

Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Aspen

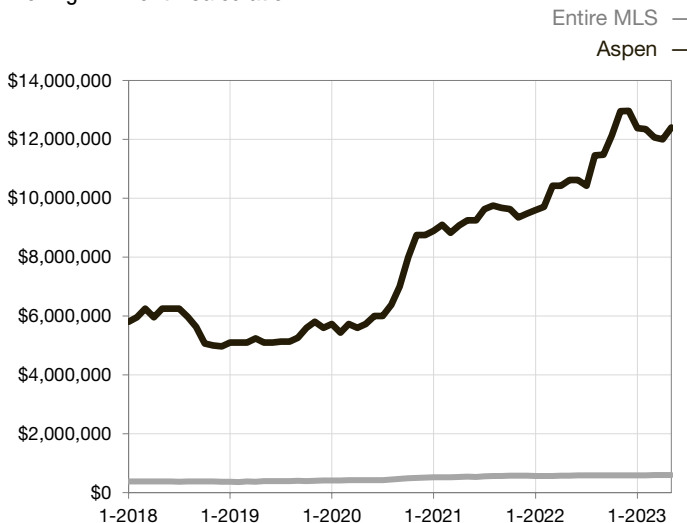
Single Family	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 5-2023	Percent Change from Previous Year
New Listings	7	9	+ 28.6%	53	50	- 5.7%
Sold Listings	10	10	0.0%	40	39	- 2.5%
Median Sales Price*	\$22,187,500	\$18,375,000	- 17.2%	\$13,750,000	\$12,350,000	- 10.2%
Average Sales Price*	\$25,298,000	\$22,059,372	- 12.8%	\$18,156,750	\$15,019,330	- 17.3%
Percent of List Price Received*	99.3%	94.8%	- 4.5%	96.8%	93.7%	- 3.2%
Days on Market Until Sale	130	33	- 74.6%	125	93	- 25.6%
Inventory of Homes for Sale	56	57	+ 1.8%	--	--	--
Months Supply of Inventory	4.7	8.7	+ 85.1%	--	--	--

* 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	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 5-2023	Percent Change from Previous Year
New Listings	21	22	+ 4.8%	70	62	- 11.4%
Sold Listings	7	6	- 14.3%	57	34	- 40.4%
Median Sales Price*	\$6,000,000	\$4,006,000	- 33.2%	\$2,950,000	\$2,812,500	- 4.7%
Average Sales Price*	\$6,083,571	\$6,164,500	+ 1.3%	\$4,587,000	\$4,439,618	- 3.2%
Percent of List Price Received*	95.4%	93.5%	- 2.0%	97.8%	94.3%	- 3.6%
Days on Market Until Sale	67	36	- 46.3%	42	78	+ 85.7%
Inventory of Homes for Sale	35	58	+ 65.7%	--	--	--
Months Supply of Inventory	1.9	7.2	+ 278.9%	--	--	--

* 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

