Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

ASPEN BOARD OF REALTORS®

Old Snowmass

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	2	**1**	- 50.0%	31	**31**	0.0%
Sold Listings	2	**3**	+ 50.0%	18	**12**	- 33.3%
Median Sales Price*	$14,125,000	**$3,290,000**	- 76.7%	$3,830,000	**$3,450,000**	- 9.9%
Average Sales Price*	$14,125,000	**$6,821,667**	- 51.7%	$4,763,274	**$6,222,292**	+ 30.6%
Percent of List Price Received*	89.2%	**91.3%**	+ 2.4%	94.0%	**91.7%**	- 2.4%
Days on Market Until Sale	99	**240**	+ 142.4%	183	**139**	- 24.0%
Inventory of Homes for Sale	19	**19**	0.0%	--	**--**	--
Months Supply of Inventory	9.1	**12.2**	+ 34.1%	--	**--**	--

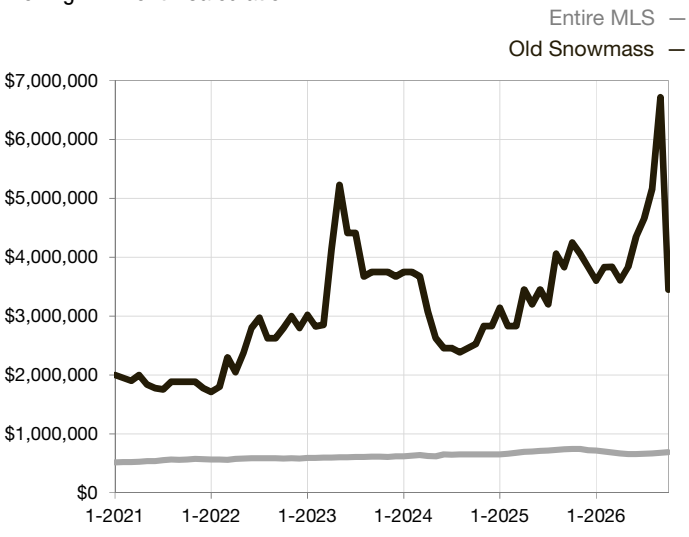
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

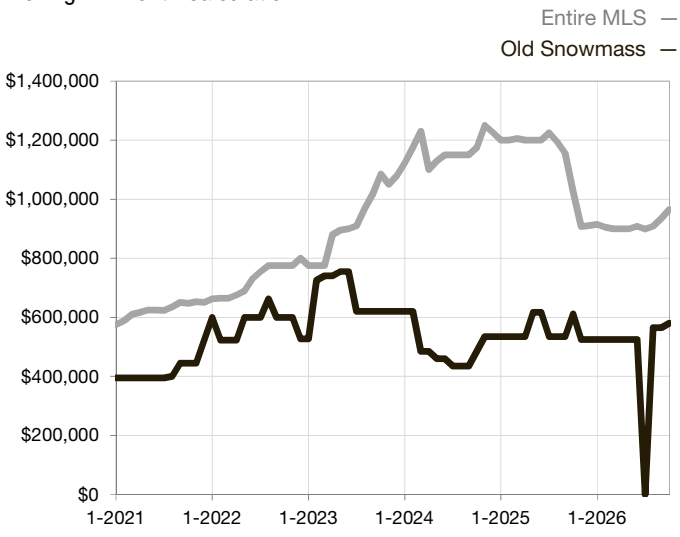
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	0	**0**	--	2	**2**	0.0%
Sold Listings	0	**1**	--	1	**2**	+ 100.0%
Median Sales Price*	$0	**$596,000**	--	$525,000	**$580,500**	+ 10.6%
Average Sales Price*	$0	**$596,000**	--	$525,000	**$580,500**	+ 10.6%
Percent of List Price Received*	0.0%	**100.0%**	--	100.0%	**97.2%**	- 2.8%
Days on Market Until Sale	0	**115**	--	48	**169**	+ 252.1%
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



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