

# Local Market Update for February 2024

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.

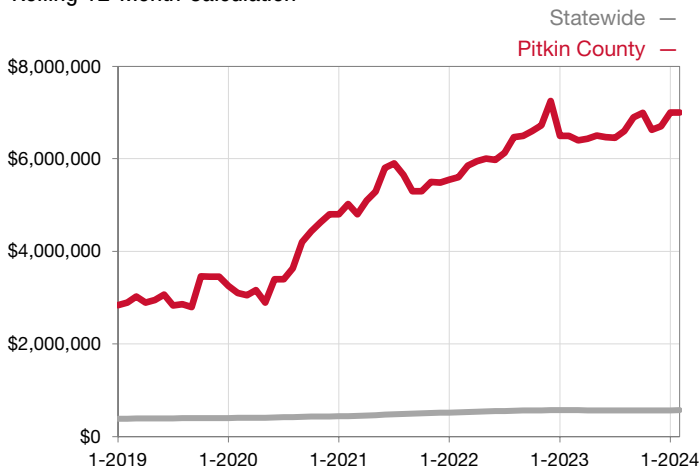
Single Family	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	23	13	- 43.5%	37	29	- 21.6%
Sold Listings	8	12	+ 50.0%	23	22	- 4.3%
Median Sales Price*	\$10,125,000	<b>\$7,400,000</b>	- 26.9%	\$5,800,000	<b>\$9,400,000</b>	+ 62.1%
Average Sales Price*	\$10,314,750	<b>\$10,168,750</b>	- 1.4%	\$8,155,742	<b>\$10,942,045</b>	+ 34.2%
Percent of List Price Received*	91.8%	<b>92.6%</b>	+ 0.9%	93.6%	<b>92.3%</b>	- 1.4%
Days on Market Until Sale	93	122	+ 31.2%	90	164	+ 82.2%
Inventory of Homes for Sale	126	121	- 4.0%	--	--	--
Months Supply of Inventory	9.6	8.7	- 9.4%	--	--	--

\* 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	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1	2	+ 100.0%	4	4	0.0%
Sold Listings	3	1	- 66.7%	4	3	- 25.0%
Median Sales Price*	\$165,000	<b>\$460,000</b>	+ 178.8%	\$165,000	<b>\$460,000</b>	+ 178.8%
Average Sales Price*	\$166,667	<b>\$460,000</b>	+ 176.0%	\$166,250	<b>\$2,021,667</b>	+ 1116.0%
Percent of List Price Received*	99.0%	<b>100.0%</b>	+ 1.0%	99.0%	<b>96.6%</b>	- 2.4%
Days on Market Until Sale	82	23	- 72.0%	64	28	- 56.3%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	4.2	1.9	- 54.8%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

