

# Local Market Update for November 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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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.

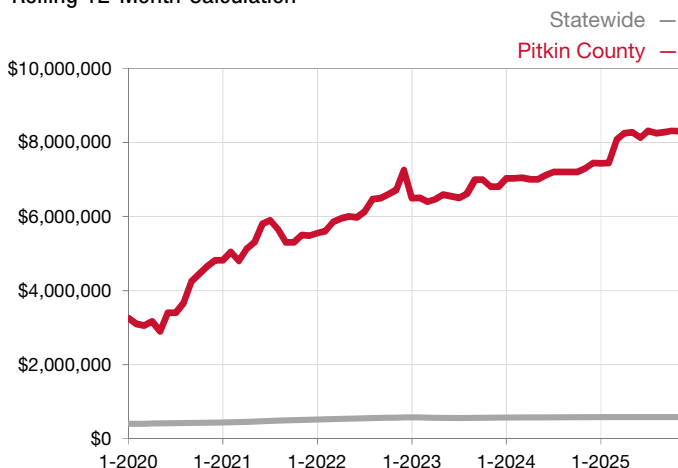
Single Family	November			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 11-2024	Thru 11-2025	Percent Change from Previous Year
New Listings	16	13	- 18.8%	259	292	+ 12.7%
Sold Listings	12	13	+ 8.3%	134	162	+ 20.9%
Median Sales Price*	\$9,262,500	<b>\$10,375,000</b>	+ 12.0%	\$7,371,000	<b>\$8,350,000</b>	+ 13.3%
Average Sales Price*	\$11,985,417	<b>\$17,706,812</b>	+ 47.7%	\$12,538,416	<b>\$11,578,075</b>	- 7.7%
Percent of List Price Received*	90.8%	<b>93.9%</b>	+ 3.4%	93.0%	<b>94.2%</b>	+ 1.3%
Days on Market Until Sale	193	268	+ 38.9%	191	166	- 13.1%
Inventory of Homes for Sale	135	145	+ 7.4%	--	--	--
Months Supply of Inventory	11.2	10.1	- 9.8%	--	--	--

\* 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	November			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 11-2024	Thru 11-2025	Percent Change from Previous Year
New Listings	16	20	+ 25.0%	301	324	+ 7.6%
Sold Listings	47	15	- 68.1%	282	185	- 34.4%
Median Sales Price*	\$3,467,500	<b>\$2,400,000</b>	- 30.8%	\$2,960,000	<b>\$2,875,000</b>	- 2.9%
Average Sales Price*	\$4,165,226	<b>\$6,804,407</b>	+ 63.4%	\$3,984,952	<b>\$4,074,663</b>	+ 2.3%
Percent of List Price Received*	96.0%	<b>97.0%</b>	+ 1.0%	95.3%	<b>95.0%</b>	- 0.3%
Days on Market Until Sale	466	128	- 72.5%	261	136	- 47.9%
Inventory of Homes for Sale	101	137	+ 35.6%	--	--	--
Months Supply of Inventory	4.1	8.0	+ 95.1%	--	--	--

\* 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

