

Local Market Update for December 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

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	40	34	- 15.0%	299	332	+ 11.0%
Sold Listings	11	10	- 9.1%	145	176	+ 21.4%
Median Sales Price*	\$7,500,000	\$5,735,135	- 23.5%	\$7,442,000	\$8,430,806	+ 13.3%
Average Sales Price*	\$12,852,045	\$9,089,045	- 29.3%	\$12,562,208	\$11,853,912	- 5.6%
Percent of List Price Received*	91.2%	95.0%	+ 4.2%	92.8%	94.3%	+ 1.6%
Days on Market Until Sale	153	132	- 13.7%	188	163	- 13.3%
Inventory of Homes for Sale	157	158	+ 0.6%	--	--	--
Months Supply of Inventory	13.0	10.8	- 16.9%	--	--	--

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

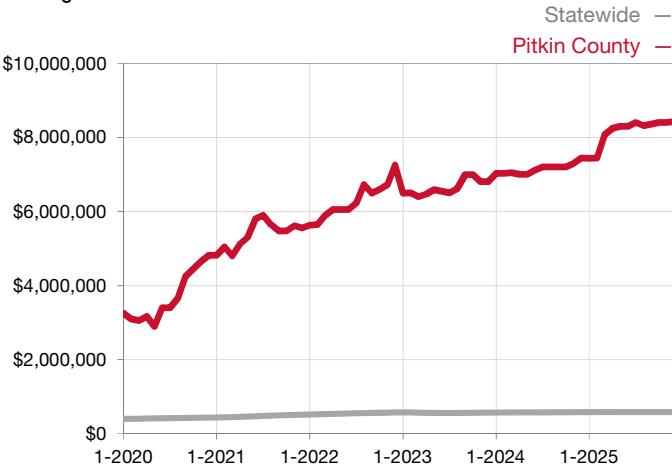
Townhouse/Condo

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	142	44	- 69.0%	443	368	- 16.9%
Sold Listings	20	18	- 10.0%	302	203	- 32.8%
Median Sales Price*	\$2,960,250	\$4,200,000	+ 41.9%	\$2,960,000	\$2,881,500	- 2.7%
Average Sales Price*	\$3,542,525	\$6,009,376	+ 69.6%	\$3,955,653	\$4,246,214	+ 7.3%
Percent of List Price Received*	95.5%	96.5%	+ 1.0%	95.3%	95.2%	- 0.1%
Days on Market Until Sale	150	210	+ 40.0%	253	143	- 43.5%
Inventory of Homes for Sale	216	160	- 25.9%	--	--	--
Months Supply of Inventory	8.6	9.5	+ 10.5%	--	--	--

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

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

