

# Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Aspen

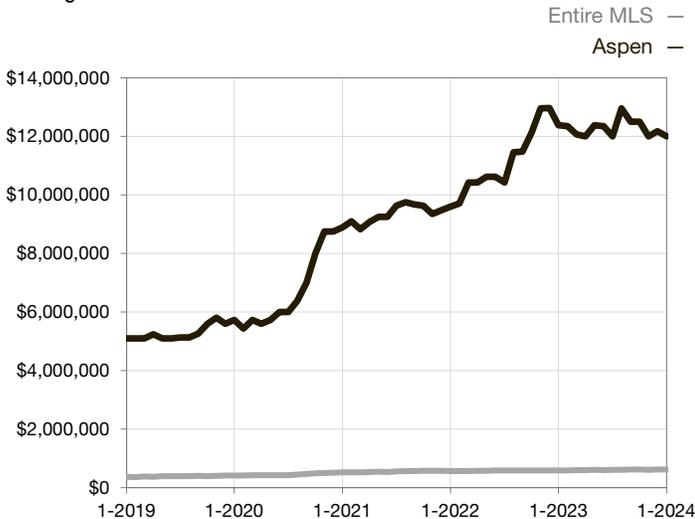
Single Family	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 1-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	8	10	+ 25.0%	8	10	+ 25.0%
Sold Listings	4	7	+ 75.0%	4	7	+ 75.0%
Median Sales Price*	\$9,475,000	<b>\$11,795,000</b>	+ 24.5%	\$9,475,000	<b>\$11,795,000</b>	+ 24.5%
Average Sales Price*	\$13,781,250	<b>\$13,446,429</b>	- 2.4%	\$13,781,250	<b>\$13,446,429</b>	- 2.4%
Percent of List Price Received*	98.3%	<b>91.7%</b>	- 6.7%	98.3%	<b>91.7%</b>	- 6.7%
Days on Market Until Sale	107	<b>285</b>	+ 166.4%	107	<b>285</b>	+ 166.4%
Inventory of Homes for Sale	76	<b>87</b>	+ 14.5%	--	--	--
Months Supply of Inventory	11.7	<b>12.0</b>	+ 2.6%	--	--	--

\* 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	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 1-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	13	18	+ 38.5%	13	18	+ 38.5%
Sold Listings	5	13	+ 160.0%	5	13	+ 160.0%
Median Sales Price*	\$3,800,000	<b>\$3,000,000</b>	- 21.1%	\$3,800,000	<b>\$3,000,000</b>	- 21.1%
Average Sales Price*	\$4,247,400	<b>\$4,350,385</b>	+ 2.4%	\$4,247,400	<b>\$4,350,385</b>	+ 2.4%
Percent of List Price Received*	93.5%	<b>95.7%</b>	+ 2.4%	93.5%	<b>95.7%</b>	+ 2.4%
Days on Market Until Sale	84	<b>125</b>	+ 48.8%	84	<b>125</b>	+ 48.8%
Inventory of Homes for Sale	68	<b>63</b>	- 7.4%	--	--	--
Months Supply of Inventory	7.4	<b>7.0</b>	- 5.4%	--	--	--

\* 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

