

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Aspen

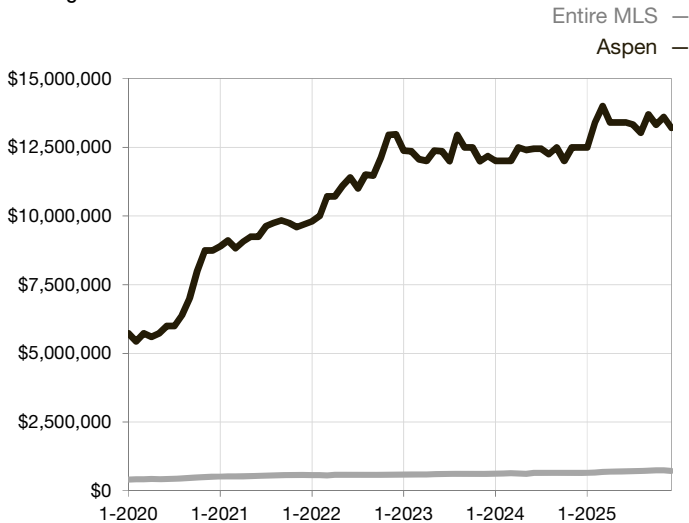
Single Family	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Key Metrics						
New Listings	25	21	- 16.0%	163	193	+ 18.4%
Sold Listings	4	7	+ 75.0%	71	87	+ 22.5%
Median Sales Price*	\$15,400,000	\$9,500,000	- 38.3%	\$12,500,000	\$13,200,000	+ 5.6%
Average Sales Price*	\$23,262,500	\$10,902,882	- 53.1%	\$18,350,697	\$17,321,165	- 5.6%
Percent of List Price Received*	90.9%	92.3%	+ 1.5%	92.3%	93.3%	+ 1.1%
Days on Market Until Sale	158	129	- 18.4%	219	177	- 19.2%
Inventory of Homes for Sale	99	100	+ 1.0%	--	--	--
Months Supply of Inventory	16.7	13.8	- 17.4%	--	--	--

* 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	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Key Metrics						
New Listings	26	18	- 30.8%	183	178	- 2.7%
Sold Listings	12	13	+ 8.3%	111	106	- 4.5%
Median Sales Price*	\$3,507,500	\$5,500,000	+ 56.8%	\$3,450,000	\$3,450,000	0.0%
Average Sales Price*	\$4,169,625	\$7,403,905	+ 77.6%	\$4,556,405	\$5,767,339	+ 26.6%
Percent of List Price Received*	93.8%	95.4%	+ 1.7%	94.5%	94.7%	+ 0.2%
Days on Market Until Sale	198	253	+ 27.8%	155	165	+ 6.5%
Inventory of Homes for Sale	73	68	- 6.8%	--	--	--
Months Supply of Inventory	7.9	7.7	- 2.5%	--	--	--

* 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

