

Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Aspen

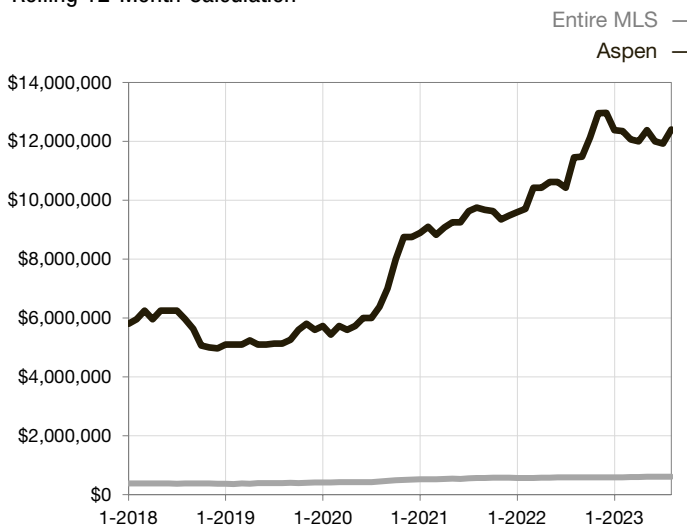
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 8-2023	Percent Change from Previous Year
New Listings	12	12	0.0%	122	121	- 0.8%
Sold Listings	7	10	+ 42.9%	57	60	+ 5.3%
Median Sales Price*	\$11,500,000	\$13,200,000	+ 14.8%	\$12,400,000	\$11,997,500	- 3.2%
Average Sales Price*	\$11,649,857	\$18,590,324	+ 59.6%	\$16,950,963	\$14,540,619	- 14.2%
Percent of List Price Received*	95.9%	96.1%	+ 0.2%	96.1%	94.2%	- 2.0%
Days on Market Until Sale	50	134	+ 168.0%	117	96	- 17.9%
Inventory of Homes for Sale	91	88	- 3.3%	--	--	--
Months Supply of Inventory	8.7	12.7	+ 46.0%	--	--	--

* 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	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 8-2023	Percent Change from Previous Year
New Listings	20	17	- 15.0%	137	113	- 17.5%
Sold Listings	13	14	+ 7.7%	90	55	- 38.9%
Median Sales Price*	\$2,500,000	\$3,922,500	+ 56.9%	\$2,950,000	\$2,925,000	- 0.8%
Average Sales Price*	\$3,704,231	\$8,319,756	+ 124.6%	\$4,435,667	\$5,268,214	+ 18.8%
Percent of List Price Received*	97.8%	97.7%	- 0.1%	98.1%	96.0%	- 2.1%
Days on Market Until Sale	41	56	+ 36.6%	45	67	+ 48.9%
Inventory of Homes for Sale	68	70	+ 2.9%	--	--	--
Months Supply of Inventory	4.4	9.9	+ 125.0%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

