

SEPTEMBER 2025

LOCAL MARKET UPDATE

ASPEN



COLDWELL BANKER
MASON MORSE

A Research Tool Provided by the Colorado Association of REALTORS®

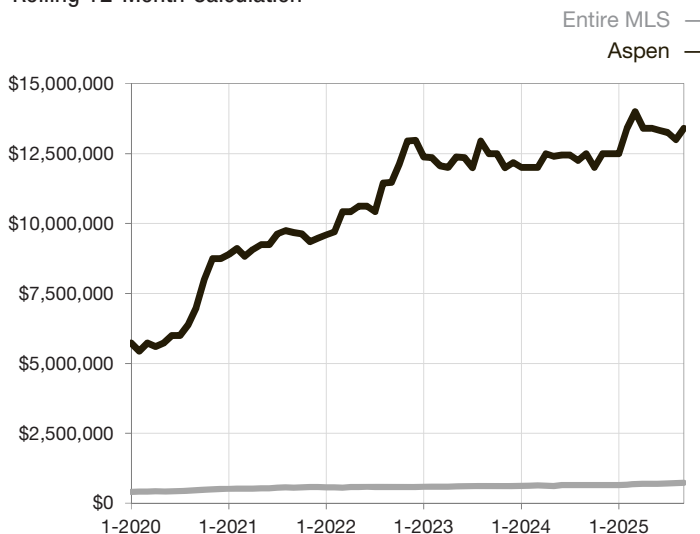
Single Family	September			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 9-2025	Percent Change from Previous Year
Key Metrics						
New Listings	7	9	+ 28.6%	120	152	+ 26.7%
Sold Listings	7	7	0.0%	55	63	+ 14.5%
Median Sales Price*	\$12,500,000	\$20,750,000	+ 66.0%	\$12,500,000	\$13,250,000	+ 6.0%
Average Sales Price*	\$12,049,286	\$25,992,857	+ 115.7%	\$18,669,764	\$16,764,187	- 10.2%
Percent of List Price Received*	92.2%	91.3%	- 1.0%	92.3%	93.8%	+ 1.6%
Days on Market Until Sale	234	97	- 58.5%	226	149	- 34.1%
Inventory of Homes for Sale	97	108	+ 11.3%	--	--	--
Months Supply of Inventory	15.9	16.4	+ 3.1%	--	--	--

* 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	September			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 9-2025	Percent Change from Previous Year
Key Metrics						
New Listings	5	7	+ 40.0%	142	131	- 7.7%
Sold Listings	11	8	- 27.3%	84	77	- 8.3%
Median Sales Price*	\$4,325,000	\$3,200,000	- 26.0%	\$3,250,000	\$3,300,000	+ 1.5%
Average Sales Price*	\$5,251,136	\$3,926,953	- 25.2%	\$4,724,383	\$4,904,833	+ 3.8%
Percent of List Price Received*	94.3%	95.5%	+ 1.3%	94.6%	94.3%	- 0.3%
Days on Market Until Sale	151	124	- 17.9%	148	162	+ 9.5%
Inventory of Homes for Sale	75	76	+ 1.3%	--	--	--
Months Supply of Inventory	7.6	8.8	+ 15.8%	--	--	--

* 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

