

# Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®



## Aspen

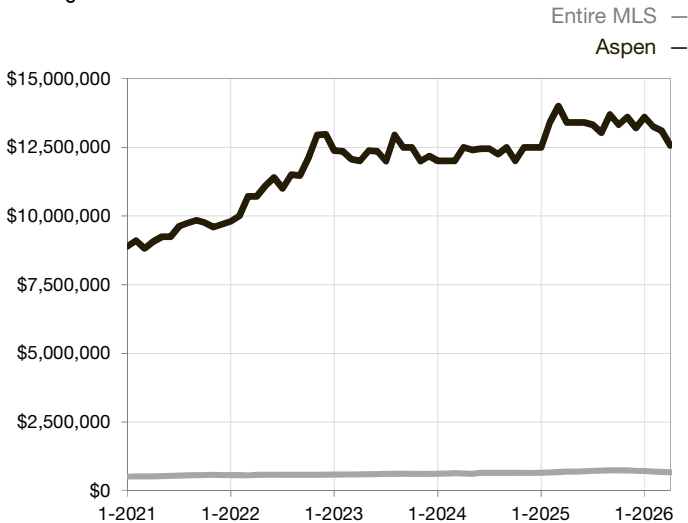
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 4-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	9	4	- 55.6%	57	35	- 38.6%
Sold Listings	11	6	- 45.5%	32	18	- 43.8%
Median Sales Price*	\$18,550,000	<b>\$13,662,500</b>	- 26.3%	\$15,850,000	<b>\$12,750,000</b>	- 19.6%
Average Sales Price*	\$24,106,701	<b>\$14,752,500</b>	- 38.8%	\$19,260,884	<b>\$15,066,635</b>	- 21.8%
Percent of List Price Received*	95.3%	<b>93.6%</b>	- 1.8%	95.5%	<b>91.9%</b>	- 3.8%
Days on Market Until Sale	90	<b>381</b>	+ 323.3%	138	<b>276</b>	+ 100.0%
Inventory of Homes for Sale	86	<b>79</b>	- 8.1%	--	--	--
Months Supply of Inventory	13.4	<b>13.0</b>	- 3.0%	--	--	--

\* 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	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 4-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	9	10	+ 11.1%	49	42	- 14.3%
Sold Listings	8	8	0.0%	38	27	- 28.9%
Median Sales Price*	\$5,000,000	<b>\$2,436,000</b>	- 51.3%	\$3,450,000	<b>\$3,400,000</b>	- 1.4%
Average Sales Price*	\$5,475,000	<b>\$5,533,375</b>	+ 1.1%	\$6,229,105	<b>\$5,212,157</b>	- 16.3%
Percent of List Price Received*	92.3%	<b>95.1%</b>	+ 3.0%	93.1%	<b>94.8%</b>	+ 1.8%
Days on Market Until Sale	123	<b>233</b>	+ 89.4%	188	<b>199</b>	+ 5.9%
Inventory of Homes for Sale	57	<b>63</b>	+ 10.5%	--	--	--
Months Supply of Inventory	6.5	<b>7.9</b>	+ 21.5%	--	--	--

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

