

# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

**Make Sure  
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

Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	36	16	- 55.6%	36	16	- 55.6%
Sold Listings	12	10	- 16.7%	12	10	- 16.7%
Median Sales Price*	\$7,350,000	<b>\$10,625,000</b>	+ 44.6%	\$7,350,000	<b>\$10,625,000</b>	+ 44.6%
Average Sales Price*	\$12,585,869	<b>\$14,542,950</b>	+ 15.5%	\$12,585,869	<b>\$14,542,950</b>	+ 15.5%
Percent of List Price Received*	94.8%	<b>93.2%</b>	- 1.7%	94.8%	<b>93.2%</b>	- 1.7%
Days on Market Until Sale	181	<b>155</b>	- 14.4%	181	<b>155</b>	- 14.4%
Inventory of Homes for Sale	161	<b>146</b>	- 9.3%	--	--	--
Months Supply of Inventory	13.1	<b>10.1</b>	- 22.9%	--	--	--

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

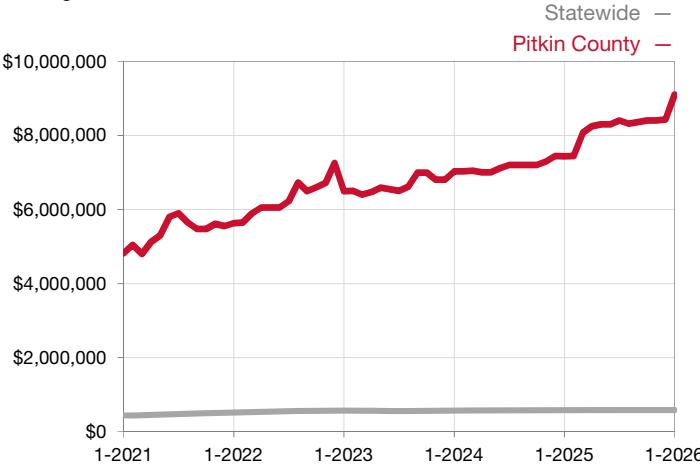
### Townhouse/Condo

Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	30	<b>18</b>	- 40.0%	30	<b>18</b>	- 40.0%
Sold Listings	16	<b>13</b>	- 18.8%	16	<b>13</b>	- 18.8%
Median Sales Price*	\$3,362,000	<b>\$2,999,999</b>	- 10.8%	\$3,362,000	<b>\$2,999,999</b>	- 10.8%
Average Sales Price*	\$6,262,438	<b>\$4,217,058</b>	- 32.7%	\$6,262,438	<b>\$4,217,058</b>	- 32.7%
Percent of List Price Received*	95.6%	<b>95.9%</b>	+ 0.3%	95.6%	<b>95.9%</b>	+ 0.3%
Days on Market Until Sale	171	<b>153</b>	- 10.5%	171	<b>153</b>	- 10.5%
Inventory of Homes for Sale	217	<b>166</b>	- 23.5%	--	--	--
Months Supply of Inventory	8.8	<b>10.0</b>	+ 13.6%	--	--	--

\* 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

