Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

ASPEN BOARD OF REALTORS®

Carbondale

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	**9**	0.0%	168	**181**	+ 7.7%
Sold Listings	12	**15**	+ 25.0%	110	**107**	- 2.7%
Median Sales Price*	$1,759,500	**$1,850,000**	+ 5.1%	$1,825,000	**$1,750,000**	- 4.1%
Average Sales Price*	$2,531,500	**$2,616,867**	+ 3.4%	$2,571,127	**$2,286,627**	- 11.1%
Percent of List Price Received*	95.6%	**96.9%**	+ 1.4%	95.8%	**95.7%**	- 0.1%
Days on Market Until Sale	136	**94**	- 30.9%	121	**131**	+ 8.3%
Inventory of Homes for Sale	63	**80**	+ 27.0%	--	**--**	--
Months Supply of Inventory	5.9	**7.6**	+ 28.8%	--	**--**	--

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

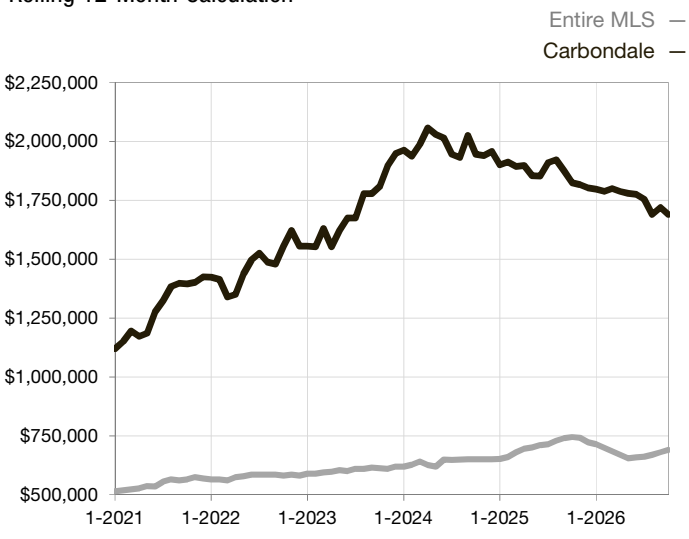
Townhouse/Condo

	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	4	**4**	0.0%	62	**55**	- 11.3%
Sold Listings	7	**2**	- 71.4%	39	**48**	+ 23.1%
Median Sales Price*	$975,000	**$1,990,000**	+ 104.1%	$905,000	**$908,000**	+ 0.3%
Average Sales Price*	$1,260,929	**$1,990,000**	+ 57.8%	$1,134,952	**$1,215,681**	+ 7.1%
Percent of List Price Received*	97.2%	**91.3%**	- 6.1%	96.9%	**96.9%**	0.0%
Days on Market Until Sale	94	**297**	+ 216.0%	93	**128**	+ 37.6%
Inventory of Homes for Sale	22	**15**	- 31.8%	--	**--**	--
Months Supply of Inventory	5.6	**3.1**	- 44.6%	--	**--**	--

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

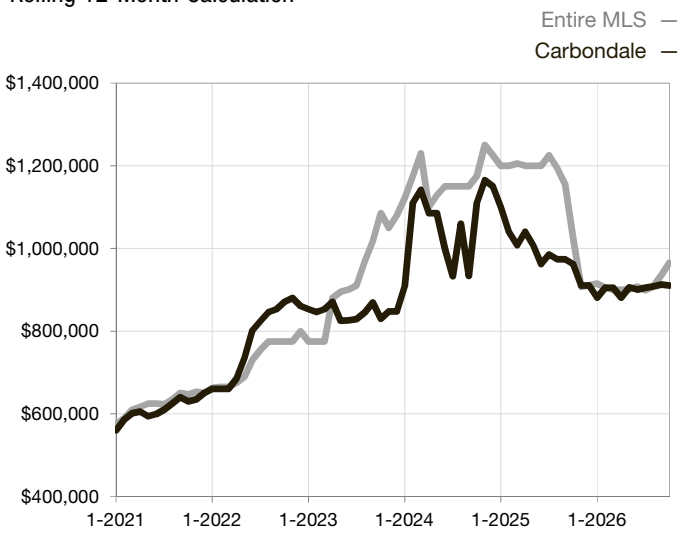
Median Sales Price – Single Family

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.