

Local Market Update for October 2021

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.

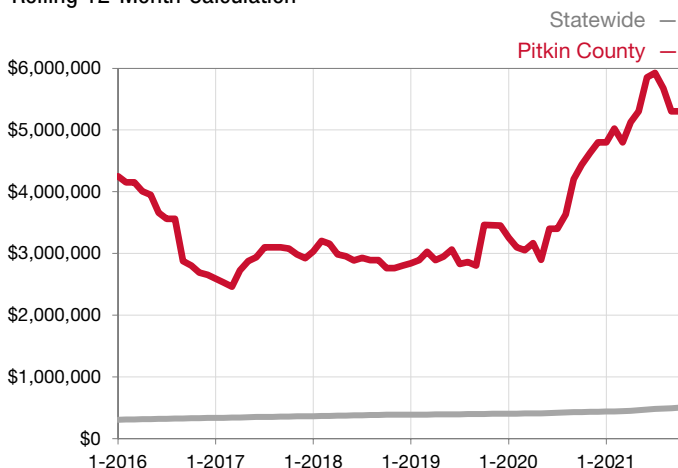
Single Family	October			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Key Metrics						
New Listings	37	15	- 59.5%	366	297	- 18.9%
Sold Listings	54	27	- 50.0%	259	259	0.0%
Median Sales Price*	\$6,325,000	\$5,500,000	- 13.0%	\$4,700,000	\$5,250,000	+ 11.7%
Average Sales Price*	\$7,432,903	\$8,019,619	+ 7.9%	\$6,831,679	\$7,476,840	+ 9.4%
Percent of List Price Received*	94.5%	94.5%	0.0%	93.2%	95.6%	+ 2.6%
Days on Market Until Sale	192	126	- 34.4%	191	132	- 30.9%
Inventory of Homes for Sale	228	83	- 63.6%	--	--	--
Months Supply of Inventory	9.1	3.0	- 67.0%	--	--	--

* 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		
	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Key Metrics						
New Listings	43	17	- 60.5%	438	464	+ 5.9%
Sold Listings	55	49	- 10.9%	301	438	+ 45.5%
Median Sales Price*	\$1,875,000	\$1,675,000	- 10.7%	\$1,600,000	\$1,190,000	- 25.6%
Average Sales Price*	\$2,631,900	\$2,226,991	- 15.4%	\$2,491,500	\$1,995,188	- 19.9%
Percent of List Price Received*	96.3%	98.8%	+ 2.6%	95.0%	97.7%	+ 2.8%
Days on Market Until Sale	116	99	- 14.7%	162	93	- 42.6%
Inventory of Homes for Sale	209	31	- 85.2%	--	--	--
Months Supply of Inventory	7.1	0.7	- 90.1%	--	--	--

* 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

