

Local Market Update for August 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.

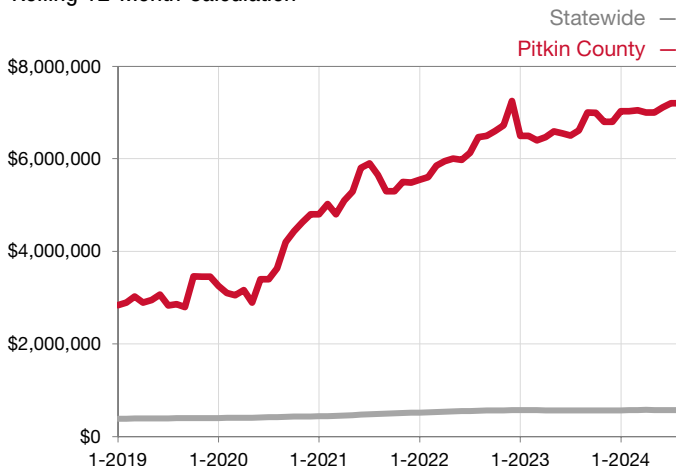
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	27	21	- 22.2%	230	208	- 9.6%
Sold Listings	22	15	- 31.8%	105	96	- 8.6%
Median Sales Price*	\$7,497,500	\$7,900,000	+ 5.4%	\$6,995,000	\$7,471,000	+ 6.8%
Average Sales Price*	\$11,255,829	\$11,770,440	+ 4.6%	\$10,475,873	\$13,097,220	+ 25.0%
Percent of List Price Received*	95.7%	90.1%	- 5.9%	93.9%	93.3%	- 0.6%
Days on Market Until Sale	93	187	+ 101.1%	86	155	+ 80.2%
Inventory of Homes for Sale	178	171	- 3.9%	--	--	--
Months Supply of Inventory	14.2	13.2	- 7.0%	--	--	--

* 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	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	1	1	0.0%	11	11	0.0%
Sold Listings	0	0	--	15	6	- 60.0%
Median Sales Price*	\$0	\$0	--	\$165,000	\$432,500	+ 162.1%
Average Sales Price*	\$0	\$0	--	\$239,133	\$1,209,833	+ 405.9%
Percent of List Price Received*	0.0%	0.0%	--	98.0%	97.1%	- 0.9%
Days on Market Until Sale	0	0	--	141	29	- 79.4%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--
Months Supply of Inventory	1.4	5.7	+ 307.1%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

