

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Aspen

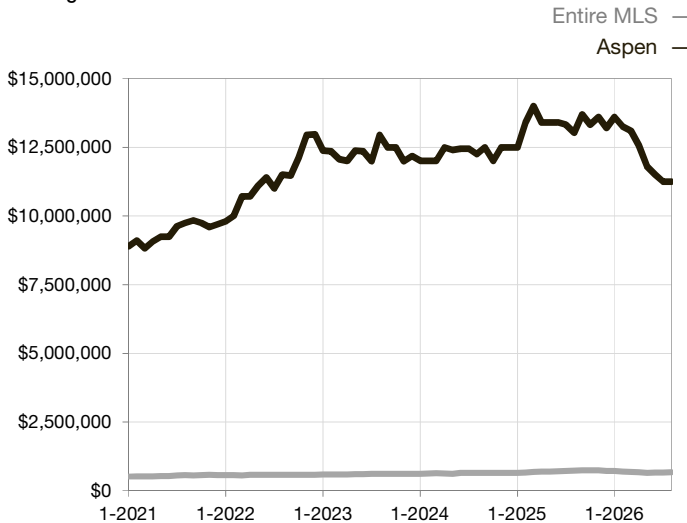
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 8-2026	Percent Change from Previous Year
New Listings	10	20	+ 100.0%	143	131	- 8.4%
Sold Listings	4	6	+ 50.0%	57	45	- 21.1%
Median Sales Price*	\$4,191,500	\$3,150,000	- 24.8%	\$13,000,000	\$9,500,000	- 26.9%
Average Sales Price*	\$4,404,500	\$4,603,133	+ 4.5%	\$16,327,961	\$12,707,809	- 22.2%
Percent of List Price Received*	94.5%	90.1%	- 4.7%	94.2%	91.7%	- 2.7%
Days on Market Until Sale	189	154	- 18.5%	157	242	+ 54.1%
Inventory of Homes for Sale	120	103	- 14.2%	--	--	--
Months Supply of Inventory	18.0	16.5	- 8.3%	--	--	--

* 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	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 8-2026	Percent Change from Previous Year
New Listings	11	12	+ 9.1%	129	113	- 12.4%
Sold Listings	11	12	+ 9.1%	69	57	- 17.4%
Median Sales Price*	\$3,450,000	\$5,712,500	+ 65.6%	\$3,325,000	\$3,850,000	+ 15.8%
Average Sales Price*	\$4,092,273	\$6,576,250	+ 60.7%	\$5,018,210	\$6,005,829	+ 19.7%
Percent of List Price Received*	96.0%	93.8%	- 2.3%	94.1%	94.7%	+ 0.6%
Days on Market Until Sale	164	140	- 14.6%	170	167	- 1.8%
Inventory of Homes for Sale	88	80	- 9.1%	--	--	--
Months Supply of Inventory	9.9	10.1	+ 2.0%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

