

Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

Not all agents
are the same!



Pitkin County

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

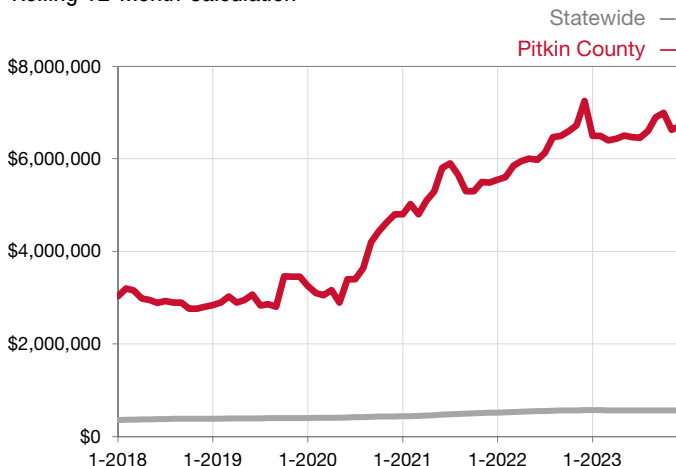
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	19	26	+ 36.8%	283	306	+ 8.1%
Sold Listings	5	11	+ 120.0%	157	169	+ 7.6%
Median Sales Price*	\$6,000,000	\$6,700,000	+ 11.7%	\$7,250,000	\$6,700,000	- 7.6%
Average Sales Price*	\$8,420,000	\$11,168,482	+ 32.6%	\$11,253,115	\$10,365,459	- 7.9%
Percent of List Price Received*	97.6%	93.3%	- 4.4%	95.5%	93.8%	- 1.8%
Days on Market Until Sale	77	257	+ 233.8%	104	101	- 2.9%
Inventory of Homes for Sale	126	140	+ 11.1%	--	--	--
Months Supply of Inventory	9.6	9.9	+ 3.1%	--	--	--

* 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	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	1	1	0.0%	13	17	+ 30.8%
Sold Listings	1	0	- 100.0%	9	16	+ 77.8%
Median Sales Price*	\$150,000	\$0	- 100.0%	\$225,000	\$167,000	- 25.8%
Average Sales Price*	\$150,000	\$0	- 100.0%	\$808,333	\$235,906	- 70.8%
Percent of List Price Received*	94.3%	0.0%	- 100.0%	98.7%	98.5%	- 0.2%
Days on Market Until Sale	502	0	- 100.0%	109	133	+ 22.0%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	5.3	2.2	- 58.5%	--	--	--

* 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

