

Local Market Update for December 2024

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.

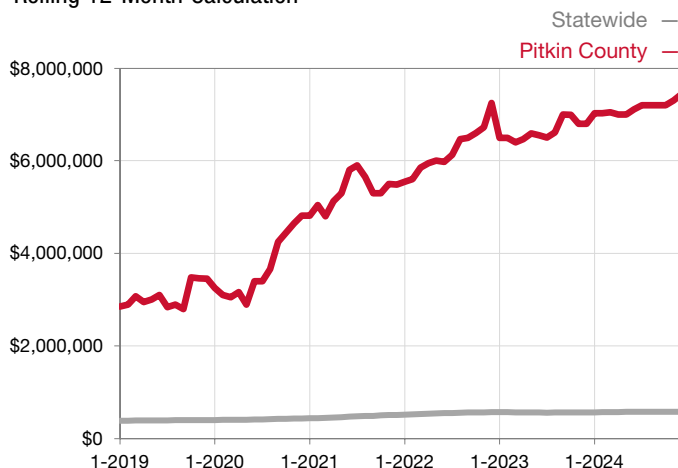
Single Family	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	25	38	+ 52.0%	303	290	- 4.3%
Sold Listings	11	11	0.0%	165	145	- 12.1%
Median Sales Price*	\$6,700,000	\$7,500,000	+ 11.9%	\$6,800,000	\$7,442,000	+ 9.4%
Average Sales Price*	\$11,168,482	\$12,852,045	+ 15.1%	\$10,552,773	\$12,562,208	+ 19.0%
Percent of List Price Received*	93.3%	91.2%	- 2.3%	93.6%	92.8%	- 0.9%
Days on Market Until Sale	222	153	- 31.1%	152	188	+ 23.7%
Inventory of Homes for Sale	139	144	+ 3.6%	--	--	--
Months Supply of Inventory	10.1	11.9	+ 17.8%	--	--	--

* 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	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	51	136	+ 166.7%	343	442	+ 28.9%
Sold Listings	12	19	+ 58.3%	278	307	+ 10.4%
Median Sales Price*	\$2,503,750	\$3,483,000	+ 39.1%	\$1,812,500	\$2,900,000	+ 60.0%
Average Sales Price*	\$3,764,584	\$3,717,132	- 1.3%	\$3,001,245	\$3,911,766	+ 30.3%
Percent of List Price Received*	92.7%	95.2%	+ 2.7%	96.7%	95.2%	- 1.6%
Days on Market Until Sale	194	156	- 19.6%	275	251	- 8.7%
Inventory of Homes for Sale	121	204	+ 68.6%	--	--	--
Months Supply of Inventory	5.2	8.0	+ 53.8%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

