

# Local Market Update for February 2026

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.

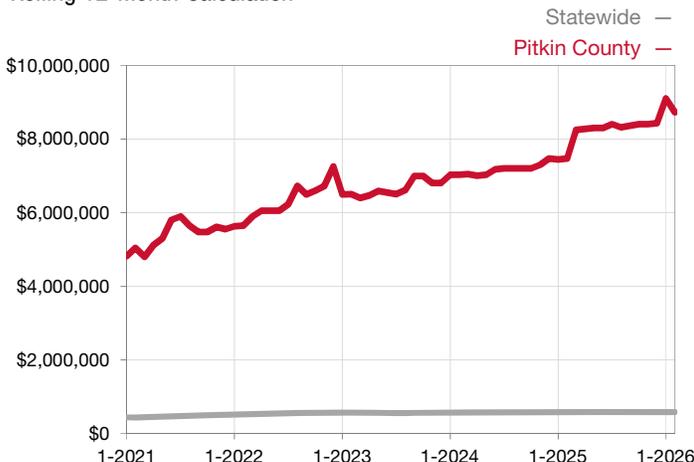
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	24	16	- 33.3%	60	33	- 45.0%
Sold Listings	8	9	+ 12.5%	20	19	- 5.0%
Median Sales Price*	\$16,025,000	<b>\$9,275,000</b>	- 42.1%	\$11,577,000	<b>\$9,275,000</b>	- 19.9%
Average Sales Price*	\$14,375,993	<b>\$11,530,389</b>	- 19.8%	\$13,301,919	<b>\$13,115,947</b>	- 1.4%
Percent of List Price Received*	94.3%	<b>91.6%</b>	- 2.9%	94.6%	<b>92.5%</b>	- 2.2%
Days on Market Until Sale	137	<b>232</b>	+ 69.3%	163	<b>191</b>	+ 17.2%
Inventory of Homes for Sale	158	<b>150</b>	- 5.1%	--	--	--
Months Supply of Inventory	13.2	<b>10.3</b>	- 22.0%	--	--	--

\* 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	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	29	25	- 13.8%	59	44	- 25.4%
Sold Listings	14	8	- 42.9%	30	21	- 30.0%
Median Sales Price*	\$3,000,000	<b>\$2,400,000</b>	- 20.0%	\$3,150,000	<b>\$2,850,000</b>	- 9.5%
Average Sales Price*	\$3,690,714	<b>\$3,150,625</b>	- 14.6%	\$5,062,300	<b>\$3,810,798</b>	- 24.7%
Percent of List Price Received*	93.9%	<b>95.3%</b>	+ 1.5%	94.8%	<b>95.7%</b>	+ 0.9%
Days on Market Until Sale	128	<b>159</b>	+ 24.2%	151	<b>155</b>	+ 2.6%
Inventory of Homes for Sale	150	<b>173</b>	+ 15.3%	--	--	--
Months Supply of Inventory	6.4	<b>10.7</b>	+ 67.2%	--	--	--

\* 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

