Local Market Update for October 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

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	19	**16**	- 15.8%	288	**270**	- 6.3%
Sold Listings	16	**18**	+ 12.5%	153	**128**	- 16.3%
Median Sales Price*	$8,976,938	**$12,950,701**	+ 44.3%	$8,461,612	**$8,287,500**	- 2.1%
Average Sales Price*	$9,669,617	**$11,762,522**	+ 21.6%	$11,537,318	**$10,960,763**	- 5.0%
Percent of List Price Received*	91.2%	**94.2%**	+ 3.3%	94.3%	**92.2%**	- 2.2%
Days on Market Until Sale	198	**172**	- 13.1%	157	**200**	+ 27.4%
Inventory of Homes for Sale	155	**158**	+ 1.9%	--	**--**	--
Months Supply of Inventory	10.6	**12.6**	+ 18.9%	--	**--**	--

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

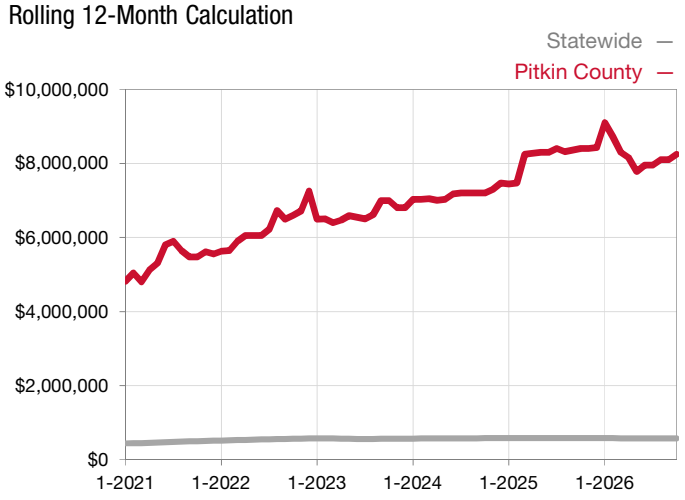
Townhouse/Condo

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	20	**21**	+ 5.0%	310	**276**	- 11.0%
Sold Listings	16	**18**	+ 12.5%	170	**143**	- 15.9%
Median Sales Price*	$3,062,500	**$1,512,500**	- 50.6%	$2,878,250	**$2,679,000**	- 6.9%
Average Sales Price*	$4,127,438	**$2,824,360**	- 31.6%	$3,833,804	**$4,237,407**	+ 10.5%
Percent of List Price Received*	95.6%	**94.9%**	- 0.7%	94.9%	**94.9%**	0.0%
Days on Market Until Sale	118	**107**	- 9.3%	139	**144**	+ 3.6%
Inventory of Homes for Sale	151	**137**	- 9.3%	--	**--**	--
Months Supply of Inventory	7.6	**9.3**	+ 22.4%	--	**--**	--

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

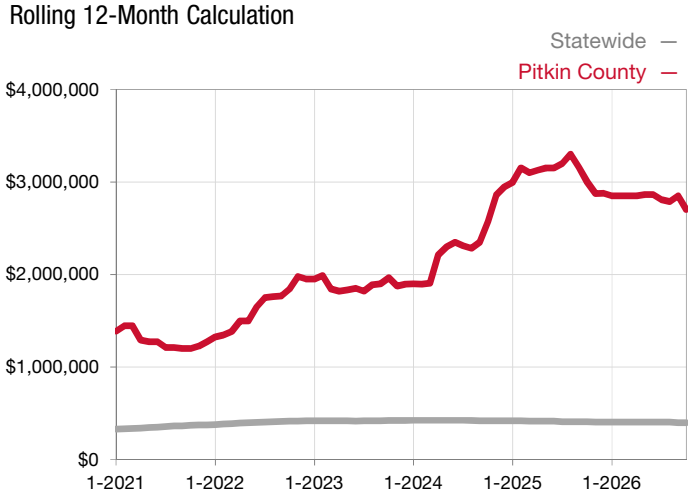
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Current as of November 4, 2026. All data from the multiple listing services in the state of Colorado. Report © 2026 ShowingTime Plus, LLC.