Local Market Update for May 2025

A Research Tool Provided by the Colorado Association of REALTORS®

ASPEN BOARD OF REALTORS®

Rifle

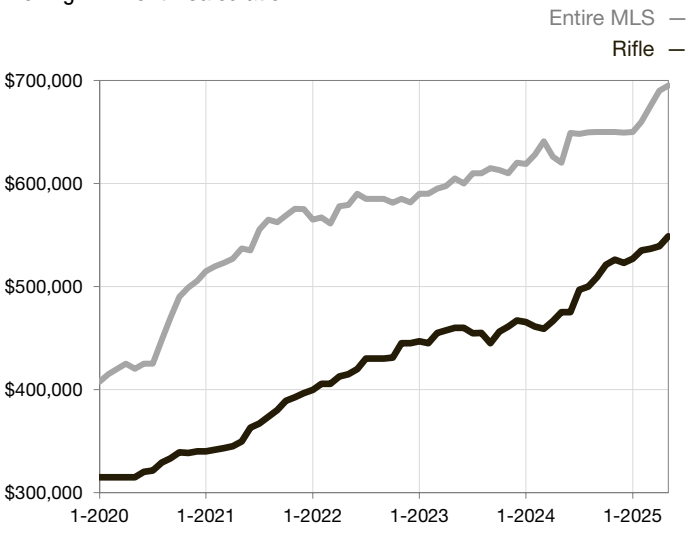
Single Family	May			Year to Date		
Key Metrics	**2024**	**2025**	Percent Change from Previous Year	**Thru 05-2024**	**Thru 5-2025**	Percent Change from Previous Year
New Listings	16	**25**	+ 56.3%	55	**70**	+ 27.3%
Sold Listings	10	**9**	- 10.0%	47	**36**	- 23.4%
Median Sales Price*	$508,000	**$560,000**	+ 10.2%	$507,000	**$549,500**	+ 8.4%
Average Sales Price*	$706,800	**$756,950**	+ 7.1%	$560,425	**$594,008**	+ 6.0%
Percent of List Price Received*	97.7%	**98.1%**	+ 0.4%	96.7%	**97.9%**	+ 1.2%
Days on Market Until Sale	91	**73**	- 19.8%	98	**85**	- 13.3%
Inventory of Homes for Sale	16	**27**	+ 68.8%	--	**--**	--
Months Supply of Inventory	1.5	**3.2**	+ 113.3%	--	**--**	--

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

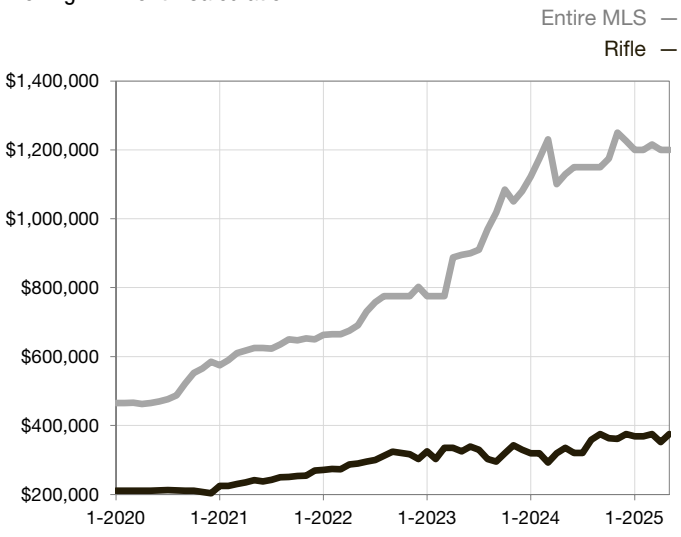
Townhouse/Condo	May			Year to Date		
Key Metrics	**2024**	**2025**	Percent Change from Previous Year	**Thru 05-2024**	**Thru 5-2025**	Percent Change from Previous Year
New Listings	0	**2**	--	8	**17**	+ 112.5%
Sold Listings	2	**4**	+ 100.0%	11	**17**	+ 54.5%
Median Sales Price*	$337,000	**$423,000**	+ 25.5%	$325,000	**$350,000**	+ 7.7%
Average Sales Price*	$337,000	**$420,499**	+ 24.8%	$329,755	**$345,176**	+ 4.7%
Percent of List Price Received*	98.3%	**99.8%**	+ 1.5%	96.6%	**99.2%**	+ 2.7%
Days on Market Until Sale	73	**41**	- 43.8%	63	**40**	- 36.5%
Inventory of Homes for Sale	2	**2**	0.0%	--	**--**	--
Months Supply of Inventory	0.8	**0.6**	- 25.0%	--	**--**	--

* 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



Current as of June 4, 2025. All data from the Aspen/Glenwood Springs MLS Inc. Report © 2025 ShowingTime Plus, LLC.