

Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Pitkin County

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

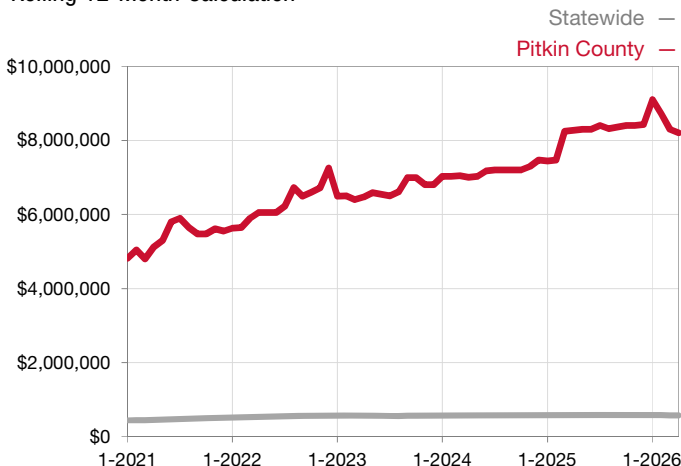
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	16	14	- 12.5%	90	62	- 31.1%
Sold Listings	23	11	- 52.2%	62	39	- 37.1%
Median Sales Price*	\$11,000,000	\$8,325,000	- 24.3%	\$10,410,000	\$8,600,000	- 17.4%
Average Sales Price*	\$16,326,031	\$10,425,818	- 36.1%	\$13,615,140	\$10,624,780	- 22.0%
Percent of List Price Received*	96.8%	92.4%	- 4.5%	96.5%	92.5%	- 4.1%
Days on Market Until Sale	108	273	+ 152.8%	132	208	+ 57.6%
Inventory of Homes for Sale	133	120	- 9.8%	--	--	--
Months Supply of Inventory	10.1	9.4	- 6.9%	--	--	--

* 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	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	20	19	- 5.0%	120	85	- 29.2%
Sold Listings	14	14	0.0%	70	51	- 27.1%
Median Sales Price*	\$2,725,000	\$2,512,500	- 7.8%	\$3,100,000	\$2,999,999	- 3.2%
Average Sales Price*	\$3,764,786	\$4,763,286	+ 26.5%	\$4,762,293	\$4,289,711	- 9.9%
Percent of List Price Received*	93.2%	95.0%	+ 1.9%	94.0%	95.3%	+ 1.4%
Days on Market Until Sale	99	198	+ 100.0%	152	172	+ 13.2%
Inventory of Homes for Sale	147	145	- 1.4%	--	--	--
Months Supply of Inventory	6.4	9.4	+ 46.9%	--	--	--

* 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

