Local Market Update for May 2025

A Research Tool Provided by the Colorado Association of REALTORS®

ASPEN BOARD OF REALTORS®

Snowmass Village

Single Family

	May			Year to Date		
Key Metrics	**2024**	**2025**	Percent Change from Previous Year	**Thru 05-2024**	**Thru 5-2025**	Percent Change from Previous Year
New Listings	2	**3**	+ 50.0%	15	**14**	- 6.7%
Sold Listings	2	**1**	- 50.0%	14	**17**	+ 21.4%
Median Sales Price*	$6,486,250	**$11,550,000**	+ 78.1%	$6,000,000	**$7,500,000**	+ 25.0%
Average Sales Price*	$6,486,250	**$11,550,000**	+ 78.1%	$7,247,036	**$9,117,941**	+ 25.8%
Percent of List Price Received*	95.7%	**92.4%**	- 3.4%	95.1%	**96.4%**	+ 1.4%
Days on Market Until Sale	231	**85**	- 63.2%	170	**118**	- 30.6%
Inventory of Homes for Sale	12	**7**	- 41.7%	--	**--**	--
Months Supply of Inventory	3.5	**2.4**	- 31.4%	--	**--**	--

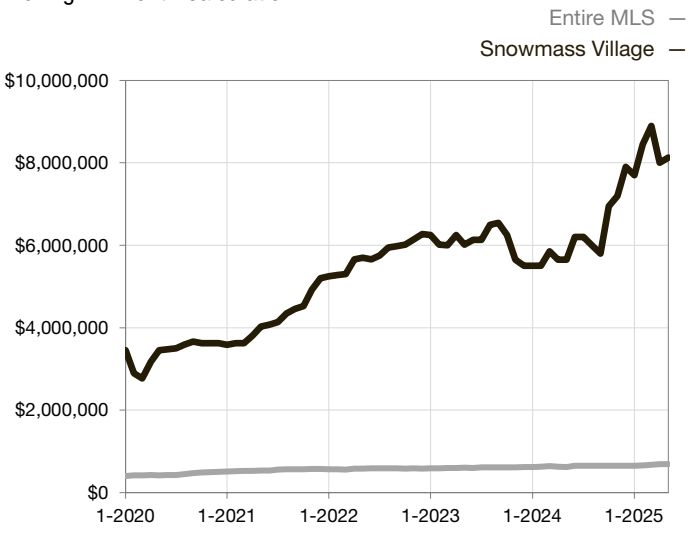
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

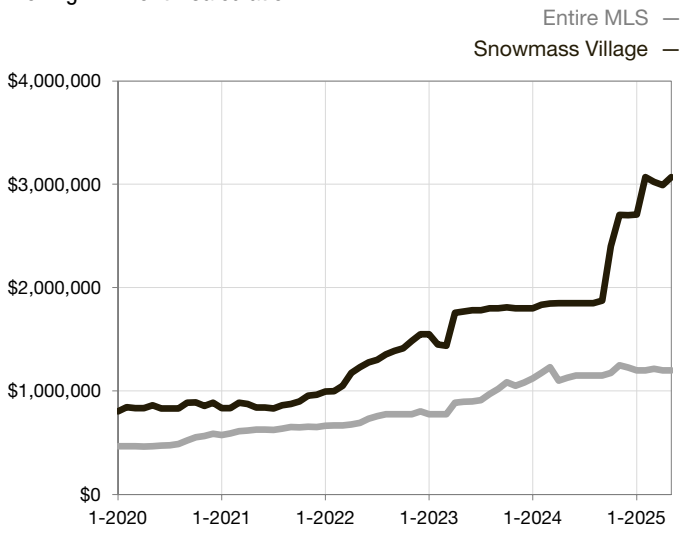
	May			Year to Date		
Key Metrics	**2024**	**2025**	Percent Change from Previous Year	**Thru 05-2024**	**Thru 5-2025**	Percent Change from Previous Year
New Listings	14	**10**	- 28.6%	65	**74**	+ 13.8%
Sold Listings	9	**10**	+ 11.1%	59	**42**	- 28.8%
Median Sales Price*	$1,325,000	**$2,891,250**	+ 118.2%	$1,850,000	**$2,150,000**	+ 16.2%
Average Sales Price*	$2,718,889	**$3,846,150**	+ 41.5%	$2,743,759	**$3,217,048**	+ 17.2%
Percent of List Price Received*	95.5%	**95.2%**	- 0.3%	95.9%	**95.2%**	- 0.7%
Days on Market Until Sale	130	**94**	- 27.7%	99	**106**	+ 7.1%
Inventory of Homes for Sale	37	**75**	+ 102.7%	--	**--**	--
Months Supply of Inventory	3.9	**5.5**	+ 41.0%	--	**--**	--

* 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



Current as of June 4, 2025. All data from the Aspen/Glenwood Springs MLS Inc. Report © 2025 ShowingTime Plus, LLC.