

Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Aspen

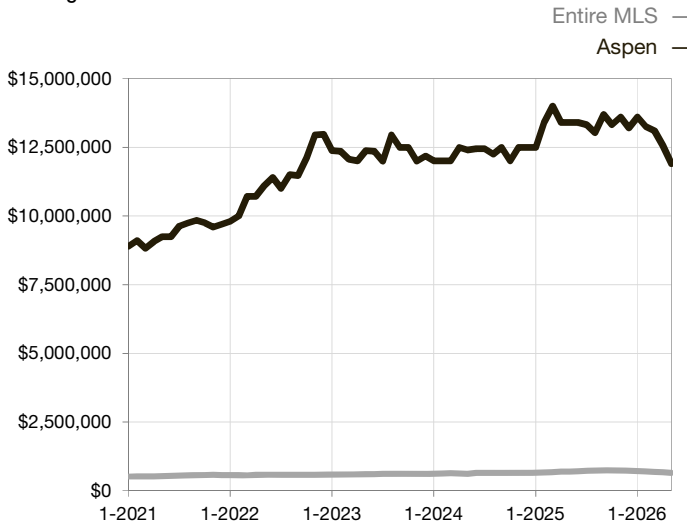
Single Family	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 5-2026	Percent Change from Previous Year
New Listings	19	10	- 47.4%	76	46	- 39.5%
Sold Listings	9	6	- 33.3%	41	24	- 41.5%
Median Sales Price*	\$14,000,000	\$4,600,000	- 67.1%	\$14,690,000	\$10,625,000	- 27.7%
Average Sales Price*	\$14,339,167	\$13,019,167	- 9.2%	\$18,180,507	\$14,554,768	- 19.9%
Percent of List Price Received*	90.1%	90.6%	+ 0.6%	94.3%	91.6%	- 2.9%
Days on Market Until Sale	210	206	- 1.9%	153	261	+ 70.6%
Inventory of Homes for Sale	91	77	- 15.4%	--	--	--
Months Supply of Inventory	13.8	13.2	- 4.3%	--	--	--

* 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	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 5-2026	Percent Change from Previous Year
New Listings	13	4	- 69.2%	62	49	- 21.0%
Sold Listings	5	6	+ 20.0%	43	35	- 18.6%
Median Sales Price*	\$1,900,000	\$3,850,000	+ 102.6%	\$3,300,000	\$3,400,000	+ 3.0%
Average Sales Price*	\$2,113,000	\$7,080,000	+ 235.1%	\$5,750,488	\$5,291,664	- 8.0%
Percent of List Price Received*	94.5%	92.8%	- 1.8%	93.3%	94.8%	+ 1.6%
Days on Market Until Sale	107	152	+ 42.1%	178	180	+ 1.1%
Inventory of Homes for Sale	66	58	- 12.1%	--	--	--
Months Supply of Inventory	8.1	7.0	- 13.6%	--	--	--

* 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

