

# Local Market Update for February 2025

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.

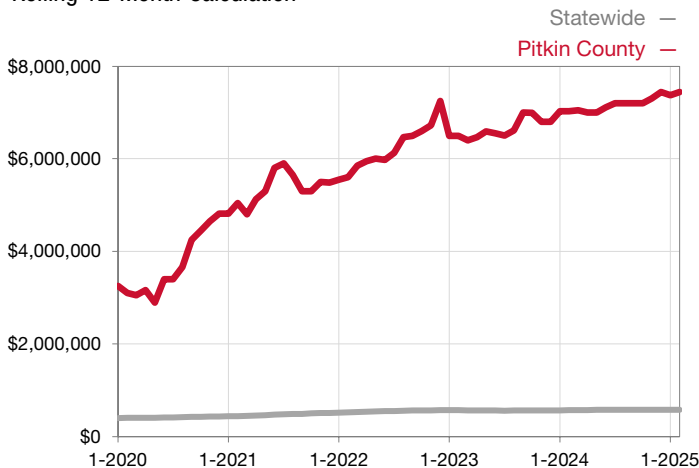
Single Family	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	16	21	+ 31.3%	33	47	+ 42.4%
Sold Listings	10	8	- 20.0%	20	19	- 5.0%
Median Sales Price*	\$9,500,000	<b>\$16,025,000</b>	+ 68.7%	\$11,400,000	<b>\$11,154,000</b>	- 2.2%
Average Sales Price*	\$11,202,500	<b>\$14,375,993</b>	+ 28.3%	\$11,536,250	<b>\$13,344,125</b>	+ 15.7%
Percent of List Price Received*	91.9%	<b>94.3%</b>	+ 2.6%	92.0%	<b>95.0%</b>	+ 3.3%
Days on Market Until Sale	197	137	- 30.5%	228	172	- 24.6%
Inventory of Homes for Sale	126	144	+ 14.3%	--	--	--
Months Supply of Inventory	9.3	12.0	+ 29.0%	--	--	--

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

Townhouse/Condo	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	39	25	- 35.9%	82	54	- 34.1%
Sold Listings	32	14	- 56.3%	53	30	- 43.4%
Median Sales Price*	\$1,841,250	<b>\$3,000,000</b>	+ 62.9%	\$2,050,000	<b>\$3,150,000</b>	+ 53.7%
Average Sales Price*	\$2,754,276	<b>\$3,690,714</b>	+ 34.0%	\$3,211,733	<b>\$5,062,300</b>	+ 57.6%
Percent of List Price Received*	96.3%	<b>93.9%</b>	- 2.5%	96.3%	<b>94.8%</b>	- 1.6%
Days on Market Until Sale	90	128	+ 42.2%	114	151	+ 32.5%
Inventory of Homes for Sale	129	137	+ 6.2%	--	--	--
Months Supply of Inventory	5.4	5.9	+ 9.3%	--	--	--

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

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



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

