Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

ASPEN BOARD OF REALTORS®

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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	5	**7**	+ 40.0%	80	**82**	+ 2.5%
Sold Listings	3	**3**	0.0%	56	**41**	- 26.8%
Median Sales Price*	$740,000	**$720,000**	- 2.7%	$669,500	**$641,147**	- 4.2%
Average Sales Price*	$703,333	**$1,156,333**	+ 64.4%	$656,594	**$682,138**	+ 3.9%
Percent of List Price Received*	97.0%	**102.6%**	+ 5.8%	97.5%	**97.8%**	+ 0.3%
Days on Market Until Sale	76	**147**	+ 93.4%	83	**109**	+ 31.3%
Inventory of Homes for Sale	23	**34**	+ 47.8%	--	**--**	--
Months Supply of Inventory	4.1	**8.9**	+ 117.1%	--	**--**	--

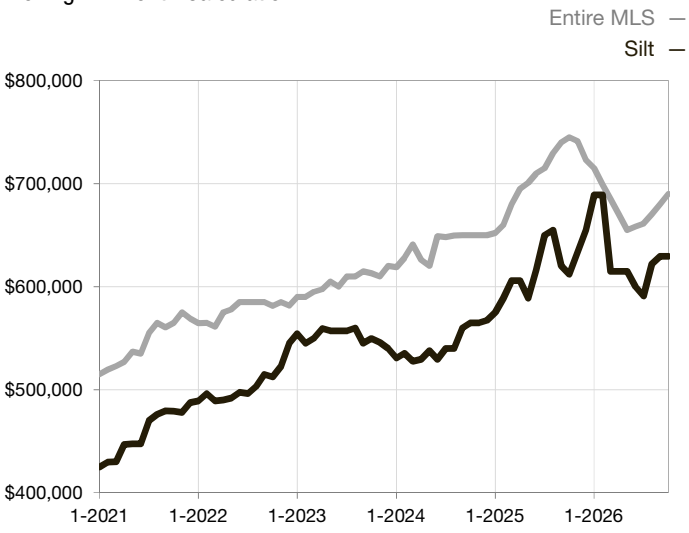
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

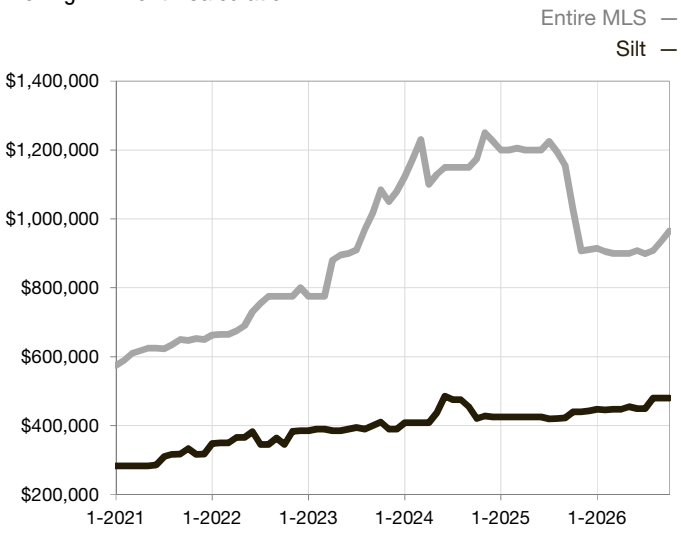
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	1	**1**	0.0%	17	**15**	- 11.8%
Sold Listings	4	**2**	- 50.0%	14	**9**	- 35.7%
Median Sales Price*	$475,000	**$593,500**	+ 24.9%	$442,500	**$480,000**	+ 8.5%
Average Sales Price*	$440,000	**$593,500**	+ 34.9%	$417,036	**$468,444**	+ 12.3%
Percent of List Price Received*	97.0%	**95.0%**	- 2.1%	98.0%	**96.3%**	- 1.7%
Days on Market Until Sale	53	**101**	+ 90.6%	64	**93**	+ 45.3%
Inventory of Homes for Sale	2	**3**	+ 50.0%	--	**--**	--
Months Supply of Inventory	0.9	**2.0**	+ 122.2%	--	**--**	--

* 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



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