

Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Pitkin County

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

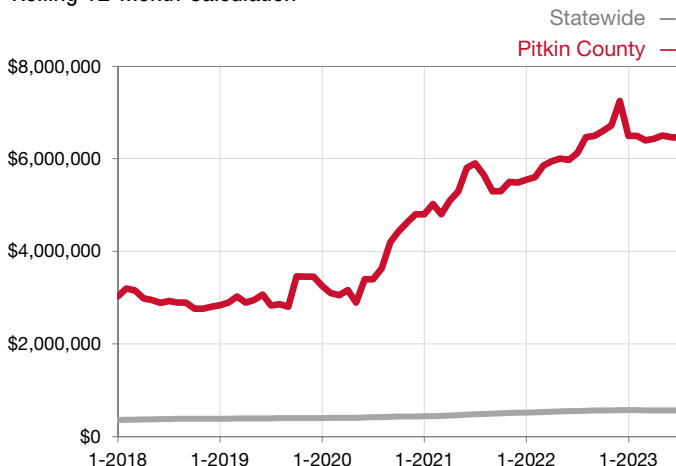
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Key Metrics						
New Listings	40	36	- 10.0%	203	204	+ 0.5%
Sold Listings	5	13	+ 160.0%	98	87	- 11.2%
Median Sales Price*	\$6,434,000	\$5,150,000	- 20.0%	\$7,700,000	\$6,600,000	- 14.3%
Average Sales Price*	\$6,691,336	\$6,628,769	- 0.9%	\$12,057,267	\$9,918,315	- 17.7%
Percent of List Price Received*	98.5%	95.8%	- 2.7%	96.3%	93.8%	- 2.6%
Days on Market Until Sale	73	60	- 17.8%	120	81	- 32.5%
Inventory of Homes for Sale	161	151	- 6.2%	--	--	--
Months Supply of Inventory	7.5	12.4	+ 65.3%	--	--	--

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

Townhouse/Condo	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Key Metrics						
New Listings	6	2	- 66.7%	11	10	- 9.1%
Sold Listings	3	4	+ 33.3%	7	15	+ 114.3%
Median Sales Price*	\$159,000	\$165,000	+ 3.8%	\$240,000	\$165,000	- 31.3%
Average Sales Price*	\$186,000	\$371,250	+ 99.6%	\$996,714	\$239,133	- 76.0%
Percent of List Price Received*	101.4%	94.7%	- 6.6%	99.7%	98.0%	- 1.7%
Days on Market Until Sale	6	46	+ 666.7%	12	141	+ 1075.0%
Inventory of Homes for Sale	9	0	- 100.0%	--	--	--
Months Supply of Inventory	4.1	0.0	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

