

# Local Market Update for May 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Aspen

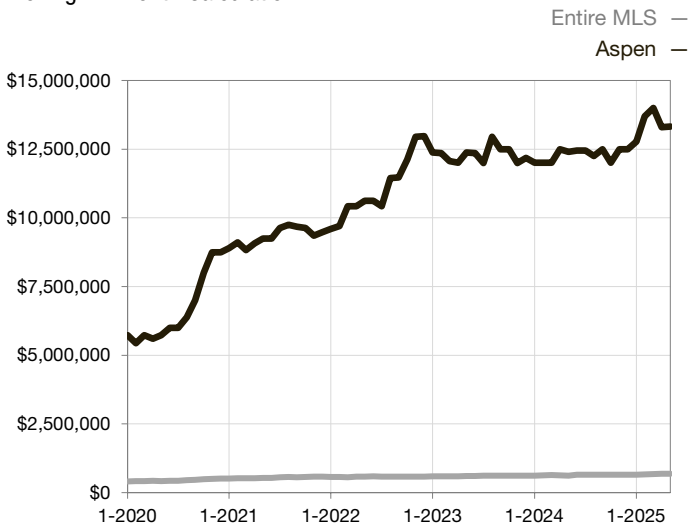
| Single Family                   | May          |              |                                   | Year to Date |              |                                   |
|---------------------------------|--------------|--------------|-----------------------------------|--------------|--------------|-----------------------------------|
|                                 | 2024         | 2025         | Percent Change from Previous Year | Thru 05-2024 | Thru 5-2025  | Percent Change from Previous Year |
| <b>Key Metrics</b>              |              |              |                                   |              |              |                                   |
| New Listings                    | 12           | 19           | + 58.3%                           | 47           | 70           | + 48.9%                           |
| Sold Listings                   | 7            | 9            | + 28.6%                           | 33           | 38           | + 15.2%                           |
| Median Sales Price*             | \$18,000,000 | \$14,000,000 | - 22.2%                           | \$12,500,000 | \$14,345,000 | + 14.8%                           |
| Average Sales Price*            | \$15,250,000 | \$14,339,167 | - 6.0%                            | \$21,368,182 | \$17,222,423 | - 19.4%                           |
| Percent of List Price Received* | 95.7%        | 90.1%        | - 5.9%                            | 93.2%        | 94.3%        | + 1.2%                            |
| Days on Market Until Sale       | 209          | 210          | + 0.5%                            | 223          | 160          | - 28.3%                           |
| Inventory of Homes for Sale     | 76           | 82           | + 7.9%                            | --           | --           | --                                |
| Months Supply of Inventory      | 11.5         | 12.9         | + 12.2%                           | --           | --           | --                                |

\* 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                 | May         |             |                                   | Year to Date |             |                                   |
|---------------------------------|-------------|-------------|-----------------------------------|--------------|-------------|-----------------------------------|
|                                 | 2024        | 2025        | Percent Change from Previous Year | Thru 05-2024 | Thru 5-2025 | Percent Change from Previous Year |
| <b>Key Metrics</b>              |             |             |                                   |              |             |                                   |
| New Listings                    | 9           | 10          | + 11.1%                           | 82           | 57          | - 30.5%                           |
| Sold Listings                   | 12          | 5           | - 58.3%                           | 56           | 42          | - 25.0%                           |
| Median Sales Price*             | \$2,837,500 | \$1,900,000 | - 33.0%                           | \$3,125,000  | \$3,250,000 | + 4.0%                            |
| Average Sales Price*            | \$3,494,667 | \$2,113,000 | - 39.5%                           | \$3,972,806  | \$5,798,119 | + 45.9%                           |
| Percent of List Price Received* | 92.2%       | 94.5%       | + 2.5%                            | 95.0%        | 93.1%       | - 2.0%                            |
| Days on Market Until Sale       | 152         | 107         | - 29.6%                           | 150          | 182         | + 21.3%                           |
| Inventory of Homes for Sale     | 74          | 59          | - 20.3%                           | --           | --          | --                                |
| Months Supply of Inventory      | 7.3         | 7.3         | 0.0%                              | --           | --          | --                                |

\* 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

