

Local Market Update for November 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Aspen

Single Family

Key Metrics	November			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 11-2024	Thru 11-2025	Percent Change from Previous Year
New Listings	9	8	- 11.1%	138	169	+ 22.5%
Sold Listings	5	9	+ 80.0%	67	79	+ 17.9%
Median Sales Price*	\$13,400,000	\$23,500,000	+ 75.4%	\$12,500,000	\$13,250,000	+ 6.0%
Average Sales Price*	\$15,055,000	\$24,374,840	+ 61.9%	\$18,057,455	\$17,393,939	- 3.7%
Percent of List Price Received*	92.1%	92.3%	+ 0.2%	92.4%	93.3%	+ 1.0%
Days on Market Until Sale	172	327	+ 90.1%	223	182	- 18.4%
Inventory of Homes for Sale	83	89	+ 7.2%	--	--	--
Months Supply of Inventory	13.6	12.9	- 5.1%	--	--	--

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

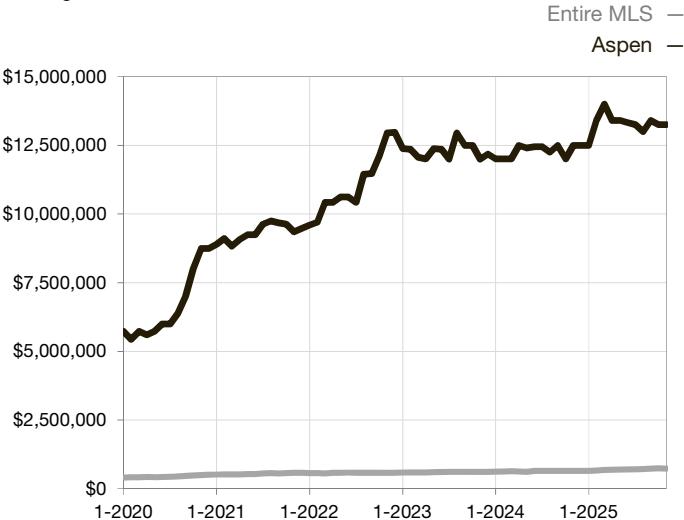
Townhouse/Condo

Key Metrics	November			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 11-2024	Thru 11-2025	Percent Change from Previous Year
New Listings	9	11	+ 22.2%	157	160	+ 1.9%
Sold Listings	10	7	- 30.0%	99	93	- 6.1%
Median Sales Price*	\$3,162,500	\$8,550,000	+ 170.4%	\$3,330,000	\$3,400,000	+ 2.1%
Average Sales Price*	\$2,747,300	\$12,947,857	+ 371.3%	\$4,603,287	\$5,538,571	+ 20.3%
Percent of List Price Received*	95.3%	97.6%	+ 2.4%	94.6%	94.6%	0.0%
Days on Market Until Sale	156	72	- 53.8%	150	152	+ 1.3%
Inventory of Homes for Sale	60	62	+ 3.3%	--	--	--
Months Supply of Inventory	6.9	7.1	+ 2.9%	--	--	--

* 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

