

Local Market Update for April 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	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Key Metrics						
New Listings	24	8	- 66.7%	88	65	- 26.1%
Sold Listings	27	14	- 48.1%	61	50	- 18.0%
Median Sales Price*	\$6,400,000	\$10,628,000	+ 66.1%	\$8,500,000	\$6,500,000	- 23.5%
Average Sales Price*	\$8,604,393	\$11,558,036	+ 34.3%	\$11,296,633	\$9,424,214	- 16.6%
Percent of List Price Received*	97.2%	96.7%	- 0.5%	96.0%	94.2%	- 1.9%
Days on Market Until Sale	106	83	- 21.7%	104	93	- 10.6%
Inventory of Homes for Sale	101	101	0.0%	--	--	--
Months Supply of Inventory	4.1	8.3	+ 102.4%	--	--	--

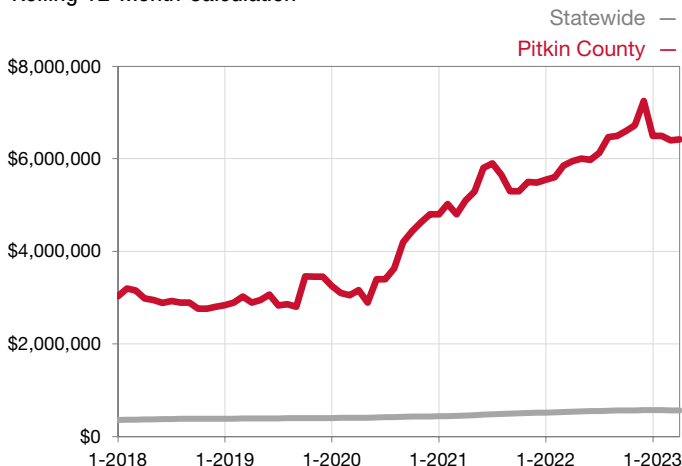
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Key Metrics						
New Listings	21	18	- 14.3%	120	73	- 39.2%
Sold Listings	25	61	+ 144.0%	95	110	+ 15.8%
Median Sales Price*	\$1,970,000	\$1,850,000	- 6.1%	\$1,970,000	\$1,802,500	- 8.5%
Average Sales Price*	\$2,919,200	\$2,108,082	- 27.8%	\$3,171,583	\$2,560,064	- 19.3%
Percent of List Price Received*	98.0%	99.2%	+ 1.2%	99.0%	97.5%	- 1.5%
Days on Market Until Sale	23	84	+ 265.2%	34	77	+ 126.5%
Inventory of Homes for Sale	57	87	+ 52.6%	--	--	--
Months Supply of Inventory	1.6	3.8	+ 137.5%	--	--	--

* 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

