

Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure
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.

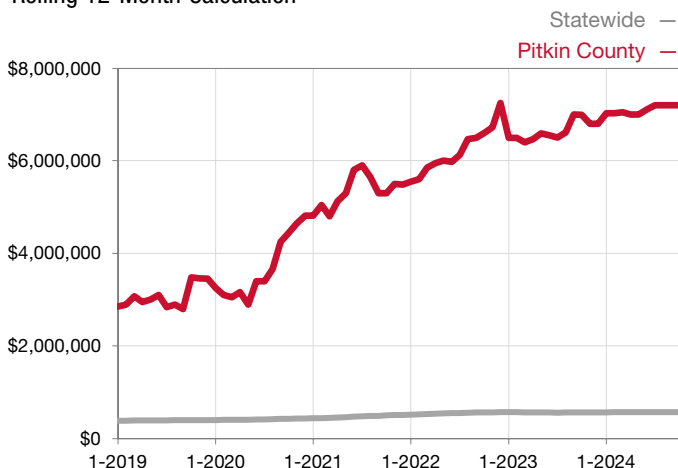
Single Family	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	23	15	- 34.8%	268	240	- 10.4%
Sold Listings	21	17	- 19.0%	146	124	- 15.1%
Median Sales Price*	\$6,995,000	\$6,487,500	- 7.3%	\$6,997,500	\$7,250,000	+ 3.6%
Average Sales Price*	\$12,122,762	\$10,631,154	- 12.3%	\$10,783,799	\$12,416,070	+ 15.1%
Percent of List Price Received*	94.0%	94.2%	+ 0.2%	93.6%	93.2%	- 0.4%
Days on Market Until Sale	145	174	+ 20.0%	142	188	+ 32.4%
Inventory of Homes for Sale	146	129	- 11.6%	--	--	--
Months Supply of Inventory	10.6	10.8	+ 1.9%	--	--	--

* 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	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	25	15	- 40.0%	275	293	+ 6.5%
Sold Listings	24	57	+ 137.5%	246	240	- 2.4%
Median Sales Price*	\$3,225,000	\$4,251,250	+ 31.8%	\$1,812,500	\$2,662,500	+ 46.9%
Average Sales Price*	\$3,825,188	\$5,113,811	+ 33.7%	\$3,010,553	\$3,861,485	+ 28.3%
Percent of List Price Received*	94.8%	96.0%	+ 1.3%	97.2%	95.1%	- 2.2%
Days on Market Until Sale	131	515	+ 293.1%	290	214	- 26.2%
Inventory of Homes for Sale	111	113	+ 1.8%	--	--	--
Months Supply of Inventory	4.9	5.0	+ 2.0%	--	--	--

* 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

