

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Old Snowmass

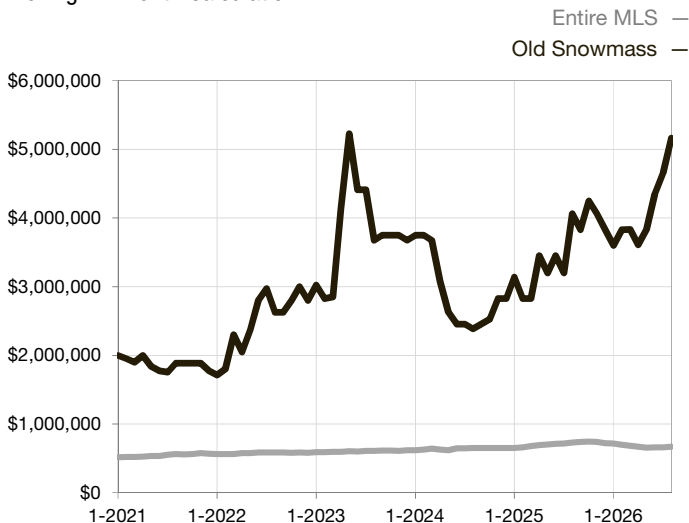
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 8-2026	Percent Change from Previous Year
New Listings	3	1	- 66.7%	27	28	+ 3.7%
Sold Listings	5	1	- 80.0%	16	8	- 50.0%
Median Sales Price*	\$4,350,000	\$2,000,000	- 54.0%	\$3,275,000	\$2,807,000	- 14.3%
Average Sales Price*	\$5,336,700	\$2,000,000	- 62.5%	\$3,593,058	\$5,900,313	+ 64.2%
Percent of List Price Received*	94.2%	78.4%	- 16.8%	94.6%	90.8%	- 4.0%
Days on Market Until Sale	234	273	+ 16.7%	193	109	- 43.5%
Inventory of Homes for Sale	21	24	+ 14.3%	--	--	--
Months Supply of Inventory	10.1	16.0	+ 58.4%	--	--	--

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

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	1	0	- 100.0%	2	1	- 50.0%
Sold Listings	0	1	--	1	1	0.0%
Median Sales Price*	\$0	\$565,000	--	\$525,000	\$565,000	+ 7.6%
Average Sales Price*	\$0	\$565,000	--	\$525,000	\$565,000	+ 7.6%
Percent of List Price Received*	0.0%	94.3%	--	100.0%	94.3%	- 5.7%
Days on Market Until Sale	0	222	--	48	222	+ 362.5%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--

* 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

