

Local Market Update for November 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Aspen

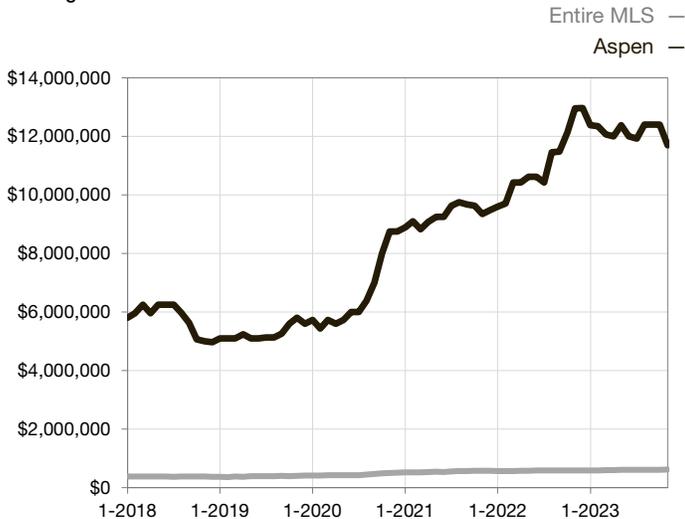
| Single Family | November | | | Year to Date | | |
|---------------------------------|--------------|-------------|-----------------------------------|--------------|--------------|-----------------------------------|
| | 2022 | 2023 | Percent Change from Previous Year | Thru 11-2022 | Thru 11-2023 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 4 | 9 | + 125.0% | 145 | 154 | + 6.2% |
| Sold Listings | 8 | 3 | - 62.5% | 76 | 80 | + 5.3% |
| Median Sales Price* | \$23,567,522 | \$9,150,000 | - 61.2% | \$13,100,000 | \$11,997,500 | - 8.4% |
| Average Sales Price* | \$21,453,755 | \$8,216,667 | - 61.7% | \$17,294,868 | \$15,390,820 | - 11.0% |
| Percent of List Price Received* | 90.1% | 92.4% | + 2.6% | 95.1% | 93.4% | - 1.8% |
| Days on Market Until Sale | 167 | 194 | + 16.2% | 111 | 103 | - 7.2% |
| Inventory of Homes for Sale | 84 | 87 | + 3.6% | -- | -- | -- |
| Months Supply of Inventory | 10.5 | 12.4 | + 18.1% | -- | -- | -- |

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

| Townhouse/Condo | November | | | Year to Date | | |
|---------------------------------|-------------|-------------|-----------------------------------|--------------|--------------|-----------------------------------|
| | 2022 | 2023 | Percent Change from Previous Year | Thru 11-2022 | Thru 11-2023 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 11 | 13 | + 18.2% | 166 | 147 | - 11.4% |
| Sold Listings | 6 | 12 | + 100.0% | 116 | 92 | - 20.7% |
| Median Sales Price* | \$4,875,000 | \$2,127,500 | - 56.4% | \$3,137,500 | \$3,200,000 | + 2.0% |
| Average Sales Price* | \$4,762,500 | \$3,192,083 | - 33.0% | \$4,391,121 | \$4,836,492 | + 10.1% |
| Percent of List Price Received* | 92.2% | 91.9% | - 0.3% | 97.5% | 94.7% | - 2.9% |
| Days on Market Until Sale | 105 | 91 | - 13.3% | 46 | 86 | + 87.0% |
| Inventory of Homes for Sale | 63 | 60 | - 4.8% | -- | -- | -- |
| Months Supply of Inventory | 5.5 | 7.5 | + 36.4% | -- | -- | -- |

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

