

Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Aspen

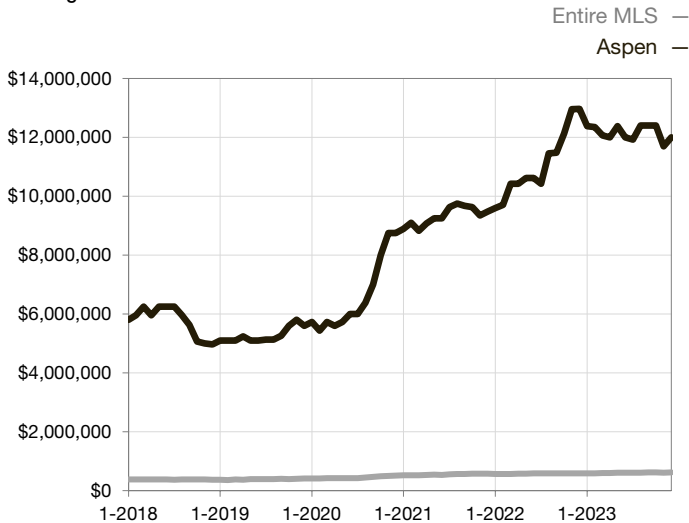
Single Family	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Key Metrics						
New Listings	9	14	+ 55.6%	154	169	+ 9.7%
Sold Listings	4	6	+ 50.0%	80	86	+ 7.5%
Median Sales Price*	\$7,550,000	\$14,297,650	+ 89.4%	\$12,975,000	\$11,997,500	- 7.5%
Average Sales Price*	\$9,025,000	\$17,790,883	+ 97.1%	\$16,881,374	\$15,558,266	- 7.8%
Percent of List Price Received*	100.5%	92.4%	- 8.1%	95.4%	93.4%	- 2.1%
Days on Market Until Sale	65	307	+ 372.3%	108	117	+ 8.3%
Inventory of Homes for Sale	79	92	+ 16.5%	--	--	--
Months Supply of Inventory	11.9	12.8	+ 7.6%	--	--	--

* 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	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Key Metrics						
New Listings	14	16	+ 14.3%	180	163	- 9.4%
Sold Listings	4	6	+ 50.0%	120	98	- 18.3%
Median Sales Price*	\$5,362,500	\$2,692,500	- 49.8%	\$3,137,500	\$3,187,500	+ 1.6%
Average Sales Price*	\$9,543,750	\$4,612,086	- 51.7%	\$4,562,875	\$4,822,753	+ 5.7%
Percent of List Price Received*	96.6%	92.3%	- 4.5%	97.5%	94.6%	- 3.0%
Days on Market Until Sale	19	259	+ 1263.2%	45	97	+ 115.6%
Inventory of Homes for Sale	63	59	- 6.3%	--	--	--
Months Supply of Inventory	6.3	7.2	+ 14.3%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

