

Local Market Update for November 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Aspen

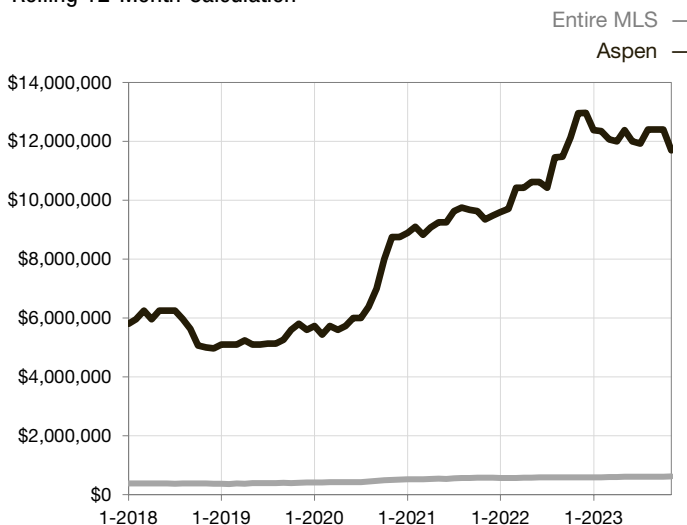
Single Family	November			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
New Listings	4	9	+ 125.0%	145	154	+ 6.2%
Sold Listings	8	3	- 62.5%	76	80	+ 5.3%
Median Sales Price*	\$23,567,522	\$9,150,000	- 61.2%	\$13,100,000	\$11,997,500	- 8.4%
Average Sales Price*	\$21,453,755	\$8,216,667	- 61.7%	\$17,294,868	\$15,390,820	- 11.0%
Percent of List Price Received*	90.1%	92.4%	+ 2.6%	95.1%	93.4%	- 1.8%
Days on Market Until Sale	167	194	+ 16.2%	111	103	- 7.2%
Inventory of Homes for Sale	84	87	+ 3.6%	--	--	--
Months Supply of Inventory	10.5	12.4	+ 18.1%	--	--	--

* 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	November			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
New Listings	11	13	+ 18.2%	166	147	- 11.4%
Sold Listings	6	12	+ 100.0%	116	92	- 20.7%
Median Sales Price*	\$4,875,000	\$2,127,500	- 56.4%	\$3,137,500	\$3,200,000	+ 2.0%
Average Sales Price*	\$4,762,500	\$3,192,083	- 33.0%	\$4,391,121	\$4,836,492	+ 10.1%
Percent of List Price Received*	92.2%	91.9%	- 0.3%	97.5%	94.7%	- 2.9%
Days on Market Until Sale	105	91	- 13.3%	46	86	+ 87.0%
Inventory of Homes for Sale	63	60	- 4.8%	--	--	--
Months Supply of Inventory	5.5	7.5	+ 36.4%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

