

# Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Aspen

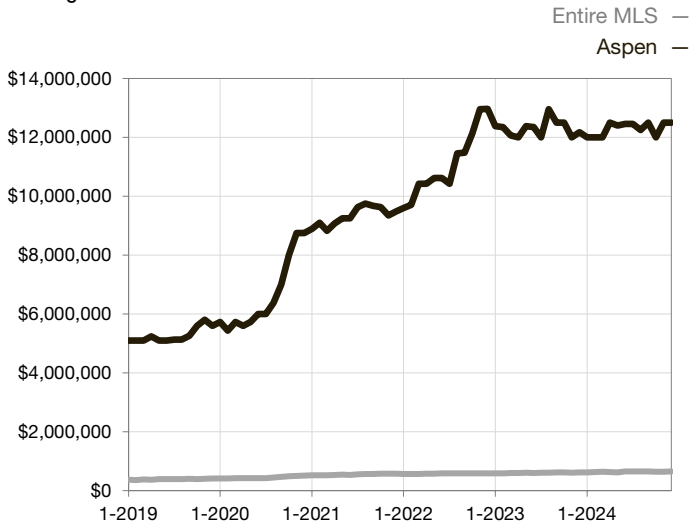
Single Family	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	14	23	+ 64.3%	168	155	- 7.7%
Sold Listings	6	4	- 33.3%	84	71	- 15.5%
Median Sales Price*	\$14,297,650	\$15,400,000	+ 7.7%	\$12,175,000	\$12,500,000	+ 2.7%
Average Sales Price*	\$17,790,883	\$23,262,500	+ 30.8%	\$15,823,344	\$18,350,697	+ 16.0%
Percent of List Price Received*	92.4%	90.9%	- 1.6%	93.1%	92.3%	- 0.9%
Days on Market Until Sale	245	158	- 35.5%	168	219	+ 30.4%
Inventory of Homes for Sale	92	90	- 2.2%	--	--	--
Months Supply of Inventory	13.1	15.2	+ 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	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	18	23	+ 27.8%	172	183	+ 6.4%
Sold Listings	6	12	+ 100.0%	101	114	+ 12.9%
Median Sales Price*	\$2,692,500	\$3,507,500	+ 30.3%	\$3,175,000	\$3,437,500	+ 8.3%
Average Sales Price*	\$4,612,086	\$4,169,625	- 9.6%	\$4,783,711	\$4,489,701	- 6.1%
Percent of List Price Received*	92.3%	93.8%	+ 1.6%	94.8%	94.5%	- 0.3%
Days on Market Until Sale	284	198	- 30.3%	147	152	+ 3.4%
Inventory of Homes for Sale	61	66	+ 8.2%	--	--	--
Months Supply of Inventory	7.2	6.9	- 4.2%	--	--	--

\* 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

