

Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Aspen

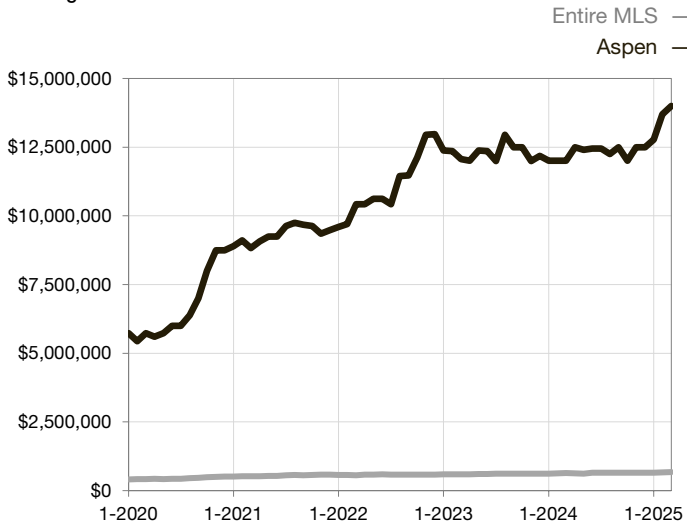
Single Family	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 3-2025	Percent Change from Previous Year
New Listings	13	8	- 38.5%	32	40	+ 25.0%
Sold Listings	4	9	+ 125.0%	17	19	+ 11.8%
Median Sales Price*	\$9,650,000	\$12,400,000	+ 28.5%	\$11,795,000	\$15,450,000	+ 31.0%
Average Sales Price*	\$14,200,000	\$13,936,290	- 1.9%	\$13,932,353	\$16,456,556	+ 18.1%
Percent of List Price Received*	89.9%	97.5%	+ 8.5%	91.3%	95.7%	+ 4.8%
Days on Market Until Sale	159	158	- 0.6%	240	174	- 27.5%
Inventory of Homes for Sale	78	89	+ 14.1%	--	--	--
Months Supply of Inventory	11.6	14.6	+ 25.9%	--	--	--

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

Townhouse/Condo	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 3-2025	Percent Change from Previous Year
New Listings	22	14	- 36.4%	65	36	- 44.6%
Sold Listings	10	15	+ 50.0%	34	30	- 11.8%
Median Sales Price*	\$4,587,500	\$3,450,000	- 24.8%	\$3,232,500	\$3,375,000	+ 4.4%
Average Sales Price*	\$4,895,000	\$6,756,467	+ 38.0%	\$4,399,739	\$6,430,200	+ 46.1%
Percent of List Price Received*	95.3%	92.1%	- 3.4%	95.9%	93.3%	- 2.7%
Days on Market Until Sale	111	244	+ 119.8%	133	205	+ 54.1%
Inventory of Homes for Sale	87	61	- 29.9%	--	--	--
Months Supply of Inventory	9.3	6.8	- 26.9%	--	--	--

* 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

