

Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

Not all agents
are the same!



Pitkin County

Contact the Aspen Board of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

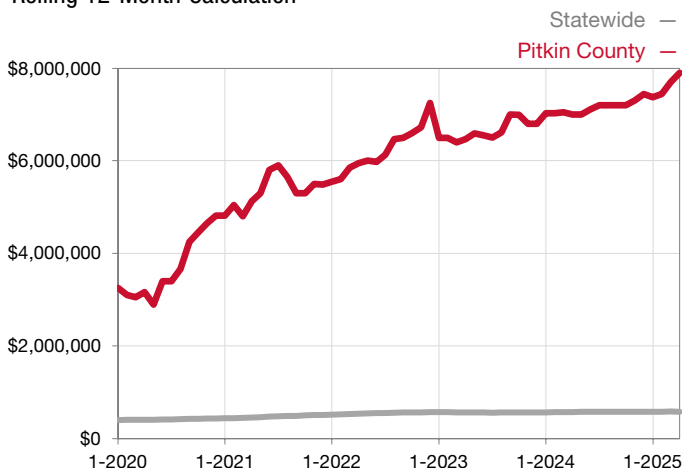
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	15	12	- 20.0%	70	77	+ 10.0%
Sold Listings	18	19	+ 5.6%	48	56	+ 16.7%
Median Sales Price*	\$8,050,000	\$8,000,000	- 0.6%	\$7,750,000	\$8,380,806	+ 8.1%
Average Sales Price*	\$22,453,250	\$11,344,737	- 49.5%	\$15,296,531	\$11,530,178	- 24.6%
Percent of List Price Received*	94.3%	96.6%	+ 2.4%	92.9%	96.5%	+ 3.9%
Days on Market Until Sale	212	110	- 48.1%	203	137	- 32.5%
Inventory of Homes for Sale	110	124	+ 12.7%	--	--	--
Months Supply of Inventory	8.0	9.7	+ 21.3%	--	--	--

* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	19	17	- 10.5%	128	112	- 12.5%
Sold Listings	25	13	- 48.0%	96	69	- 28.1%
Median Sales Price*	\$2,700,000	\$2,600,000	- 3.7%	\$2,375,000	\$3,100,000	+ 30.5%
Average Sales Price*	\$3,109,242	\$3,765,923	+ 21.1%	\$3,329,395	\$4,776,964	+ 43.5%
Percent of List Price Received*	95.2%	92.7%	- 2.6%	95.9%	94.0%	- 2.0%
Days on Market Until Sale	146	106	- 27.4%	118	154	+ 30.5%
Inventory of Homes for Sale	110	134	+ 21.8%	--	--	--
Months Supply of Inventory	5.3	5.8	+ 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

