

Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Aspen

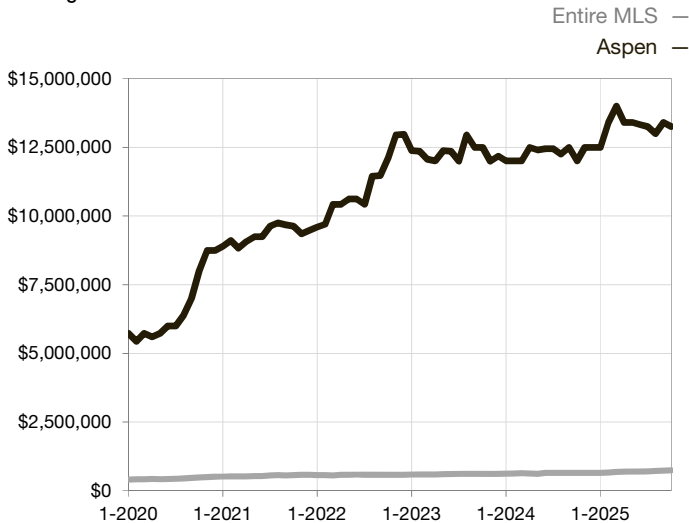
| Single Family | October | | | Year to Date | | |
|---------------------------------|--------------|---------------------|-----------------------------------|--------------|---------------------|-----------------------------------|
| | 2024 | 2025 | Percent Change from Previous Year | Thru 10-2024 | Thru 10-2025 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 7 | 8 | + 14.3% | 128 | 158 | + 23.4% |
| Sold Listings | 7 | 7 | 0.0% | 62 | 70 | + 12.9% |
| Median Sales Price* | \$14,000,000 | \$11,500,000 | - 17.9% | \$12,500,000 | \$13,225,000 | + 5.8% |
| Average Sales Price* | \$15,391,071 | \$14,086,268 | - 8.5% | \$18,299,589 | \$16,496,395 | - 9.9% |
| Percent of List Price Received* | 93.5% | 89.3% | - 4.5% | 92.4% | 93.4% | + 1.1% |
| Days on Market Until Sale | 239 | 289 | + 20.9% | 227 | 163 | - 28.2% |
| Inventory of Homes for Sale | 83 | 90 | + 8.4% | -- | -- | -- |
| Months Supply of Inventory | 14.0 | 13.7 | - 2.1% | -- | -- | -- |

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

| Townhouse/Condo | October | | | Year to Date | | |
|---------------------------------|-------------|--------------------|-----------------------------------|--------------|--------------------|-----------------------------------|
| | 2024 | 2025 | Percent Change from Previous Year | Thru 10-2024 | Thru 10-2025 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 6 | 12 | + 100.0% | 148 | 147 | - 0.7% |
| Sold Listings | 5 | 9 | + 80.0% | 89 | 86 | - 3.4% |
| Median Sales Price* | \$5,800,000 | \$3,175,000 | - 45.3% | \$3,330,000 | \$3,300,000 | - 0.9% |
| Average Sales Price* | \$6,280,850 | \$5,197,778 | - 17.2% | \$4,811,825 | \$4,935,490 | + 2.6% |
| Percent of List Price Received* | 92.0% | 94.8% | + 3.0% | 94.5% | 94.3% | - 0.2% |
| Days on Market Until Sale | 173 | 134 | - 22.5% | 149 | 159 | + 6.7% |
| Inventory of Homes for Sale | 69 | 64 | - 7.2% | -- | -- | -- |
| Months Supply of Inventory | 7.7 | 7.1 | - 7.8% | -- | -- | -- |

* 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

