

Local Market Update for November 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.

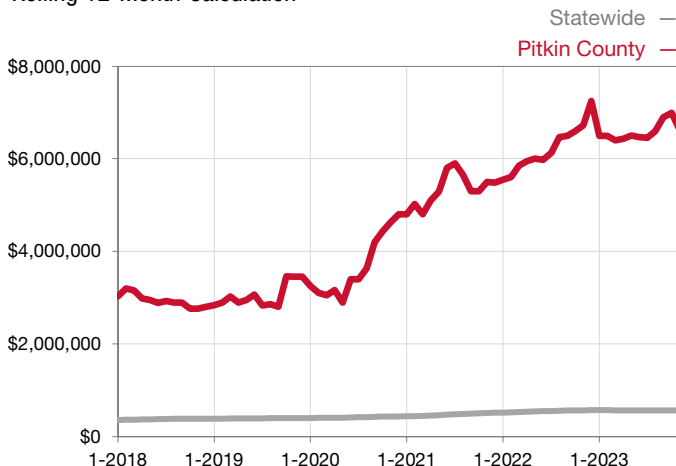
Single Family	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Key Metrics						
New Listings	8	10	+ 25.0%	264	278	+ 5.3%
Sold Listings	14	8	- 42.9%	152	158	+ 3.9%
Median Sales Price*	\$8,671,185	\$5,650,000	- 34.8%	\$7,300,000	\$6,712,500	- 8.0%
Average Sales Price*	\$14,116,244	\$5,489,963	- 61.1%	\$11,346,309	\$10,309,552	- 9.1%
Percent of List Price Received*	91.4%	94.4%	+ 3.3%	95.5%	93.9%	- 1.7%
Days on Market Until Sale	128	181	+ 41.4%	104	91	- 12.5%
Inventory of Homes for Sale	134	135	+ 0.7%	--	--	--
Months Supply of Inventory	8.7	9.9	+ 13.8%	--	--	--

* 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	0	0	--	12	16	+ 33.3%
Sold Listings	0	1	--	8	16	+ 100.0%
Median Sales Price*	\$0	\$187,500	--	\$232,500	\$167,000	- 28.2%
Average Sales Price*	\$0	\$187,500	--	\$890,625	\$235,906	- 73.5%
Percent of List Price Received*	0.0%	104.7%	--	99.2%	98.5%	- 0.7%
Days on Market Until Sale	0	1	--	60	133	+ 121.7%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	4.0	2.4	- 40.0%	--	--	--

* 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

