

# Local Market Update for March 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.

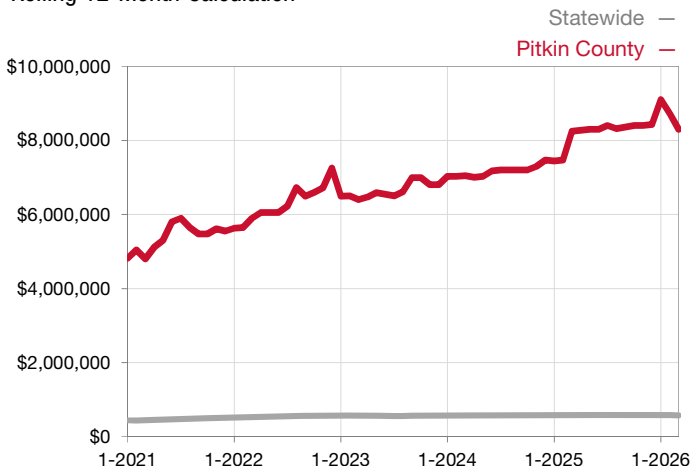
Single Family	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	14	13	- 7.1%	74	47	- 36.5%
Sold Listings	19	9	- 52.6%	39	28	- 28.2%
Median Sales Price*	\$9,000,000	<b>\$4,400,000</b>	- 51.1%	\$9,820,000	<b>\$8,900,000</b>	- 9.4%
Average Sales Price*	\$10,663,243	<b>\$5,608,825</b>	- 47.4%	\$12,016,410	<b>\$10,702,944</b>	- 10.9%
Percent of List Price Received*	98.2%	<b>92.8%</b>	- 5.5%	96.4%	<b>92.6%</b>	- 3.9%
Days on Market Until Sale	127	<b>162</b>	+ 27.6%	146	<b>182</b>	+ 24.7%
Inventory of Homes for Sale	145	<b>144</b>	- 0.7%	--	--	--
Months Supply of Inventory	11.4	<b>10.5</b>	- 7.9%	--	--	--

\* 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	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	41	21	- 48.8%	100	65	- 35.0%
Sold Listings	26	16	- 38.5%	56	37	- 33.9%
Median Sales Price*	\$2,972,500	<b>\$3,645,000</b>	+ 22.6%	\$3,125,000	<b>\$3,300,000</b>	+ 5.6%
Average Sales Price*	\$4,953,250	<b>\$4,503,906</b>	- 9.1%	\$5,011,670	<b>\$4,110,520</b>	- 18.0%
Percent of List Price Received*	93.6%	<b>95.2%</b>	+ 1.7%	94.2%	<b>95.5%</b>	+ 1.4%
Days on Market Until Sale	182	<b>174</b>	- 4.4%	165	<b>163</b>	- 1.2%
Inventory of Homes for Sale	171	<b>167</b>	- 2.3%	--	--	--
Months Supply of Inventory	7.1	<b>10.9</b>	+ 53.5%	--	--	--

\* 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

