

Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

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are the same!



Pitkin County

Contact the Aspen Board of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

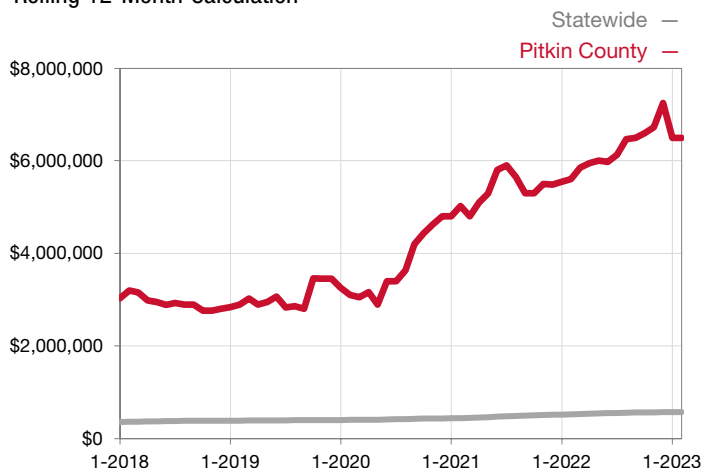
Single Family	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	22	21	- 4.5%	36	34	- 5.6%
Sold Listings	11	7	- 36.4%	22	22	0.0%
Median Sales Price*	\$9,500,000	\$9,250,000	- 2.6%	\$10,250,000	\$5,437,035	- 47.0%
Average Sales Price*	\$12,540,909	\$9,617,857	- 23.3%	\$12,552,545	\$7,835,867	- 37.6%
Percent of List Price Received*	95.6%	91.9%	- 3.9%	94.4%	93.7%	- 0.7%
Days on Market Until Sale	82	98	+ 19.5%	68	92	+ 35.3%
Inventory of Homes for Sale	100	102	+ 2.0%	--	--	--
Months Supply of Inventory	3.9	7.8	+ 100.0%	--	--	--

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

Townhouse/Condo	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	31	15	- 51.6%	60	34	- 43.3%
Sold Listings	33	18	- 45.5%	52	31	- 40.4%
Median Sales Price*	\$1,500,000	\$1,125,000	- 25.0%	\$1,837,000	\$1,300,000	- 29.2%
Average Sales Price*	\$3,027,741	\$1,937,389	- 36.0%	\$3,115,509	\$2,815,484	- 9.6%
Percent of List Price Received*	100.0%	96.3%	- 3.7%	99.4%	96.3%	- 3.1%
Days on Market Until Sale	36	54	+ 50.0%	38	62	+ 63.2%
Inventory of Homes for Sale	54	100	+ 85.2%	--	--	--
Months Supply of Inventory	1.3	5.1	+ 292.3%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

