Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®

ASPEN BOARD OF REALTORS®

Rifle

Single Family

	August			Year to Date		
Key Metrics	**2024**	**2025**	Percent Change from Previous Year	**Thru 08-2024**	**Thru 8-2025**	Percent Change from Previous Year
New Listings	17	**20**	+ 17.6%	100	**142**	+ 42.0%
Sold Listings	10	**12**	+ 20.0%	78	**74**	- 5.1%
Median Sales Price*	$544,000	**$490,000**	- 9.9%	$518,750	**$550,000**	+ 6.0%
Average Sales Price*	$569,400	**$550,042**	- 3.4%	$551,135	**$608,182**	+ 10.4%
Percent of List Price Received*	98.8%	**96.2%**	- 2.6%	97.5%	**97.2%**	- 0.3%
Days on Market Until Sale	79	**51**	- 35.4%	87	**79**	- 9.2%
Inventory of Homes for Sale	22	**57**	+ 159.1%	--	**--**	--
Months Supply of Inventory	2.1	**6.3**	+ 200.0%	--	**--**	--

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

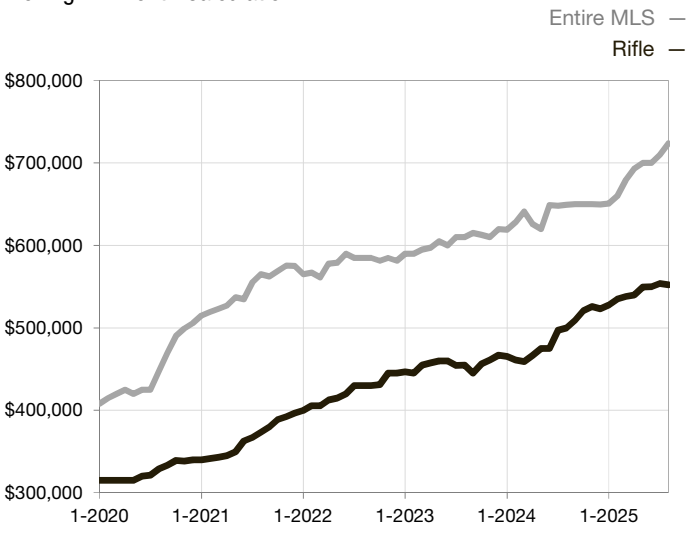
Townhouse/Condo

	August			Year to Date		
Key Metrics	**2024**	**2025**	Percent Change from Previous Year	**Thru 08-2024**	**Thru 8-2025**	Percent Change from Previous Year
New Listings	1	**2**	+ 100.0%	17	**32**	+ 88.2%
Sold Listings	2	**2**	0.0%	15	**23**	+ 53.3%
Median Sales Price*	$390,250	**$442,000**	+ 13.3%	$360,000	**$352,000**	- 2.2%
Average Sales Price*	$390,250	**$442,000**	+ 13.3%	$339,653	**$357,869**	+ 5.4%
Percent of List Price Received*	100.3%	**99.0%**	- 1.3%	97.6%	**99.0%**	+ 1.4%
Days on Market Until Sale	80	**55**	- 31.3%	63	**44**	- 30.2%
Inventory of Homes for Sale	2	**8**	+ 300.0%	--	**--**	--
Months Supply of Inventory	0.9	**2.5**	+ 177.8%	--	**--**	--

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

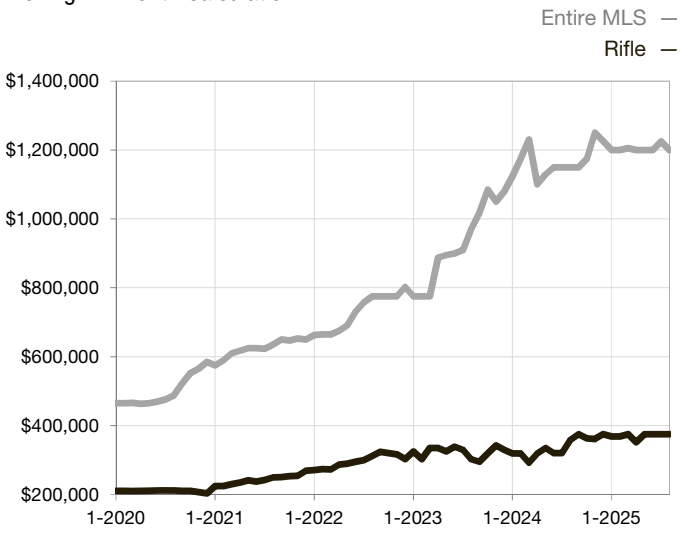
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



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