Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®

ASPEN BOARD OF REALTORS®

Carbondale

Single Family

Key Metrics	April 2025	April 2026	Percent Change from Previous Year	Year to Date Thru 04-2025	Year to Date Thru 4-2026	Percent Change from Previous Year
New Listings	20	**15**	- 25.0%	59	**46**	- 22.0%
Sold Listings	8	**13**	+ 62.5%	36	**30**	- 16.7%
Median Sales Price*	$3,325,000	**$1,970,000**	- 40.8%	$1,816,000	**$1,775,000**	- 2.3%
Average Sales Price*	$3,734,375	**$2,243,154**	- 39.9%	$2,434,361	**$2,063,453**	- 15.2%
Percent of List Price Received*	93.4%	**96.6%**	+ 3.4%	96.4%	**95.2%**	- 1.2%
Days on Market Until Sale	154	**148**	- 3.9%	143	**166**	+ 16.1%
Inventory of Homes for Sale	59	**49**	- 16.9%	--	**--**	--
Months Supply of Inventory	5.4	**4.7**	- 13.0%	--	**--**	--

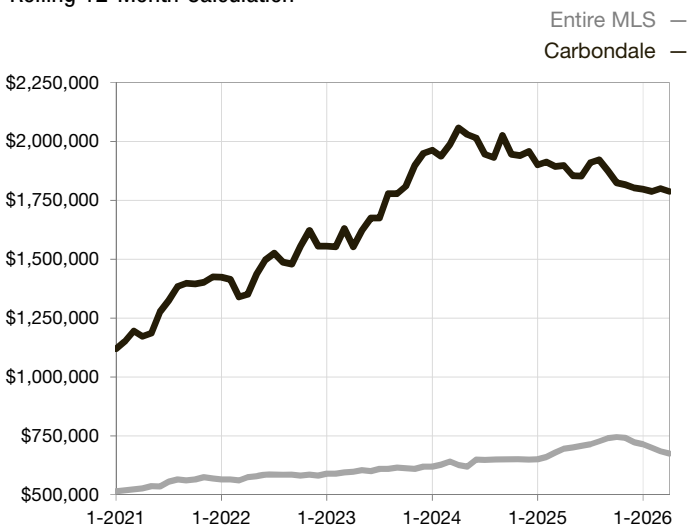
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

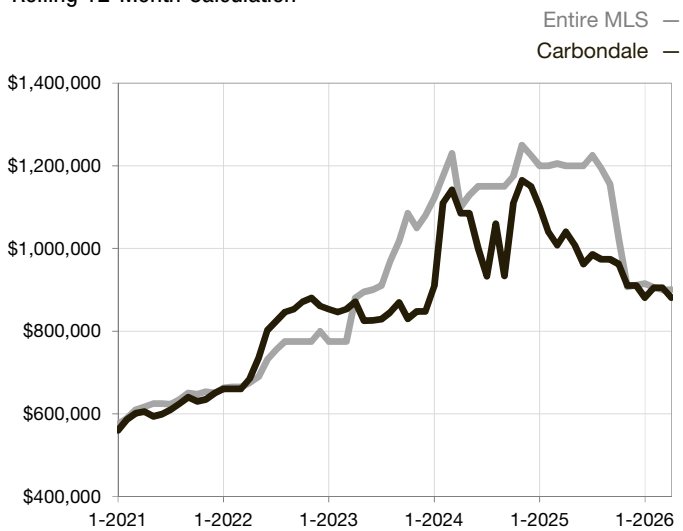
Key Metrics	April 2025	April 2026	Percent Change from Previous Year	Year to Date Thru 04-2025	Year to Date Thru 4-2026	Percent Change from Previous Year
New Listings	7	**7**	0.0%	20	**23**	+ 15.0%
Sold Listings	2	**7**	+ 250.0%	12	**18**	+ 50.0%
Median Sales Price*	$2,020,000	**$743,000**	- 63.2%	$1,017,500	**$811,166**	- 20.3%
Average Sales Price*	$2,020,000	**$904,429**	- 55.2%	$1,271,667	**$1,244,775**	- 2.1%
Percent of List Price Received*	99.8%	**97.2%**	- 2.6%	97.7%	**96.9%**	- 0.8%
Days on Market Until Sale	60	**73**	+ 21.7%	73	**139**	+ 90.4%
Inventory of Homes for Sale	18	**12**	- 33.3%	--	**--**	--
Months Supply of Inventory	5.4	**2.6**	- 51.9%	--	**--**	--

* 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 May 5, 2026. All data from the Aspen/Glenwood Springs MLS Inc. Report © 2026 ShowingTime Plus, LLC.