

# Local Market Update for May 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

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are the same!



## Pitkin County

Contact the Aspen Board of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

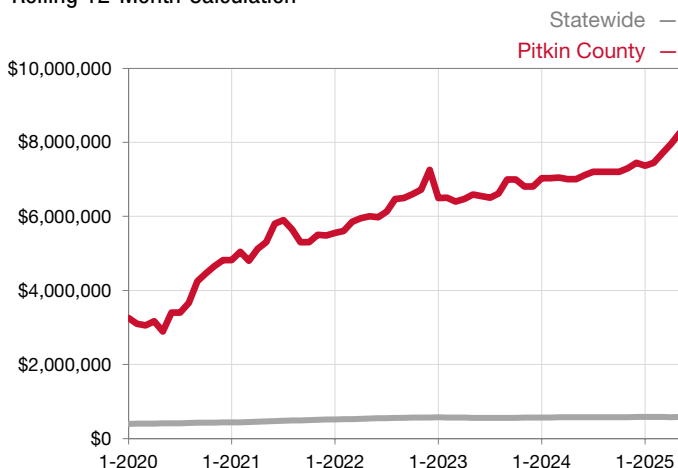
Single Family	May			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	27	33	+ 22.2%	97	113	+ 16.5%
Sold Listings	12	11	- 8.3%	60	68	+ 13.3%
Median Sales Price*	\$10,636,250	\$13,250,000	+ 24.6%	\$8,636,250	\$9,660,000	+ 11.9%
Average Sales Price*	\$12,189,292	\$12,994,319	+ 6.6%	\$14,675,083	\$12,384,228	- 15.6%
Percent of List Price Received*	94.1%	90.4%	- 3.9%	93.2%	95.6%	+ 2.6%
Days on Market Until Sale	189	207	+ 9.5%	200	148	- 26.0%
Inventory of Homes for Sale	127	134	+ 5.5%	--	--	--
Months Supply of Inventory	9.3	10.5	+ 12.9%	--	--	--

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

Townhouse/Condo	May			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	23	22	- 4.3%	151	136	- 9.9%
Sold Listings	22	17	- 22.7%	118	86	- 27.1%
Median Sales Price*	\$2,597,500	\$1,850,000	- 28.8%	\$2,400,000	\$2,862,500	+ 19.3%
Average Sales Price*	\$3,038,227	\$2,992,515	- 1.5%	\$3,275,109	\$4,424,224	+ 35.1%
Percent of List Price Received*	93.7%	95.7%	+ 2.1%	95.5%	94.3%	- 1.3%
Days on Market Until Sale	138	88	- 36.2%	122	141	+ 15.6%
Inventory of Homes for Sale	111	137	+ 23.4%	--	--	--
Months Supply of Inventory	5.3	6.1	+ 15.1%	--	--	--

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

Median Sales Price – Single Family  
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo  
Rolling 12-Month Calculation

