

# Local Market Update for June 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Aspen

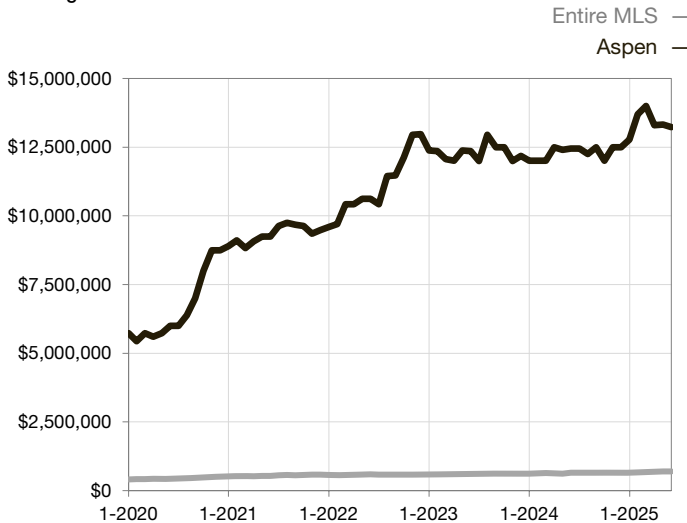
Single Family	June			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 6-2025	Percent Change from Previous Year
New Listings	31	39	+ 25.8%	78	111	+ 42.3%
Sold Listings	3	9	+ 200.0%	36	47	+ 30.6%
Median Sales Price*	\$8,250,000	\$7,100,000	- 13.9%	\$12,250,000	\$13,250,000	+ 8.2%
Average Sales Price*	\$9,966,667	\$9,227,778	- 7.4%	\$20,418,056	\$15,691,533	- 23.1%
Percent of List Price Received*	87.4%	92.7%	+ 6.1%	92.7%	94.0%	+ 1.4%
Days on Market Until Sale	87	126	+ 44.8%	212	153	- 27.8%
Inventory of Homes for Sale	97	120	+ 23.7%	--	--	--
Months Supply of Inventory	15.3	17.6	+ 15.0%	--	--	--

\* 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	June			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 6-2025	Percent Change from Previous Year
New Listings	26	30	+ 15.4%	108	89	- 17.6%
Sold Listings	3	5	+ 66.7%	59	48	- 18.6%
Median Sales Price*	\$2,850,000	\$3,675,000	+ 28.9%	\$3,050,000	\$3,300,000	+ 8.2%
Average Sales Price*	\$6,200,000	\$4,688,000	- 24.4%	\$4,086,053	\$5,639,813	+ 38.0%
Percent of List Price Received*	92.0%	95.3%	+ 3.6%	94.8%	93.5%	- 1.4%
Days on Market Until Sale	139	176	+ 26.6%	150	178	+ 18.7%
Inventory of Homes for Sale	95	77	- 18.9%	--	--	--
Months Supply of Inventory	9.5	9.2	- 3.2%	--	--	--

\* 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

