

Local Market Update for May 2024

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.

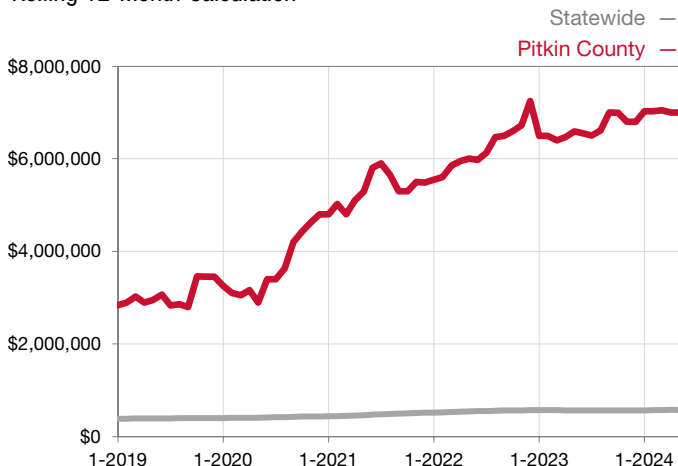
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	26	26	0.0%	98	95	- 3.1%
Sold Listings	14	12	- 14.3%	62	61	- 1.6%
Median Sales Price*	\$11,812,500	\$10,636,250	- 10.0%	\$8,075,000	\$8,000,000	- 0.9%
Average Sales Price*	\$16,842,408	\$12,189,292	- 27.6%	\$11,373,459	\$14,463,115	+ 27.2%
Percent of List Price Received*	93.3%	94.1%	+ 0.9%	93.8%	93.2%	- 0.6%
Days on Market Until Sale	38	163	+ 328.9%	83	156	+ 88.0%
Inventory of Homes for Sale	131	122	- 6.9%	--	--	--
Months Supply of Inventory	11.0	8.9	- 19.1%	--	--	--

* 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	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	2	0	- 100.0%	7	6	- 14.3%
Sold Listings	1	0	- 100.0%	6	5	- 16.7%
Median Sales Price*	\$150,000	\$0	- 100.0%	\$165,000	\$460,000	+ 178.8%
Average Sales Price*	\$150,000	\$0	- 100.0%	\$177,500	\$1,421,800	+ 701.0%
Percent of List Price Received*	94.3%	0.0%	- 100.0%	98.4%	98.3%	- 0.1%
Days on Market Until Sale	292	0	- 100.0%	101	18	- 82.2%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	4.5	2.0	- 55.6%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

