# Local Market Update for June 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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# Pitkin County

Contact the Aspen Board of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

## Single Family

| | June | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | Percent Change from Previous Year | **Thru 06-2025** | **Thru 06-2026** | Percent Change from Previous Year |
| New Listings | 69 | **70** | + 1.4% | 196 | **162** | - 17.3% |
| Sold Listings | 12 | **13** | + 8.3% | 85 | **61** | - 28.2% |
| Median Sales Price* | $7,100,000 | **$9,500,000** | + 33.8% | $11,000,000 | **$8,325,000** | - 24.3% |
| Average Sales Price* | $12,104,167 | **$9,361,683** | - 22.7% | $13,321,485 | **$10,646,448** | - 20.1% |
| Percent of List Price Received* | 92.8% | **91.7%** | - 1.2% | 95.2% | **92.4%** | - 2.9% |
| Days on Market Until Sale | 138 | **196** | + 42.0% | 143 | **209** | + 46.2% |
| Inventory of Homes for Sale | 195 | **185** | - 5.1% | -- | **--** | -- |
| Months Supply of Inventory | 14.7 | **14.6** | - 0.7% | -- | **--** | -- |

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

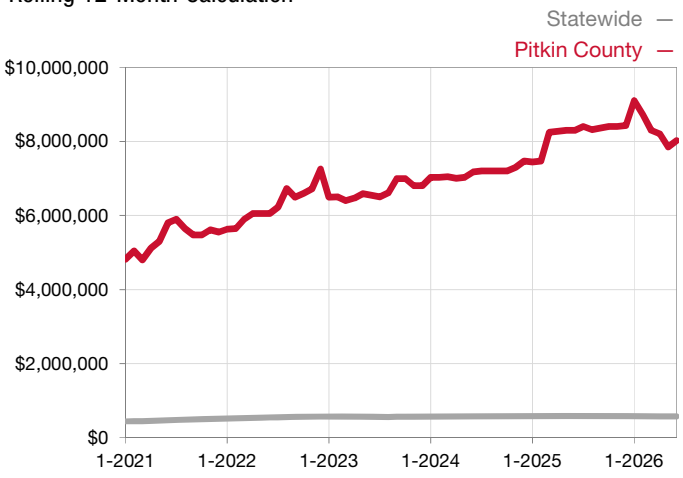
## Townhouse/Condo

| | June | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | Percent Change from Previous Year | **Thru 06-2025** | **Thru 06-2026** | Percent Change from Previous Year |
| New Listings | 57 | **62** | + 8.8% | 203 | **166** | - 18.2% |
| Sold Listings | 15 | **13** | - 13.3% | 102 | **79** | - 22.5% |
| Median Sales Price* | $1,650,000 | **$2,118,000** | + 28.4% | $2,825,000 | **$2,679,000** | - 5.2% |
| Average Sales Price* | $2,405,333 | **$4,890,923** | + 103.3% | $4,120,718 | **$4,311,446** | + 4.6% |
| Percent of List Price Received* | 96.5% | **97.1%** | + 0.6% | 94.7% | **95.5%** | + 0.8% |
| Days on Market Until Sale | 122 | **130** | + 6.6% | 137 | **156** | + 13.9% |
| Inventory of Homes for Sale | 183 | **178** | - 2.7% | -- | **--** | -- |
| Months Supply of Inventory | 8.0 | **11.8** | + 47.5% | -- | **--** | -- |

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

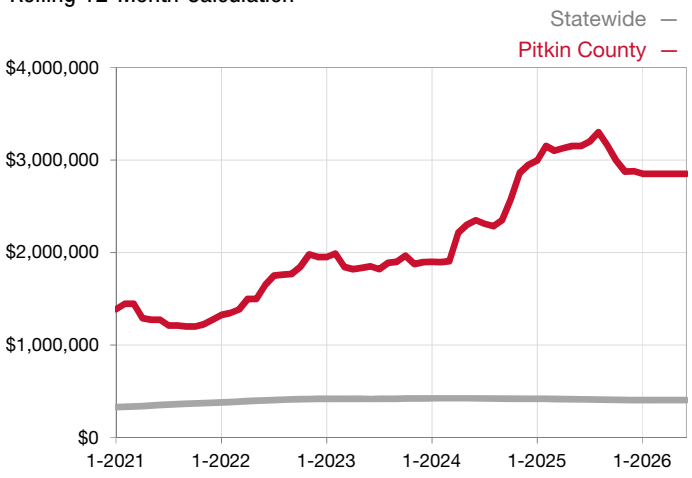
### Median Sales Price – Single Family

Rolling 12-Month Calculation




### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation




Current as of July 3, 2026. All data from the multiple listing services in the state of Colorado. Report © 2026 ShowingTime Plus, LLC.