

# August 2025 Aspen & Snowmass Village Real Estate

Total Aspen Snowmass Market	Aug-25	% Change	Aug-24	% Change	Aug-23	% Change	Aug-22
Monthly Unit Sales:	23	-8%	25	-34%	38	12%	34
Year-to-Date Unit Sales:	193	-7%	207	-10%	231	-4%	241
Monthly Dollar Sales:	\$ 127,322,000	-52%	\$ 262,963,575	-30%	\$ 376,215,820	77%	\$ 212,957,000
Year-to-Date Dollar Sales:	\$ 1,869,135,272	11%	\$ 1,678,862,455	7%	\$ 1,562,810,395	-21%	\$ 1,967,837,522
Listing Inventory:	342	4%	330	14%	290	11%	261
<b>Aspen Market</b>							
Monthly Unit Sales:	12	-20%	15	-35%	23	21%	19
Year-to-Date Unit Sales:	124	4%	119	14%	104	-30%	148
Monthly Dollar Sales:	\$ 53,322,000	-76%	\$ 218,596,075	-28%	\$ 301,709,820	73%	\$ 174,205,000
Year-to-Date Dollar Sales:	\$ 1,476,551,772	15%	\$ 1,284,577,700	12%	\$ 1,151,514,895	-29%	\$ 1,625,764,908
Listing Inventory:	217	-11%	243	25%	194	15%	168
<b>Snowmass Village Market</b>							
Monthly Unit Sales:	11	10%	10	-33%	15	0%	15
Year-to-Date Unit Sales:	69	-22%	88	-31%	127	37%	93
Monthly Dollar Sales:	\$ 71,125,000	83%	\$ 38,967,500	-43%	\$ 68,706,000	155%	\$ 26,902,000
Year-to-Date Dollar Sales:	\$ 370,513,500	5%	\$ 351,385,555	-10%	\$ 392,495,500	25%	\$ 313,108,614
Listing Inventory:	125	44%	87	-9%	96	3%	93
<b>Total Property Sales \$10M and Over*</b>							
Monthly Unit Sales:	6	-25%	8	-33%	12	0%	12
Year-to-Date Unit Sales:	64	33%	48	-2%	49	0%	49
Monthly Dollar Sales:	\$ 84,680,000	-58%	\$ 199,650,000	-29%	\$ 281,323,319	-3%	\$ 289,710,078
Year-to-Date Dollar Sales:	\$ 1,365,676,660	26%	\$ 1,082,390,000	9%	\$ 992,397,973	-10%	\$ 1,105,290,078

\*See breakdown of sales over \$10M by price point on Pg 3

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Source data is the Aspen Glenwood MLS and is scrubbed to remove outlier or misleading sales (Pg 3). Sales by specific Aspen & Snowmass Village neighborhoods are on Pgs 7 and 9 respectively. Included property types: single family homes, condos, town-homes, duplexes & residential vacant lots at sold prices over \$250K except where otherwise indicated. Fractionals, mobile homes, deed restricted properties are not included.