

Local Market Update for February 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Aspen

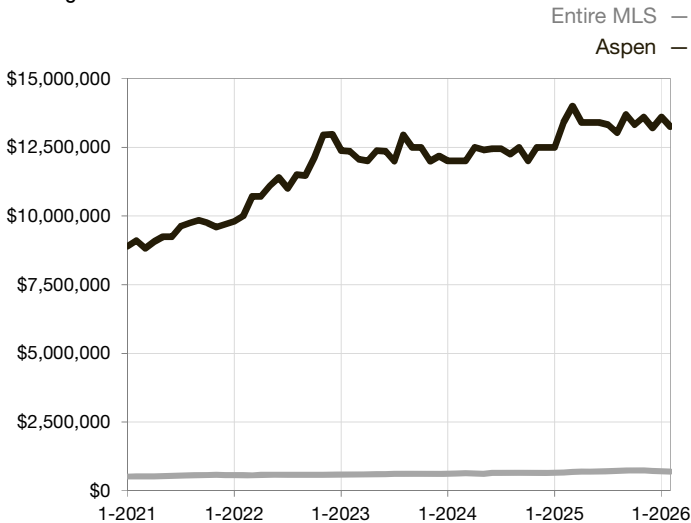
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 2-2026	Percent Change from Previous Year
Key Metrics						
New Listings	15	12	- 20.0%	40	25	- 37.5%
Sold Listings	4	3	- 25.0%	11	7	- 36.4%
Median Sales Price*	\$16,896,974	\$15,000,000	- 11.2%	\$15,450,000	\$20,500,000	+ 32.7%
Average Sales Price*	\$18,111,987	\$16,583,333	- 8.4%	\$18,158,904	\$20,928,571	+ 15.3%
Percent of List Price Received*	93.4%	88.6%	- 5.1%	93.5%	89.3%	- 4.5%
Days on Market Until Sale	205	362	+ 76.6%	170	258	+ 51.8%
Inventory of Homes for Sale	105	108	+ 2.9%	--	--	--
Months Supply of Inventory	18.3	15.6	- 14.8%	--	--	--

* 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	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 2-2026	Percent Change from Previous Year
Key Metrics						
New Listings	15	13	- 13.3%	22	20	- 9.1%
Sold Listings	5	5	0.0%	15	9	- 40.0%
Median Sales Price*	\$2,900,000	\$5,200,000	+ 79.3%	\$3,200,000	\$4,075,000	+ 27.3%
Average Sales Price*	\$3,370,000	\$4,335,000	+ 28.6%	\$6,103,933	\$4,848,194	- 20.6%
Percent of List Price Received*	94.4%	95.6%	+ 1.3%	94.5%	95.4%	+ 1.0%
Days on Market Until Sale	90	162	+ 80.0%	165	158	- 4.2%
Inventory of Homes for Sale	61	71	+ 16.4%	--	--	--
Months Supply of Inventory	7.2	8.5	+ 18.1%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

