

Local Market Update for June 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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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.

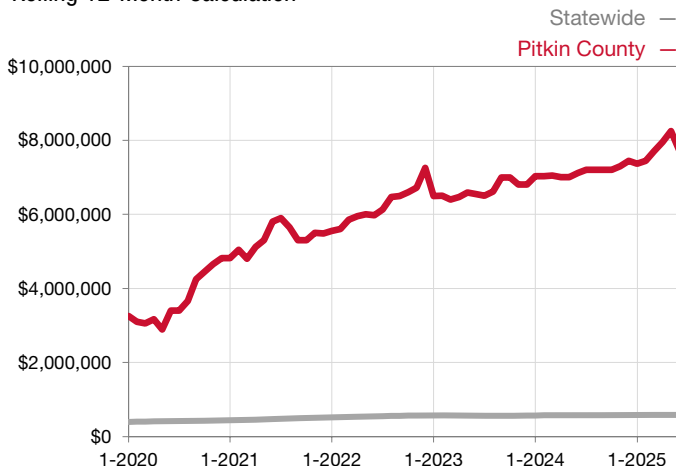
Single Family	June			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
New Listings	57	68	+ 19.3%	154	186	+ 20.8%
Sold Listings	11	12	+ 9.1%	71	80	+ 12.7%
Median Sales Price*	\$8,250,000	\$6,925,000	- 16.1%	\$8,250,000	\$8,730,806	+ 5.8%
Average Sales Price*	\$11,319,773	\$7,645,833	- 32.5%	\$14,155,246	\$11,673,469	- 17.5%
Percent of List Price Received*	94.9%	92.8%	- 2.2%	93.4%	95.1%	+ 1.8%
Days on Market Until Sale	95	124	+ 30.5%	184	144	- 21.7%
Inventory of Homes for Sale	161	192	+ 19.3%	--	--	--
Months Supply of Inventory	11.6	15.0	+ 29.3%	--	--	--

* 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	June			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
New Listings	46	54	+ 17.4%	197	193	- 2.0%
Sold Listings	11	14	+ 27.3%	129	101	- 21.7%
Median Sales Price*	\$2,484,000	\$1,575,000	- 36.6%	\$2,400,000	\$2,800,000	+ 16.7%
Average Sales Price*	\$3,257,182	\$2,362,857	- 27.5%	\$3,273,580	\$4,131,814	+ 26.2%
Percent of List Price Received*	92.2%	96.3%	+ 4.4%	95.2%	94.6%	- 0.6%
Days on Market Until Sale	137	118	- 13.9%	123	136	+ 10.6%
Inventory of Homes for Sale	145	176	+ 21.4%	--	--	--
Months Supply of Inventory	7.1	7.7	+ 8.5%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

