

Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Aspen

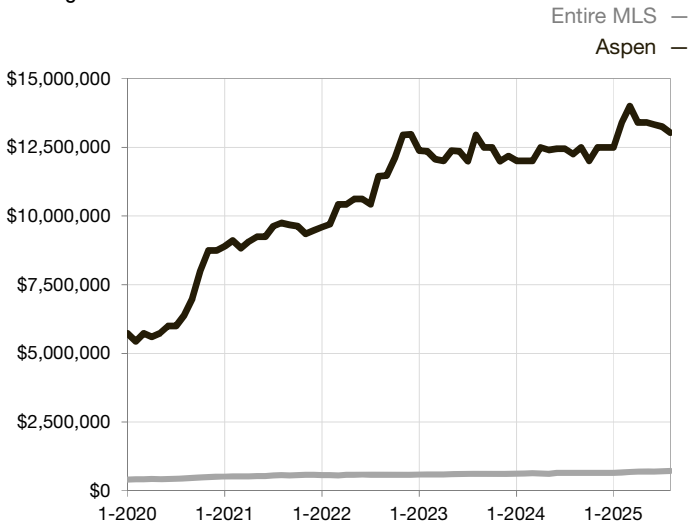
Single Family	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 8-2025	Percent Change from Previous Year
Key Metrics						
New Listings	13	11	- 15.4%	113	141	+ 24.8%
Sold Listings	6	3	- 50.0%	48	55	+ 14.6%
Median Sales Price*	\$16,600,000	\$6,207,000	- 62.6%	\$12,250,000	\$13,000,000	+ 6.1%
Average Sales Price*	\$23,083,333	\$5,147,333	- 77.7%	\$19,635,250	\$15,854,869	- 19.3%
Percent of List Price Received*	85.7%	93.0%	+ 8.5%	92.3%	94.1%	+ 2.0%
Days on Market Until Sale	276	174	- 37.0%	225	155	- 31.1%
Inventory of Homes for Sale	109	116	+ 6.4%	--	--	--
Months Supply of Inventory	17.7	17.8	+ 0.6%	--	--	--

* 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	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 8-2025	Percent Change from Previous Year
Key Metrics						
New Listings	11	9	- 18.2%	137	123	- 10.2%
Sold Listings	10	11	+ 10.0%	73	69	- 5.5%
Median Sales Price*	\$4,423,038	\$3,450,000	- 22.0%	\$3,000,000	\$3,325,000	+ 10.8%
Average Sales Price*	\$8,914,608	\$4,092,273	- 54.1%	\$4,645,010	\$5,018,210	+ 8.0%
Percent of List Price Received*	94.1%	96.0%	+ 2.0%	94.7%	94.1%	- 0.6%
Days on Market Until Sale	125	160	+ 28.0%	147	166	+ 12.9%
Inventory of Homes for Sale	91	85	- 6.6%	--	--	--
Months Supply of Inventory	9.3	9.5	+ 2.2%	--	--	--

* 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

