

# Local Market Update for January 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.

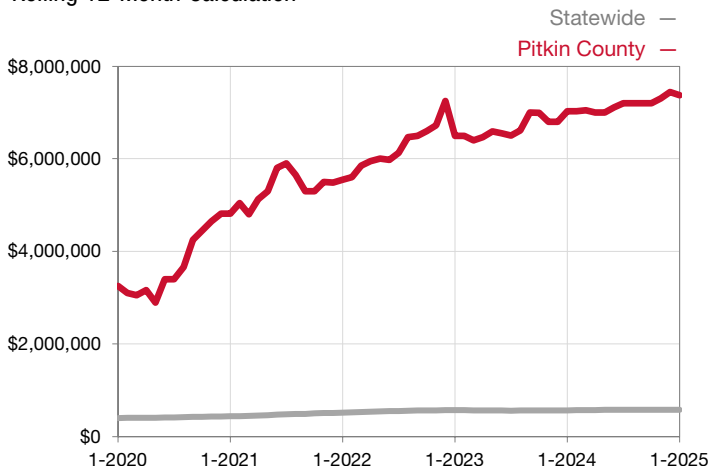
| Single Family                   | January      |                     |                                   | Year to Date |                     |                                   |
|---------------------------------|--------------|---------------------|-----------------------------------|--------------|---------------------|-----------------------------------|
|                                 | 2024         | 2025                | Percent Change from Previous Year | Thru 01-2024 | Thru 01-2025        | Percent Change from Previous Year |
| <b>Key Metrics</b>              |              |                     |                                   |              |                     |                                   |
| New Listings                    | 17           | <b>26</b>           | + 52.9%                           | 17           | <b>26</b>           | + 52.9%                           |
| Sold Listings                   | 10           | <b>11</b>           | + 10.0%                           | 10           | <b>11</b>           | + 10.0%                           |
| Median Sales Price*             | \$11,547,500 | <b>\$7,200,000</b>  | - 37.6%                           | \$11,547,500 | <b>\$7,200,000</b>  | - 37.6%                           |
| Average Sales Price*            | \$11,870,000 | <b>\$12,593,676</b> | + 6.1%                            | \$11,870,000 | <b>\$12,593,676</b> | + 6.1%                            |
| Percent of List Price Received* | 92.0%        | <b>95.4%</b>        | + 3.7%                            | 92.0%        | <b>95.4%</b>        | + 3.7%                            |
| Days on Market Until Sale       | 258          | <b>198</b>          | - 23.3%                           | 258          | <b>198</b>          | - 23.3%                           |
| Inventory of Homes for Sale     | 134          | <b>148</b>          | + 10.4%                           | --           | --                  | --                                |
| Months Supply of Inventory      | 10.1         | <b>12.2</b>         | + 20.8%                           | --           | --                  | --                                |

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

| Townhouse/Condo                 | January     |                    |                                   | Year to Date |                    |                                   |
|---------------------------------|-------------|--------------------|-----------------------------------|--------------|--------------------|-----------------------------------|
|                                 | 2024        | 2025               | Percent Change from Previous Year | Thru 01-2024 | Thru 01-2025       | Percent Change from Previous Year |
| <b>Key Metrics</b>              |             |                    |                                   |              |                    |                                   |
| New Listings                    | 44          | <b>28</b>          | - 36.4%                           | 44           | <b>28</b>          | - 36.4%                           |
| Sold Listings                   | 21          | <b>16</b>          | - 23.8%                           | 21           | <b>16</b>          | - 23.8%                           |
| Median Sales Price*             | \$2,975,000 | <b>\$3,362,000</b> | + 13.0%                           | \$2,975,000  | <b>\$3,362,000</b> | + 13.0%                           |
| Average Sales Price*            | \$3,908,810 | <b>\$6,262,438</b> | + 60.2%                           | \$3,908,810  | <b>\$6,262,438</b> | + 60.2%                           |
| Percent of List Price Received* | 96.4%       | <b>95.6%</b>       | - 0.8%                            | 96.4%        | <b>95.6%</b>       | - 0.8%                            |
| Days on Market Until Sale       | 151         | <b>171</b>         | + 13.2%                           | 151          | <b>171</b>         | + 13.2%                           |
| Inventory of Homes for Sale     | 129         | <b>209</b>         | + 62.0%                           | --           | --                 | --                                |
| Months Supply of Inventory      | 5.7         | <b>8.4</b>         | + 47.4%                           | --           | --                 | --                                |

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

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



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

