

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Aspen

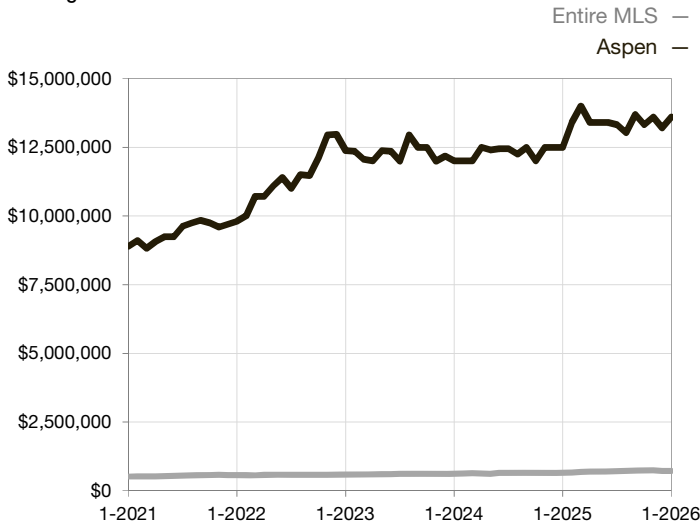
Single Family	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 1-2026	Percent Change from Previous Year
Key Metrics						
New Listings	25	12	- 52.0%	25	12	- 52.0%
Sold Listings	7	4	- 42.9%	7	4	- 42.9%
Median Sales Price*	\$12,500,000	\$22,750,000	+ 82.0%	\$12,500,000	\$22,750,000	+ 82.0%
Average Sales Price*	\$18,185,714	\$24,187,500	+ 33.0%	\$18,185,714	\$24,187,500	+ 33.0%
Percent of List Price Received*	93.5%	89.8%	- 4.0%	93.5%	89.8%	- 4.0%
Days on Market Until Sale	151	180	+ 19.2%	151	180	+ 19.2%
Inventory of Homes for Sale	109	102	- 6.4%	--	--	--
Months Supply of Inventory	18.4	14.6	- 20.7%	--	--	--

* 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	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 1-2026	Percent Change from Previous Year
Key Metrics						
New Listings	7	7	0.0%	7	7	0.0%
Sold Listings	10	4	- 60.0%	10	4	- 60.0%
Median Sales Price*	\$3,362,000	\$3,837,500	+ 14.1%	\$3,362,000	\$3,837,500	+ 14.1%
Average Sales Price*	\$7,470,900	\$5,489,688	- 26.5%	\$7,470,900	\$5,489,688	- 26.5%
Percent of List Price Received*	94.6%	95.1%	+ 0.5%	94.6%	95.1%	+ 0.5%
Days on Market Until Sale	203	155	- 23.6%	203	155	- 23.6%
Inventory of Homes for Sale	65	68	+ 4.6%	--	--	--
Months Supply of Inventory	7.1	8.2	+ 15.5%	--	--	--

* 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

