

Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Aspen

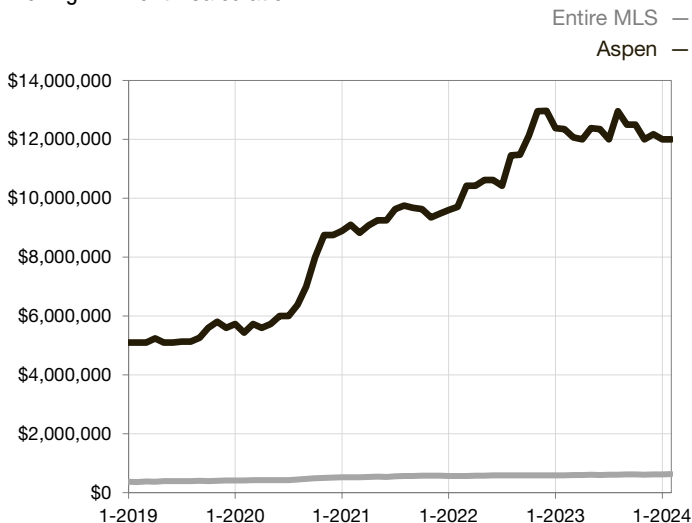
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 2-2024	Percent Change from Previous Year
New Listings	17	7	- 58.8%	25	16	- 36.0%
Sold Listings	6	7	+ 16.7%	10	14	+ 40.0%
Median Sales Price*	\$13,096,500	\$11,500,000	- 12.2%	\$11,675,000	\$11,647,500	- 0.2%
Average Sales Price*	\$12,178,000	\$12,660,714	+ 4.0%	\$12,819,300	\$13,053,571	+ 1.8%
Percent of List Price Received*	90.5%	92.4%	+ 2.1%	93.6%	92.1%	- 1.6%
Days on Market Until Sale	122	123	+ 0.8%	116	204	+ 75.9%
Inventory of Homes for Sale	79	80	+ 1.3%	--	--	--
Months Supply of Inventory	12.0	10.9	- 9.2%	--	--	--

* 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	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 2-2024	Percent Change from Previous Year
New Listings	9	21	+ 133.3%	22	42	+ 90.9%
Sold Listings	7	12	+ 71.4%	12	25	+ 108.3%
Median Sales Price*	\$2,700,000	\$1,925,000	- 28.7%	\$3,462,500	\$2,975,000	- 14.1%
Average Sales Price*	\$2,922,143	\$3,833,427	+ 31.2%	\$3,474,333	\$4,102,245	+ 18.1%
Percent of List Price Received*	95.1%	96.5%	+ 1.5%	94.4%	96.1%	+ 1.8%
Days on Market Until Sale	47	77	+ 63.8%	63	102	+ 61.9%
Inventory of Homes for Sale	68	72	+ 5.9%	--	--	--
Months Supply of Inventory	8.0	7.6	- 5.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

