

# Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Aspen

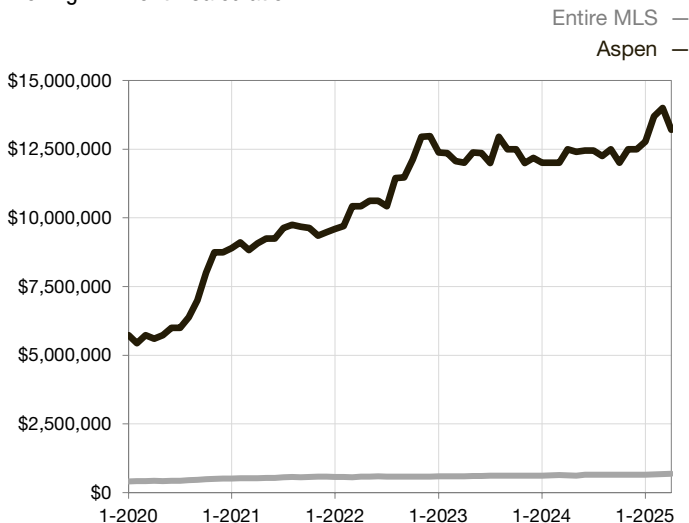
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 4-2025	Percent Change from Previous Year
New Listings	3	9	+ 200.0%	35	50	+ 42.9%
Sold Listings	9	9	0.0%	26	28	+ 7.7%
Median Sales Price*	\$29,200,000	\$13,200,000	- 54.8%	\$12,250,000	\$14,325,000	+ 16.9%
Average Sales Price*	\$40,172,222	\$17,691,667	- 56.0%	\$23,015,385	\$16,853,556	- 26.8%
Percent of List Price Received*	94.8%	95.5%	+ 0.7%	92.5%	95.6%	+ 3.4%
Days on Market Until Sale	201	88	- 56.2%	227	146	- 35.7%
Inventory of Homes for Sale	67	80	+ 19.4%	--	--	--
Months Supply of Inventory	9.9	13.2	+ 33.3%	--	--	--

\* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 4-2025	Percent Change from Previous Year
New Listings	8	6	- 25.0%	73	45	- 38.4%
Sold Listings	10	7	- 30.0%	44	37	- 15.9%
Median Sales Price*	\$3,390,000	\$6,250,000	+ 84.4%	\$3,390,000	\$3,450,000	+ 1.8%
Average Sales Price*	\$3,095,000	\$5,721,429	+ 84.9%	\$4,103,207	\$6,296,108	+ 53.4%
Percent of List Price Received*	95.1%	91.2%	- 4.1%	95.7%	92.9%	- 2.9%
Days on Market Until Sale	208	140	- 32.7%	150	192	+ 28.0%
Inventory of Homes for Sale	76	52	- 31.6%	--	--	--
Months Supply of Inventory	7.9	6.0	- 24.1%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

