Local Market Update for September 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

	September			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 09-2025**	**Thru 09-2026**	Percent Change from Previous Year
New Listings	17	**20**	+ 17.6%	269	**257**	- 4.5%
Sold Listings	20	**26**	+ 30.0%	137	**111**	- 19.0%
Median Sales Price*	$7,100,000	**$8,452,500**	+ 19.0%	$8,461,612	**$8,100,000**	- 4.3%
Average Sales Price*	$11,944,400	**$13,013,846**	+ 9.0%	$11,755,443	**$10,762,633**	- 8.4%
Percent of List Price Received*	93.1%	**92.6%**	- 0.5%	94.7%	**91.9%**	- 3.0%
Days on Market Until Sale	149	**188**	+ 26.2%	152	**204**	+ 34.2%
Inventory of Homes for Sale	176	**186**	+ 5.7%	--	**--**	--
Months Supply of Inventory	12.0	**14.9**	+ 24.2%	--	**--**	--

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

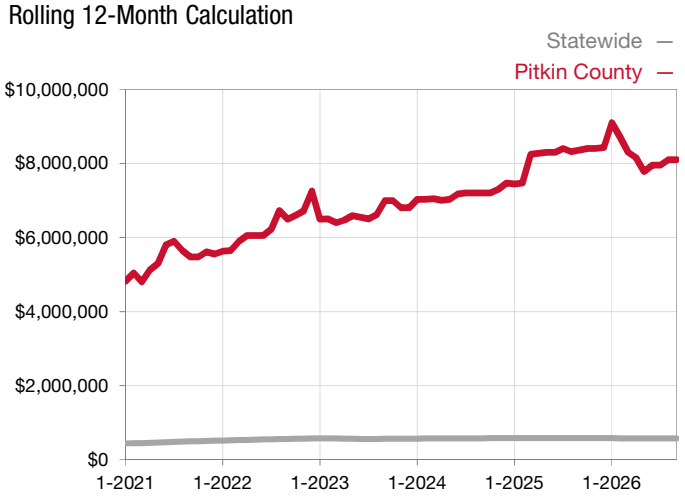
Townhouse/Condo

	September			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 09-2025**	**Thru 09-2026**	Percent Change from Previous Year
New Listings	14	**24**	+ 71.4%	290	**250**	- 13.8%
Sold Listings	20	**13**	- 35.0%	154	**124**	- 19.5%
Median Sales Price*	$2,643,750	**$5,045,000**	+ 90.8%	$2,862,500	**$2,725,000**	- 4.8%
Average Sales Price*	$2,602,881	**$5,600,769**	+ 115.2%	$3,803,296	**$4,449,280**	+ 17.0%
Percent of List Price Received*	95.3%	**92.3%**	- 3.1%	94.8%	**94.9%**	+ 0.1%
Days on Market Until Sale	175	**173**	- 1.1%	141	**151**	+ 7.1%
Inventory of Homes for Sale	175	**165**	- 5.7%	--	**--**	--
Months Supply of Inventory	7.6	**11.4**	+ 50.0%	--	**--**	--

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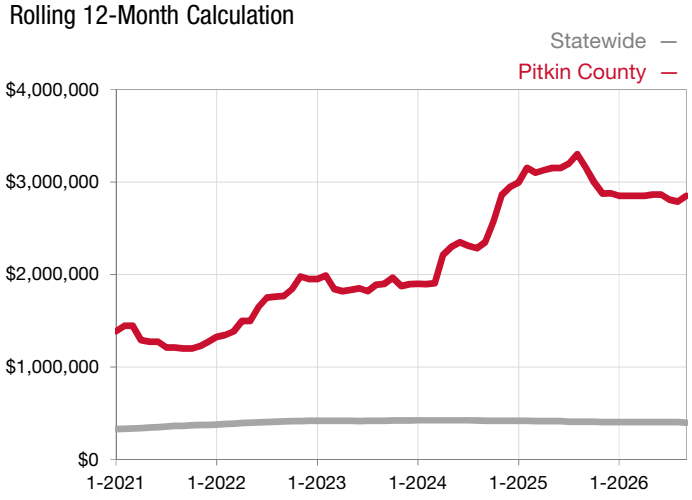
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Current as of October 5, 2026. All data from the multiple listing services in the state of Colorado. Report © 2026 ShowingTime Plus, LLC.