inventory of Homes for Sale	87	93	+ 6.9%	--	--	--
Months Supply of Inventory	12.0	15.3	+ 27.5%	--	--	--

* 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	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 9-2024	Percent Change from Previous Year
Key Metrics						
New Listings	11	2	- 81.8%	130	145	+ 11.5%
Sold Listings	10	11	+ 10.0%	67	87	+ 29.9%
Median Sales Price*	\$3,375,000	\$4,325,000	+ 28.1%	\$3,200,000	\$3,200,000	0.0%
Average Sales Price*	\$4,675,500	\$5,251,136	+ 12.3%	\$5,154,579	\$4,631,186	- 10.2%
Percent of List Price Received*	93.8%	94.3%	+ 0.5%	95.9%	94.7%	- 1.3%
Days on Market Until Sale	165	151	- 8.5%	127	144	+ 13.4%
Inventory of Homes for Sale	68	74	+ 8.8%	--	--	--
Months Supply of Inventory	9.4	7.3	- 22.3%	--	--	--

* 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

