

Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Aspen

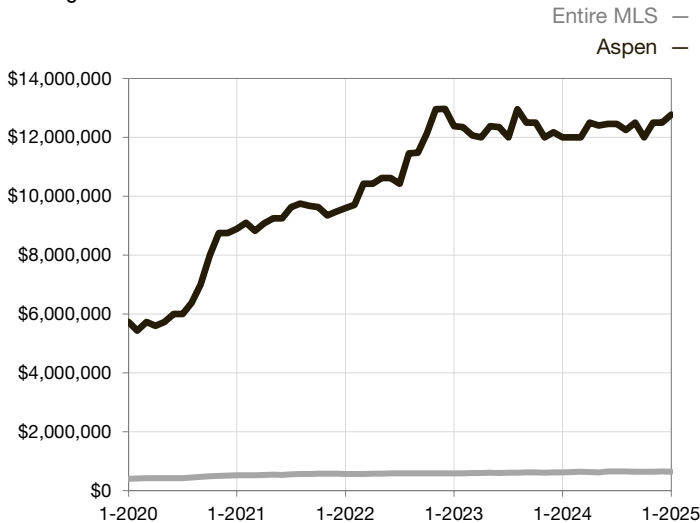
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 1-2025	Percent Change from Previous Year
Key Metrics						
New Listings	10	19	+ 90.0%	10	19	+ 90.0%
Sold Listings	7	6	- 14.3%	7	6	- 14.3%
Median Sales Price*	\$11,795,000	\$17,000,000	+ 44.1%	\$11,795,000	\$17,000,000	+ 44.1%
Average Sales Price*	\$13,446,429	\$19,133,333	+ 42.3%	\$13,446,429	\$19,133,333	+ 42.3%
Percent of List Price Received*	91.7%	94.4%	+ 2.9%	91.7%	94.4%	+ 2.9%
Days on Market Until Sale	328	176	- 46.3%	328	176	- 46.3%
Inventory of Homes for Sale	86	99	+ 15.1%	--	--	--
Months Supply of Inventory	11.9	17.0	+ 42.9%	--	--	--

* 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	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 1-2025	Percent Change from Previous Year
Key Metrics						
New Listings	21	7	- 66.7%	21	7	- 66.7%
Sold Listings	11	10	- 9.1%	11	10	- 9.1%
Median Sales Price*	\$3,000,000	\$3,362,000	+ 12.1%	\$3,000,000	\$3,362,000	+ 12.1%
Average Sales Price*	\$4,631,818	\$7,470,900	+ 61.3%	\$4,631,818	\$7,470,900	+ 61.3%
Percent of List Price Received*	95.9%	94.6%	- 1.4%	95.9%	94.6%	- 1.4%
Days on Market Until Sale	182	203	+ 11.5%	182	203	+ 11.5%
Inventory of Homes for Sale	69	62	- 10.1%	--	--	--
Months Supply of Inventory	7.8	6.8	- 12.8%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

