

Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents are the same!



Pitkin County

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

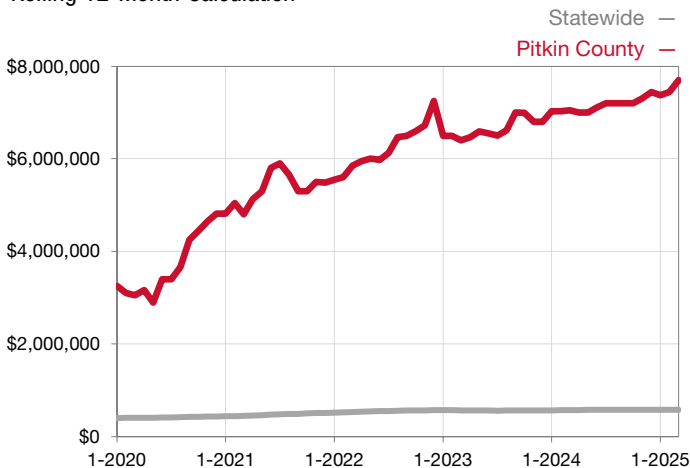
Single Family	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
Key Metrics						
New Listings	22	14	- 36.4%	55	62	+ 12.7%
Sold Listings	10	18	+ 80.0%	30	37	+ 23.3%
Median Sales Price*	\$7,237,500	\$8,730,806	+ 20.6%	\$7,750,000	\$9,000,000	+ 16.1%
Average Sales Price*	\$9,935,000	\$9,811,201	- 1.2%	\$11,002,500	\$11,625,405	+ 5.7%
Percent of List Price Received*	92.3%	98.1%	+ 6.3%	92.1%	96.5%	+ 4.8%
Days on Market Until Sale	139	129	- 7.2%	198	151	- 23.7%
Inventory of Homes for Sale	117	137	+ 17.1%	--	--	--
Months Supply of Inventory	8.7	10.8	+ 24.1%	--	--	--

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

Townhouse/Condo	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
Key Metrics						
New Listings	27	36	+ 33.3%	109	92	- 15.6%
Sold Listings	18	26	+ 44.4%	71	56	- 21.1%
Median Sales Price*	\$3,755,000	\$2,972,500	- 20.8%	\$2,100,000	\$3,125,000	+ 48.8%
Average Sales Price*	\$3,981,611	\$4,953,250	+ 24.4%	\$3,406,913	\$5,011,670	+ 47.1%
Percent of List Price Received*	95.7%	93.6%	- 2.2%	96.2%	94.2%	- 2.1%
Days on Market Until Sale	91	182	+ 100.0%	108	165	+ 52.8%
Inventory of Homes for Sale	131	154	+ 17.6%	--	--	--
Months Supply of Inventory	5.5	6.4	+ 16.4%	--	--	--

* 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

