

# Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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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.

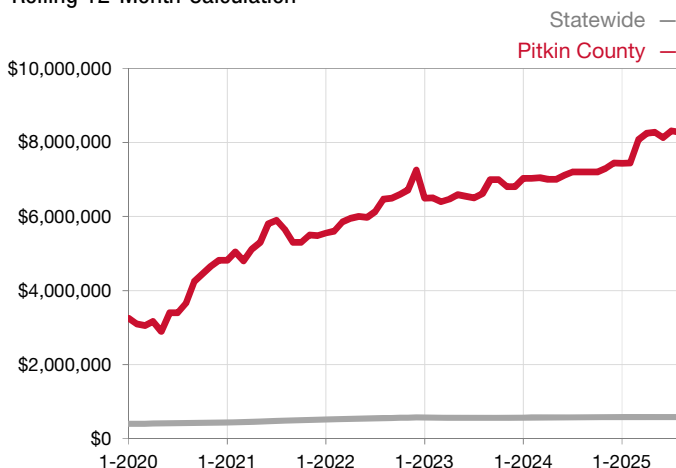
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	21	26	+ 23.8%	211	242	+ 14.7%
Sold Listings	15	19	+ 26.7%	96	113	+ 17.7%
Median Sales Price*	\$7,900,000	\$6,207,000	- 21.4%	\$7,471,000	\$8,461,612	+ 13.3%
Average Sales Price*	\$11,770,440	\$7,147,658	- 39.3%	\$13,097,220	\$11,140,989	- 14.9%
Percent of List Price Received*	90.1%	94.4%	+ 4.8%	93.3%	94.8%	+ 1.6%
Days on Market Until Sale	211	152	- 28.0%	191	152	- 20.4%
Inventory of Homes for Sale	174	183	+ 5.2%	--	--	--
Months Supply of Inventory	13.4	13.6	+ 1.5%	--	--	--

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

Townhouse/Condo	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	26	21	- 19.2%	261	263	+ 0.8%
Sold Listings	19	20	+ 5.3%	159	134	- 15.7%
Median Sales Price*	\$2,050,000	\$3,352,500	+ 63.5%	\$2,250,000	\$2,875,000	+ 27.8%
Average Sales Price*	\$5,740,649	\$3,924,063	- 31.6%	\$3,460,973	\$3,982,463	+ 15.1%
Percent of List Price Received*	93.2%	94.6%	+ 1.5%	94.9%	94.7%	- 0.2%
Days on Market Until Sale	118	135	+ 14.4%	122	134	+ 9.8%
Inventory of Homes for Sale	151	191	+ 26.5%	--	--	--
Months Supply of Inventory	7.6	8.3	+ 9.2%	--	--	--

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

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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

