

Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Aspen

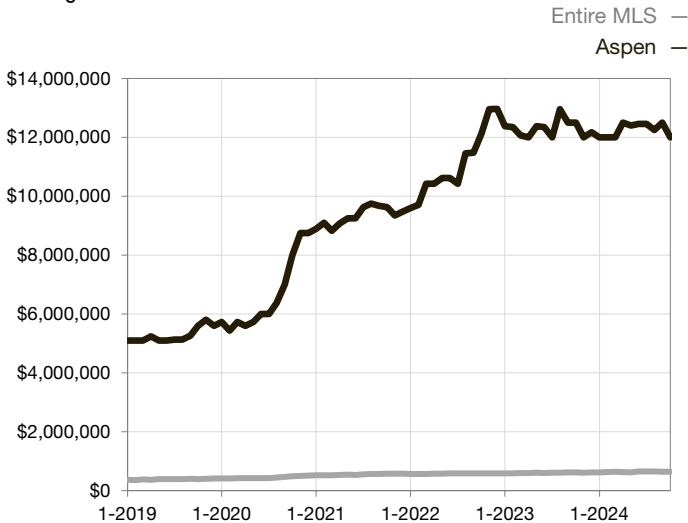
Single Family	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	15	7	- 53.3%	145	124	- 14.5%
Sold Listings	9	7	- 22.2%	75	62	- 17.3%
Median Sales Price*	\$16,500,000	\$14,000,000	- 15.2%	\$12,400,000	\$12,500,000	+ 0.8%
Average Sales Price*	\$19,982,000	\$15,391,071	- 23.0%	\$15,970,208	\$18,299,589	+ 14.6%
Percent of List Price Received*	91.3%	93.5%	+ 2.4%	93.2%	92.4%	- 0.9%
Days on Market Until Sale	194	239	+ 23.2%	161	227	+ 41.0%
Inventory of Homes for Sale	89	79	- 11.2%	--	--	--
Months Supply of Inventory	12.3	13.4	+ 8.9%	--	--	--

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

Townhouse/Condo	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	9	6	- 33.3%	139	153	+ 10.1%
Sold Listings	16	5	- 68.8%	83	92	+ 10.8%
Median Sales Price*	\$3,612,500	\$5,800,000	+ 60.6%	\$3,350,000	\$3,315,000	- 1.0%
Average Sales Price*	\$4,488,781	\$6,280,850	+ 39.9%	\$5,026,232	\$4,720,842	- 6.1%
Percent of List Price Received*	93.4%	92.0%	- 1.5%	95.4%	94.6%	- 0.8%
Days on Market Until Sale	157	173	+ 10.2%	133	146	+ 9.8%
Inventory of Homes for Sale	60	70	+ 16.7%	--	--	--
Months Supply of Inventory	7.7	7.6	- 1.3%	--	--	--

* 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

