

Local Market Update for July 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.

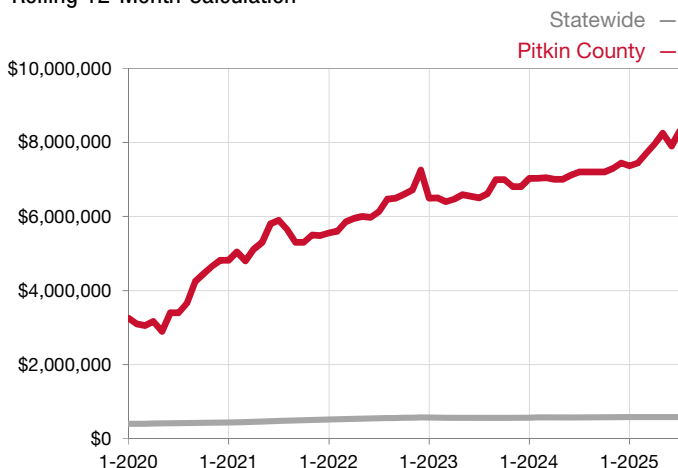
Single Family	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	37	26	- 29.7%	191	212	+ 11.0%
Sold Listings	10	12	+ 20.0%	81	91	+ 12.3%
Median Sales Price*	\$6,250,000	\$8,412,500	+ 34.6%	\$7,442,000	\$9,000,000	+ 20.9%
Average Sales Price*	\$7,575,400	\$8,441,667	+ 11.4%	\$13,342,920	\$11,342,610	- 15.0%
Percent of List Price Received*	97.3%	94.1%	- 3.3%	93.9%	94.9%	+ 1.1%
Days on Market Until Sale	209	212	+ 1.4%	187	155	- 17.1%
Inventory of Homes for Sale	180	192	+ 6.7%	--	--	--
Months Supply of Inventory	13.3	14.9	+ 12.0%	--	--	--

* 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	38	43	+ 13.2%	235	238	+ 1.3%
Sold Listings	11	10	- 9.1%	140	112	- 20.0%
Median Sales Price*	\$1,375,000	\$2,778,250	+ 102.1%	\$2,325,000	\$2,825,000	+ 21.5%
Average Sales Price*	\$1,720,955	\$3,238,050	+ 88.2%	\$3,151,588	\$4,041,908	+ 28.2%
Percent of List Price Received*	94.2%	94.6%	+ 0.4%	95.1%	94.7%	- 0.4%
Days on Market Until Sale	118	142	+ 20.3%	123	136	+ 10.6%
Inventory of Homes for Sale	158	187	+ 18.4%	--	--	--
Months Supply of Inventory	7.7	8.2	+ 6.5%	--	--	--

* 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

