Local Market Update for October 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	October			Year to Date			
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year	
New Listings	15	17	+ 13.3%	242	276	+ 14.0%	
Sold Listings	16	16	0.0%	122	149	+ 22.1%	
Median Sales Price*	\$6,718,750	\$8,976,938	+ 33.6%	\$7,300,000	\$8,300,000	+ 13.7%	
Average Sales Price*	\$11,222,477	\$9,669,617	- 13.8%	\$12,592,809	\$11,043,353	- 12.3%	
Percent of List Price Received*	93.9%	91.2%	- 2.9%	93.2%	94.2%	+ 1.1%	
Days on Market Until Sale	181	198	+ 9.4%	190	157	- 17.4%	
Inventory of Homes for Sale	137	148	+ 8.0%				
Months Supply of Inventory	11.7	10.3	- 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	October			Year to Date			
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year	
New Listings	13	19	+ 46.2%	285	301	+ 5.6%	
Sold Listings	57	16	- 71.9%	235	170	- 27.7%	
Median Sales Price*	\$4,465,000	\$3,062,500	- 31.4%	\$2,795,000	\$2,878,250	+ 3.0%	
Average Sales Price*	\$5,213,189	\$4,127,438	- 20.8%	\$3,948,898	\$3,833,804	- 2.9%	
Percent of List Price Received*	95.8%	95.6%	- 0.2%	95.1%	94.9%	- 0.2%	
Days on Market Until Sale	526	118	- 77.6%	220	137	- 37.7%	
Inventory of Homes for Sale	114	143	+ 25.4%				
Months Supply of Inventory	5.1	7.2	+ 41.2%				

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



Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

