

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.

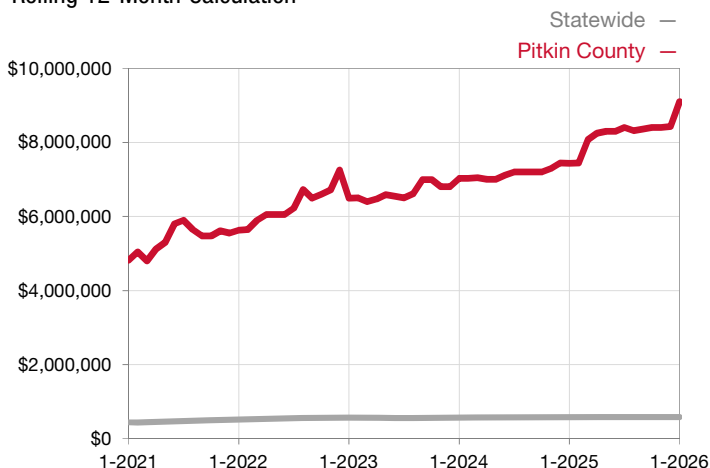
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	36	16	- 55.6%	36	16	- 55.6%
Sold Listings	12	10	- 16.7%	12	10	- 16.7%
Median Sales Price*	\$7,350,000	\$10,625,000	+ 44.6%	\$7,350,000	\$10,625,000	+ 44.6%
Average Sales Price*	\$12,585,869	\$14,542,950	+ 15.5%	\$12,585,869	\$14,542,950	+ 15.5%
Percent of List Price Received*	94.8%	93.2%	- 1.7%	94.8%	93.2%	- 1.7%
Days on Market Until Sale	181	155	- 14.4%	181	155	- 14.4%
Inventory of Homes for Sale	161	146	- 9.3%	--	--	--
Months Supply of Inventory	13.1	10.1	- 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	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	30	18	- 40.0%	30	18	- 40.0%
Sold Listings	16	13	- 18.8%	16	13	- 18.8%
Median Sales Price*	\$3,362,000	\$2,999,999	- 10.8%	\$3,362,000	\$2,999,999	- 10.8%
Average Sales Price*	\$6,262,438	\$4,217,058	- 32.7%	\$6,262,438	\$4,217,058	- 32.7%
Percent of List Price Received*	95.6%	95.9%	+ 0.3%	95.6%	95.9%	+ 0.3%
Days on Market Until Sale	171	153	- 10.5%	171	153	- 10.5%
Inventory of Homes for Sale	217	166	- 23.5%	--	--	--
Months Supply of Inventory	8.8	10.0	+ 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

