

Local Market Update for June 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Aspen

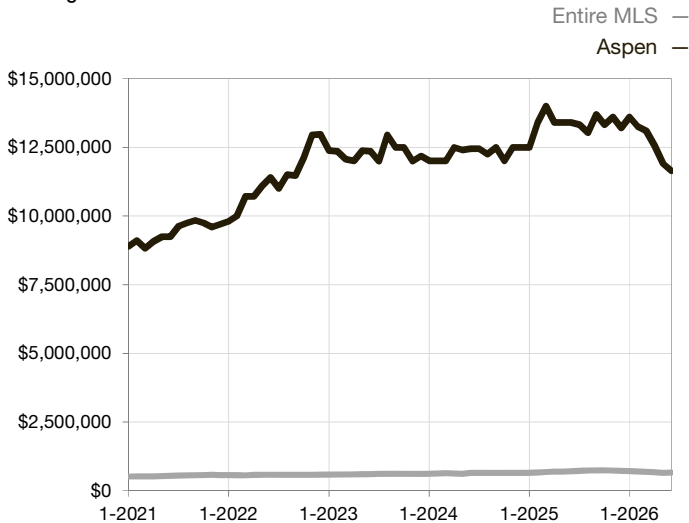
Single Family	June			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 6-2026	Percent Change from Previous Year
New Listings	38	49	+ 28.9%	114	95	- 16.7%
Sold Listings	9	7	- 22.2%	50	31	- 38.0%
Median Sales Price*	\$12,550,000	\$11,250,000	- 10.4%	\$14,345,000	\$11,250,000	- 21.6%
Average Sales Price*	\$15,172,222	\$10,854,286	- 28.5%	\$17,639,016	\$13,719,175	- 22.2%
Percent of List Price Received*	92.7%	93.0%	+ 0.3%	94.0%	91.9%	- 2.2%
Days on Market Until Sale	145	190	+ 31.0%	152	245	+ 61.2%
Inventory of Homes for Sale	122	115	- 5.7%	--	--	--
Months Supply of Inventory	17.2	20.3	+ 18.0%	--	--	--

* 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	June			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 6-2026	Percent Change from Previous Year
New Listings	32	31	- 3.1%	94	81	- 13.8%
Sold Listings	6	7	+ 16.7%	49	42	- 14.3%
Median Sales Price*	\$3,387,500	\$3,285,000	- 3.0%	\$3,300,000	\$3,387,500	+ 2.7%
Average Sales Price*	\$4,406,667	\$6,719,857	+ 52.5%	\$5,585,939	\$5,529,696	- 1.0%
Percent of List Price Received*	96.1%	96.6%	+ 0.5%	93.6%	95.1%	+ 1.6%
Days on Market Until Sale	177	165	- 6.8%	178	178	0.0%
Inventory of Homes for Sale	80	82	+ 2.5%	--	--	--
Months Supply of Inventory	9.5	9.8	+ 3.2%	--	--	--

* 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

