

Local Market Update for September 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Aspen

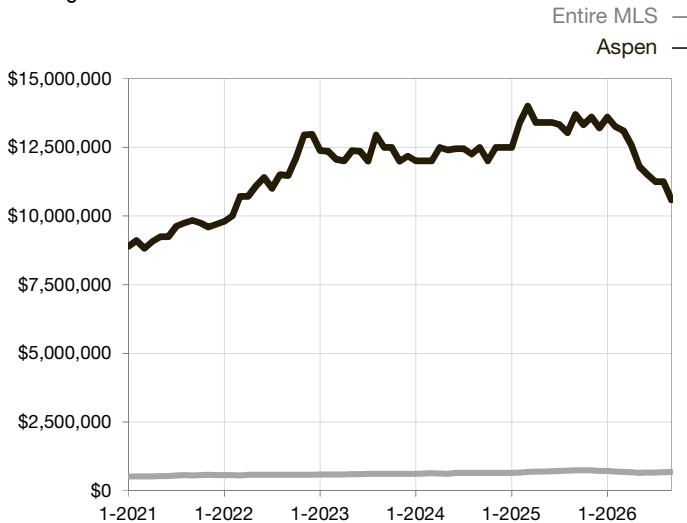
Single Family	September			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 9-2026	Percent Change from Previous Year
New Listings	10	9	- 10.0%	153	140	- 8.5%
Sold Listings	7	20	+ 185.7%	64	65	+ 1.6%
Median Sales Price*	\$20,750,000	\$10,317,500	- 50.3%	\$13,625,000	\$9,685,000	- 28.9%
Average Sales Price*	\$25,992,857	\$14,830,500	- 42.9%	\$17,385,059	\$13,360,944	- 23.1%
Percent of List Price Received*	91.3%	91.7%	+ 0.4%	93.9%	91.7%	- 2.3%
Days on Market Until Sale	97	195	+ 101.0%	151	227	+ 50.3%
Inventory of Homes for Sale	112	101	- 9.8%	--	--	--
Months Supply of Inventory	16.8	13.8	- 17.9%	--	--	--

* 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	September			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 9-2026	Percent Change from Previous Year
New Listings	9	14	+ 55.6%	139	127	- 8.6%
Sold Listings	8	9	+ 12.5%	77	66	- 14.3%
Median Sales Price*	\$3,200,000	\$7,200,000	+ 125.0%	\$3,300,000	\$3,862,500	+ 17.0%
Average Sales Price*	\$3,926,953	\$6,391,444	+ 62.8%	\$4,904,833	\$6,058,413	+ 23.5%
Percent of List Price Received*	95.5%	92.9%	- 2.7%	94.3%	94.5%	+ 0.2%
Days on Market Until Sale	132	166	+ 25.8%	166	167	+ 0.6%
Inventory of Homes for Sale	81	76	- 6.2%	--	--	--
Months Supply of Inventory	9.3	9.5	+ 2.2%	--	--	--

* 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

