

Local Market Update for November 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.

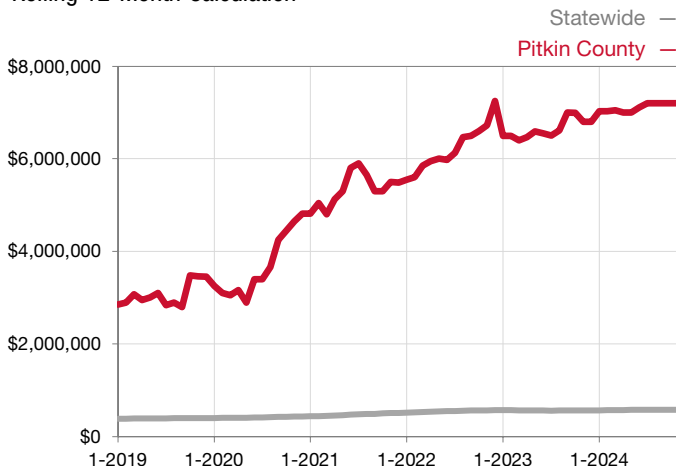
Single Family	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Key Metrics						
New Listings	10	12	+ 20.0%	278	252	- 9.4%
Sold Listings	8	12	+ 50.0%	154	136	- 11.7%
Median Sales Price*	\$5,650,000	\$9,262,500	+ 63.9%	\$6,897,500	\$7,300,000	+ 5.8%
Average Sales Price*	\$5,489,963	\$11,985,417	+ 118.3%	\$10,508,794	\$12,378,072	+ 17.8%
Percent of List Price Received*	94.4%	90.8%	- 3.8%	93.7%	93.0%	- 0.7%
Days on Market Until Sale	240	193	- 19.6%	147	189	+ 28.6%
Inventory of Homes for Sale	142	122	- 14.1%	--	--	--
Months Supply of Inventory	10.7	10.0	- 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.

Townhouse/Condo	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Key Metrics						
New Listings	20	14	- 30.0%	295	310	+ 5.1%
Sold Listings	20	49	+ 145.0%	266	290	+ 9.0%
Median Sales Price*	\$1,662,500	\$3,425,000	+ 106.0%	\$1,800,000	\$2,855,000	+ 58.6%
Average Sales Price*	\$2,428,745	\$4,003,645	+ 64.8%	\$2,966,808	\$3,889,095	+ 31.1%
Percent of List Price Received*	93.2%	96.1%	+ 3.1%	96.9%	95.3%	- 1.7%
Days on Market Until Sale	145	449	+ 209.7%	279	255	- 8.6%
Inventory of Homes for Sale	110	97	- 11.8%	--	--	--
Months Supply of Inventory	4.8	3.9	- 18.8%	--	--	--

* 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

