Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

ASPEN BOARD OF REALTORS®

Basalt

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	3	**6**	+ 100.0%	54	**66**	+ 22.2%
Sold Listings	4	**5**	+ 25.0%	24	**25**	+ 4.2%
Median Sales Price*	$2,830,000	**$2,800,000**	- 1.1%	$2,162,500	**$2,538,800**	+ 17.4%
Average Sales Price*	$2,696,000	**$3,457,000**	+ 28.2%	$2,807,333	**$3,104,692**	+ 10.6%
Percent of List Price Received*	88.0%	**95.5%**	+ 8.5%	94.1%	**93.1%**	- 1.1%
Days on Market Until Sale	209	**116**	- 44.5%	192	**142**	- 26.0%
Inventory of Homes for Sale	25	**39**	+ 56.0%	--	**--**	--
Months Supply of Inventory	8.9	**16.1**	+ 80.9%	--	**--**	--

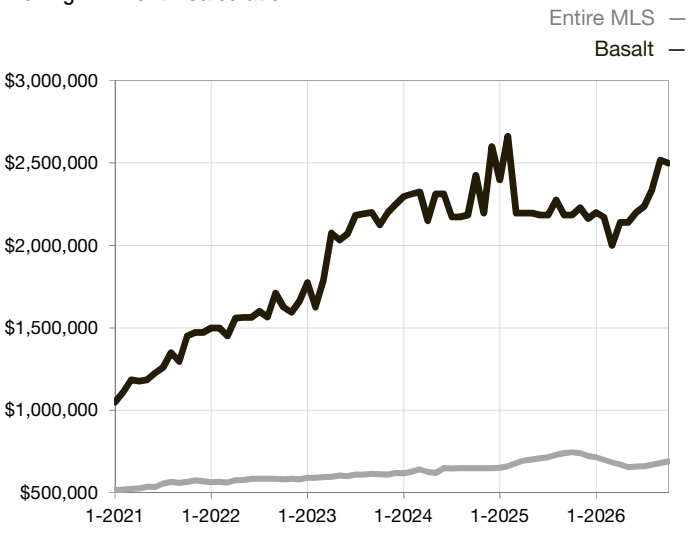
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

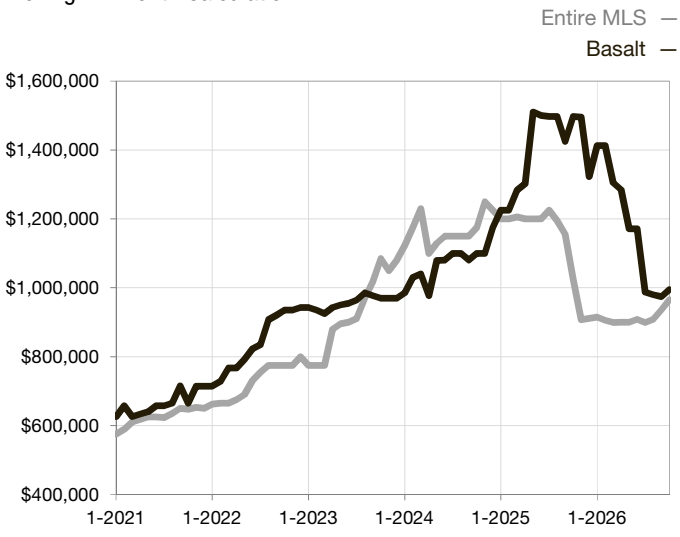
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	8	**11**	+ 37.5%	94	**129**	+ 37.2%
Sold Listings	9	**17**	+ 88.9%	53	**85**	+ 60.4%
Median Sales Price*	$2,150,000	**$1,775,000**	- 17.4%	$1,500,000	**$995,000**	- 33.7%
Average Sales Price*	$1,885,489	**$2,244,824**	+ 19.1%	$1,824,753	**$1,306,615**	- 28.4%
Percent of List Price Received*	98.5%	**97.6%**	- 0.9%	97.4%	**97.5%**	+ 0.1%
Days on Market Until Sale	149	**402**	+ 169.8%	209	**321**	+ 53.6%
Inventory of Homes for Sale	36	**44**	+ 22.2%	--	**--**	--
Months Supply of Inventory	7.1	**5.4**	- 23.9%	--	**--**	--

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

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.