

Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure 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.

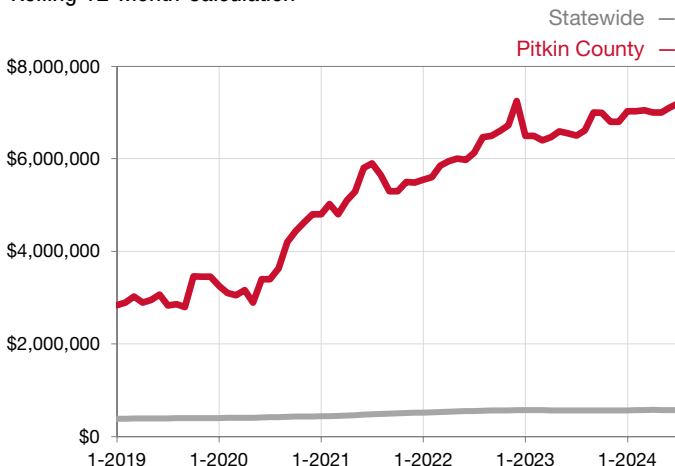
Single Family	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Key Metrics						
New Listings	37	34	- 8.1%	203	185	- 8.9%
Sold Listings	13	10	- 23.1%	83	81	- 2.4%
Median Sales Price*	\$5,150,000	\$6,250,000	+ 21.4%	\$6,625,000	\$7,442,000	+ 12.3%
Average Sales Price*	\$6,628,769	\$7,575,400	+ 14.3%	\$10,269,138	\$13,342,920	+ 29.9%
Percent of List Price Received*	95.8%	97.3%	+ 1.6%	93.4%	93.9%	+ 0.5%
Days on Market Until Sale	60	183	+ 205.0%	85	149	+ 75.3%
Inventory of Homes for Sale	178	172	- 3.4%	--	--	--
Months Supply of Inventory	15.0	12.7	- 15.3%	--	--	--

* 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	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Key Metrics						
New Listings	2	1	- 50.0%	10	10	0.0%
Sold Listings	4	0	- 100.0%	15	6	- 60.0%
Median Sales Price*	\$165,000	\$0	- 100.0%	\$165,000	\$432,500	+ 162.1%
Average Sales Price*	\$371,250	\$0	- 100.0%	\$239,133	\$1,209,833	+ 405.9%
Percent of List Price Received*	94.7%	0.0%	- 100.0%	98.0%	97.1%	- 0.9%
Days on Market Until Sale	46	0	- 100.0%	141	29	- 79.4%
Inventory of Homes for Sale	2	8	+ 300.0%	--	--	--
Months Supply of Inventory	0.9	5.7	+ 533.3%	--	--	--

* 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

