

Local Market Update for July 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Aspen

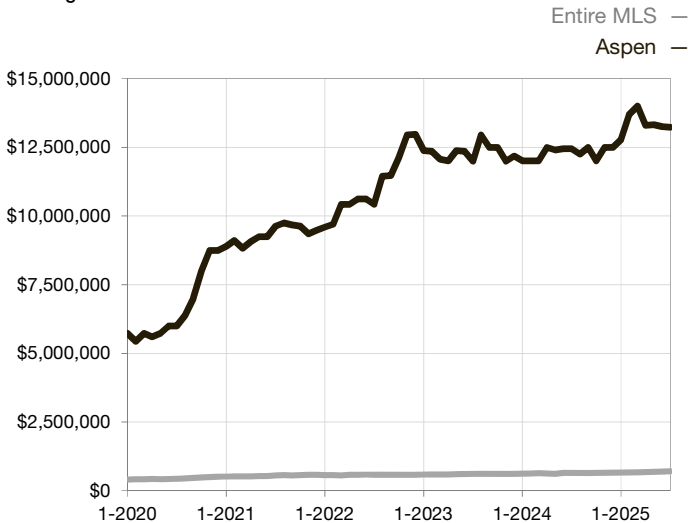
Single Family Key Metrics	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 7-2025	Percent Change from Previous Year
New Listings	23	17	- 26.1%	101	127	+ 25.7%
Sold Listings	6	3	- 50.0%	42	49	+ 16.7%
Median Sales Price*	\$7,371,000	\$11,800,000	+ 60.1%	\$12,000,000	\$13,200,000	+ 10.0%
Average Sales Price*	\$11,490,333	\$10,375,000	- 9.7%	\$19,142,667	\$15,625,042	- 18.4%
Percent of List Price Received*	96.8%	98.3%	+ 1.5%	93.3%	94.2%	+ 1.0%
Days on Market Until Sale	249	210	- 15.7%	217	160	- 26.3%
Inventory of Homes for Sale	111	124	+ 11.7%	--	--	--
Months Supply of Inventory	17.1	19.1	+ 11.7%	--	--	--

* 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	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 7-2025	Percent Change from Previous Year
New Listings	18	21	+ 16.7%	126	112	- 11.1%
Sold Listings	4	8	+ 100.0%	63	57	- 9.5%
Median Sales Price*	\$1,587,500	\$2,778,250	+ 75.0%	\$3,000,000	\$3,200,000	+ 6.7%
Average Sales Price*	\$2,215,625	\$3,197,563	+ 44.3%	\$3,967,296	\$5,250,728	+ 32.4%
Percent of List Price Received*	94.4%	94.4%	0.0%	94.8%	93.7%	- 1.2%
Days on Market Until Sale	166	140	- 15.7%	151	169	+ 11.9%
Inventory of Homes for Sale	99	83	- 16.2%	--	--	--
Months Supply of Inventory	9.8	9.5	- 3.1%	--	--	--

* 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

