Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

ASPEN BOARD OF REALTORS®

Aspen

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	9	**10**	+ 11.1%	162	**147**	- 9.3%
Sold Listings	7	**8**	+ 14.3%	71	**72**	+ 1.4%
Median Sales Price*	$11,500,000	**$17,537,500**	+ 52.5%	$13,250,000	**$10,567,500**	- 20.2%
Average Sales Price*	$14,086,268	**$16,354,250**	+ 16.1%	$17,059,826	**$13,831,880**	- 18.9%
Percent of List Price Received*	89.3%	**92.9%**	+ 4.0%	93.5%	**91.7%**	- 1.9%
Days on Market Until Sale	289	**130**	- 55.0%	164	**219**	+ 33.5%
Inventory of Homes for Sale	93	**86**	- 7.5%	--	**--**	--
Months Supply of Inventory	14.0	**11.7**	- 16.4%	--	**--**	--

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

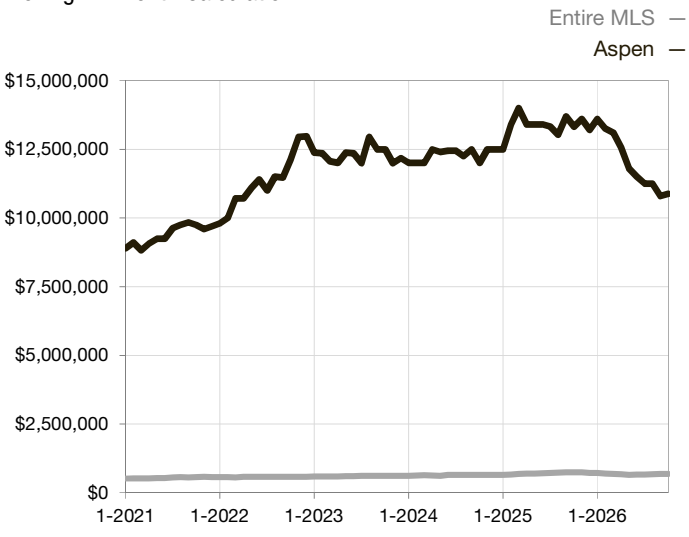
Townhouse/Condo

	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	13	**13**	0.0%	152	**144**	- 5.3%
Sold Listings	9	**8**	- 11.1%	86	**75**	- 12.8%
Median Sales Price*	$3,175,000	**$3,539,737**	+ 11.5%	$3,300,000	**$3,850,000**	+ 16.7%
Average Sales Price*	$5,197,778	**$4,158,684**	- 20.0%	$4,935,490	**$5,820,330**	+ 17.9%
Percent of List Price Received*	94.8%	**95.4%**	+ 0.6%	94.3%	**94.6%**	+ 0.3%
Days on Market Until Sale	134	**102**	- 23.9%	162	**157**	- 3.1%
Inventory of Homes for Sale	67	**63**	- 6.0%	--	**--**	--
Months Supply of Inventory	7.4	**7.9**	+ 6.8%	--	**--**	--

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

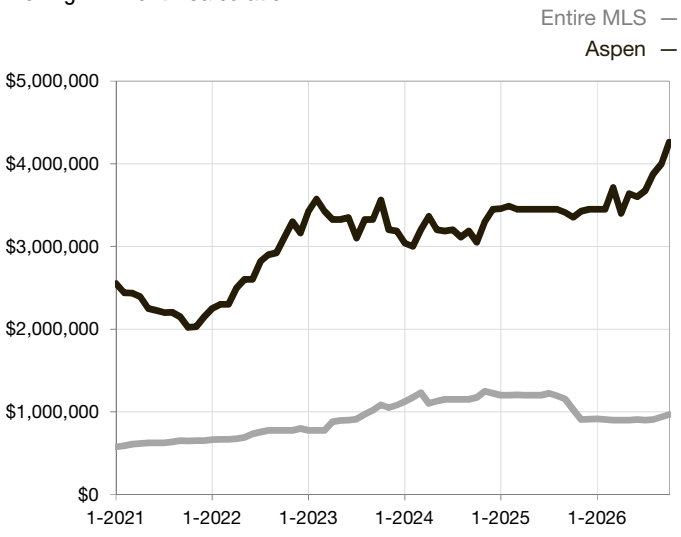
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Current as of November 4, 2026. All data from the Aspen/Glenwood Springs MLS Inc. Report © 2026 ShowingTime Plus, LLC.