

Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Aspen

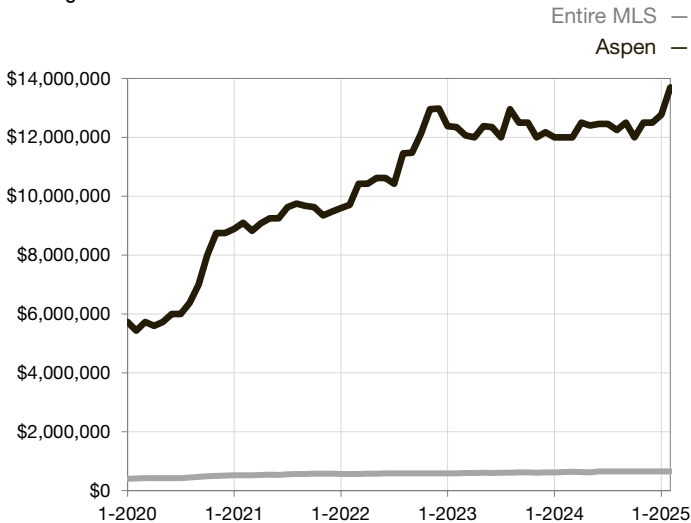
Single Family Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 2-2025	Percent Change from Previous Year
New Listings	9	13	+ 44.4%	19	32	+ 68.4%
Sold Listings	6	4	- 33.3%	13	10	- 23.1%
Median Sales Price*	\$12,000,000	\$16,896,974	+ 40.8%	\$11,795,000	\$16,896,974	+ 43.3%
Average Sales Price*	\$14,320,833	\$18,111,987	+ 26.5%	\$13,850,000	\$18,724,795	+ 35.2%
Percent of List Price Received*	91.8%	93.4%	+ 1.7%	91.7%	94.0%	+ 2.5%
Days on Market Until Sale	191	205	+ 7.3%	264	188	- 28.8%
Inventory of Homes for Sale	82	96	+ 17.1%	--	--	--
Months Supply of Inventory	11.3	16.9	+ 49.6%	--	--	--

* 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 Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 2-2025	Percent Change from Previous Year
New Listings	22	15	- 31.8%	43	22	- 48.8%
Sold Listings	13	5	- 61.5%	24	15	- 37.5%
Median Sales Price*	\$2,450,000	\$2,900,000	+ 18.4%	\$2,837,500	\$3,200,000	+ 12.8%
Average Sales Price*	\$3,822,394	\$3,370,000	- 11.8%	\$4,193,380	\$6,103,933	+ 45.6%
Percent of List Price Received*	96.5%	94.4%	- 2.2%	96.2%	94.5%	- 1.8%
Days on Market Until Sale	108	90	- 16.7%	142	165	+ 16.2%
Inventory of Homes for Sale	76	55	- 27.6%	--	--	--
Months Supply of Inventory	8.1	6.5	- 19.8%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

