Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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Pitkin County

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

Single Family

	August			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 08-2025**	**Thru 08-2026**	Percent Change from Previous Year
New Listings	26	**33**	+ 26.9%	252	**233**	- 7.5%
Sold Listings	20	**11**	- 45.0%	117	**85**	- 27.4%
Median Sales Price*	$5,584,750	**$3,600,000**	- 35.5%	$8,725,000	**$8,100,000**	- 7.2%
Average Sales Price*	$6,899,075	**$6,560,389**	- 4.9%	$11,723,143	**$10,074,026**	- 14.1%
Percent of List Price Received*	94.7%	**87.5%**	- 7.6%	95.0%	**91.7%**	- 3.5%
Days on Market Until Sale	156	**178**	+ 14.1%	152	**208**	+ 36.8%
Inventory of Homes for Sale	189	**193**	+ 2.1%	--	**--**	--
Months Supply of Inventory	13.7	**16.1**	+ 17.5%	--	**--**	--

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

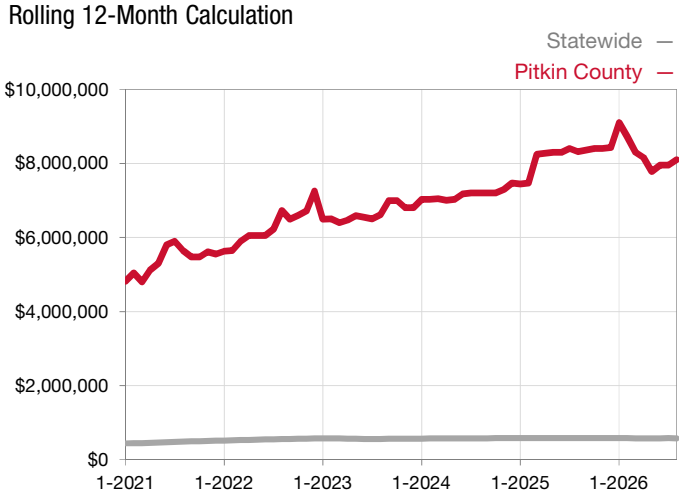
Townhouse/Condo

	August			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 08-2025**	**Thru 08-2026**	Percent Change from Previous Year
New Listings	24	**26**	+ 8.3%	275	**226**	- 17.8%
Sold Listings	20	**21**	+ 5.0%	134	**111**	- 17.2%
Median Sales Price*	$3,352,500	**$3,950,000**	+ 17.8%	$2,875,000	**$2,589,000**	- 9.9%
Average Sales Price*	$3,924,063	**$4,631,976**	+ 18.0%	$3,982,463	**$4,314,421**	+ 8.3%
Percent of List Price Received*	94.6%	**93.7%**	- 1.0%	94.7%	**95.3%**	+ 0.6%
Days on Market Until Sale	137	**128**	- 6.6%	136	**148**	+ 8.8%
Inventory of Homes for Sale	198	**177**	- 10.6%	--	**--**	--
Months Supply of Inventory	8.6	**11.7**	+ 36.0%	--	**--**	--

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

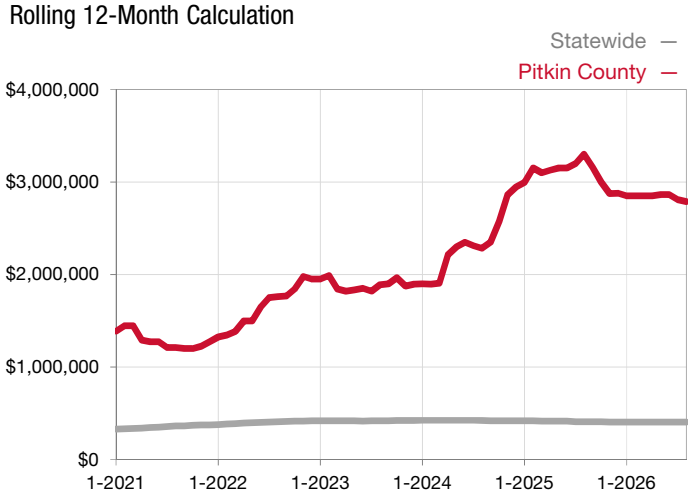
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Current as of September 3, 2026. All data from the multiple listing services in the state of Colorado. Report © 2026 ShowingTime Plus, LLC.