

Local Market Update for November 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Aspen

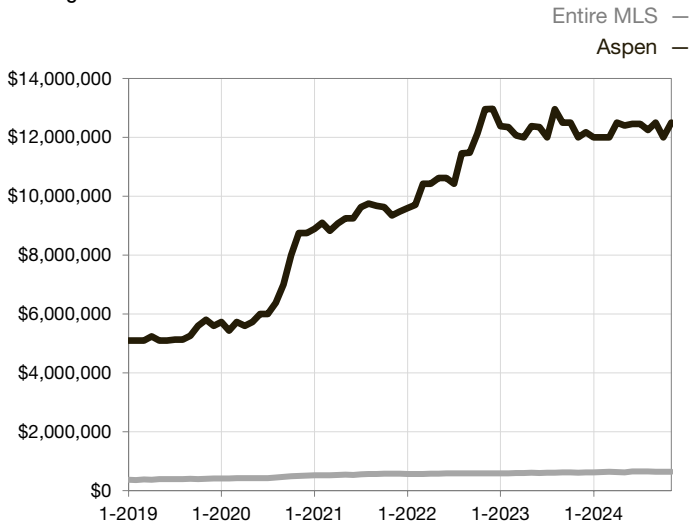
Single Family	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Key Metrics						
New Listings	9	6	- 33.3%	154	130	- 15.6%
Sold Listings	3	5	+ 66.7%	78	67	- 14.1%
Median Sales Price*	\$9,150,000	\$13,400,000	+ 46.4%	\$12,175,000	\$12,500,000	+ 2.7%
Average Sales Price*	\$8,216,667	\$15,055,000	+ 83.2%	\$15,671,995	\$18,057,455	+ 15.2%
Percent of List Price Received*	92.4%	92.1%	- 0.3%	93.2%	92.4%	- 0.9%
Days on Market Until Sale	225	172	- 23.6%	163	223	+ 36.8%
Inventory of Homes for Sale	93	73	- 21.5%	--	--	--
Months Supply of Inventory	13.6	12.0	- 11.8%	--	--	--

* 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	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Key Metrics						
New Listings	15	8	- 46.7%	154	163	+ 5.8%
Sold Listings	12	10	- 16.7%	95	102	+ 7.4%
Median Sales Price*	\$2,127,500	\$3,162,500	+ 48.6%	\$3,200,000	\$3,315,000	+ 3.6%
Average Sales Price*	\$3,192,083	\$2,747,300	- 13.9%	\$4,794,550	\$4,527,357	- 5.6%
Percent of List Price Received*	91.9%	95.3%	+ 3.7%	95.0%	94.6%	- 0.4%
Days on Market Until Sale	177	156	- 11.9%	138	147	+ 6.5%
Inventory of Homes for Sale	62	57	- 8.1%	--	--	--
Months Supply of Inventory	7.5	6.3	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

