

# Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®

## Pitkin County

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

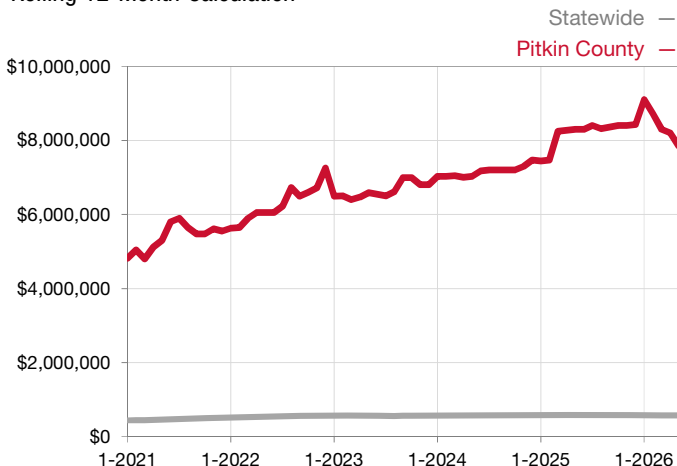
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	37	29	- 21.6%	127	92	- 27.6%
Sold Listings	11	9	- 18.2%	73	48	- 34.2%
Median Sales Price*	\$13,250,000	<b>\$5,500,000</b>	- 58.5%	\$11,055,000	<b>\$8,212,500</b>	- 25.7%
Average Sales Price*	\$12,994,319	<b>\$12,596,111</b>	- 3.1%	\$13,521,592	<b>\$10,994,405</b>	- 18.7%
Percent of List Price Received*	90.4%	<b>92.7%</b>	+ 2.5%	95.6%	<b>92.6%</b>	- 3.1%
Days on Market Until Sale	207	<b>228</b>	+ 10.1%	143	<b>213</b>	+ 49.0%
Inventory of Homes for Sale	147	<b>132</b>	- 10.2%	--	--	--
Months Supply of Inventory	11.2	<b>10.5</b>	- 6.2%	--	--	--

\* 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	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	26	11	- 57.7%	146	101	- 30.8%
Sold Listings	17	12	- 29.4%	87	65	- 25.3%
Median Sales Price*	\$1,850,000	<b>\$2,442,000</b>	+ 32.0%	\$2,875,000	<b>\$2,775,000</b>	- 3.5%
Average Sales Price*	\$2,992,515	<b>\$4,516,417</b>	+ 50.9%	\$4,416,474	<b>\$4,230,342</b>	- 4.2%
Percent of List Price Received*	95.7%	<b>93.6%</b>	- 2.2%	94.4%	<b>95.2%</b>	+ 0.8%
Days on Market Until Sale	88	<b>154</b>	+ 75.0%	140	<b>164</b>	+ 17.1%
Inventory of Homes for Sale	152	<b>120</b>	- 21.1%	--	--	--
Months Supply of Inventory	6.7	<b>7.9</b>	+ 17.9%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

