

# Local Market Update for October 2023

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.

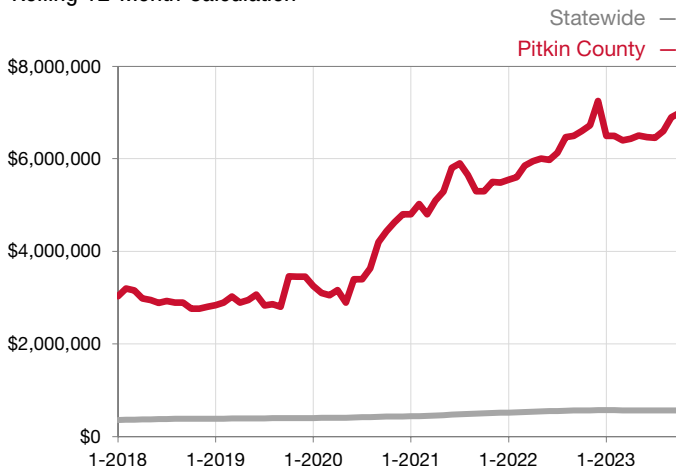
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	13	<b>22</b>	+ 69.2%	255	<b>268</b>	+ 5.1%
Sold Listings	18	<b>21</b>	+ 16.7%	138	<b>150</b>	+ 8.7%
Median Sales Price*	\$7,500,000	<b>\$6,995,000</b>	- 6.7%	\$7,300,000	<b>\$6,995,000</b>	- 4.2%
Average Sales Price*	\$11,526,786	<b>\$12,122,762</b>	+ 5.2%	\$11,065,301	<b>\$10,566,597</b>	- 4.5%
Percent of List Price Received*	93.6%	<b>94.0%</b>	+ 0.4%	95.9%	<b>93.8%</b>	- 2.2%
Days on Market Until Sale	67	<b>94</b>	+ 40.3%	102	<b>86</b>	- 15.7%
Inventory of Homes for Sale	140	<b>143</b>	+ 2.1%	--	--	--
Months Supply of Inventory	8.4	<b>10.2</b>	+ 21.4%	--	--	--

\* 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		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1	<b>5</b>	+ 400.0%	12	<b>16</b>	+ 33.3%
Sold Listings	0	<b>0</b>	--	8	<b>15</b>	+ 87.5%
Median Sales Price*	\$0	<b>\$0</b>	--	\$232,500	<b>\$165,000</b>	- 29.0%
Average Sales Price*	\$0	<b>\$0</b>	--	\$890,625	<b>\$239,133</b>	- 73.1%
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	99.2%	<b>98.0%</b>	- 1.2%
Days on Market Until Sale	0	<b>0</b>	--	60	<b>141</b>	+ 135.0%
Inventory of Homes for Sale	9	<b>5</b>	- 44.4%	--	--	--
Months Supply of Inventory	4.5	<b>2.2</b>	- 51.1%	--	--	--

\* 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

