Monthly Indicators

ASPEN BOARD OF REALTORS®

August 2026

Percent changes calculated using year-over-year comparisons.

New Listings were up 12.9 percent for single family homes and 19.0 percent for townhouse-condo properties. Pending Sales decreased 4.0 percent for single family homes and 2.3 percent for townhouse-condo properties.

The Median Sales Price was down 15.0 percent to $1,137,500 for single family homes but increased 25.6 percent to $1,019,000 for townhouse-condo properties. Days on Market increased 14.7 percent for single family homes and 126.5 percent for condo properties.

Nationally, the median existing-home sales price climbed to $431,400, as inventory remained at a 4.6-month supply at the current sales pace, NAR reported. Year-to-date sales are up 2.4%, reflecting stable demand even amid elevated mortgage rates. Homes are sitting on the market longer and fewer buyers are bidding above asking price compared to a year earlier, though local market conditions vary widely.

Activity Snapshot

+ 6.3%	- 14.4%	+ 6.1%
One-Year Change in **Sold Listings All Properties**	One-Year Change in **Median Sales Price All Properties**	One-Year Change in **Active Listings All Properties**

Residential real estate activity in the counties of Delta, Eagle, Garfield, Gunnison, Mesa, Moffat and Pitkin composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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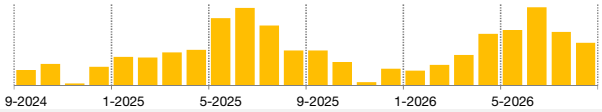
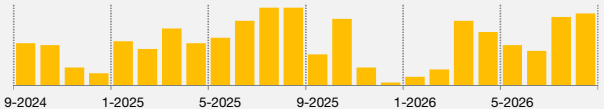
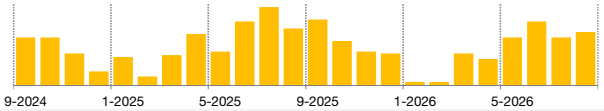
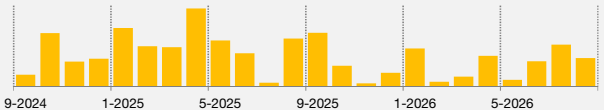
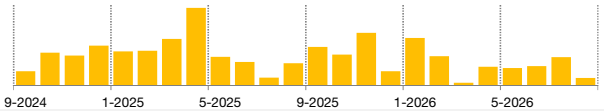
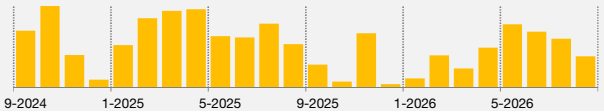
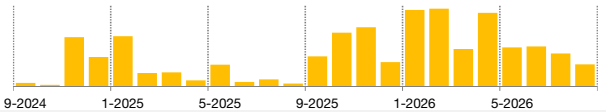
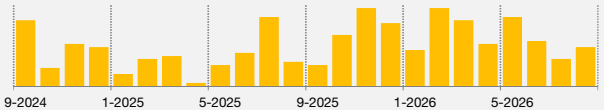
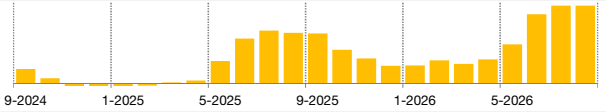
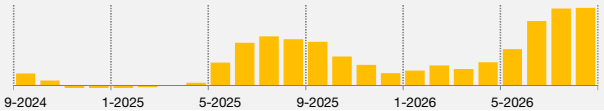
Current as of September 3, 2026. All data from the Aspen/Glenwood Springs MLS Inc. Report © 2026 ShowingTime Plus, LLC.

Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

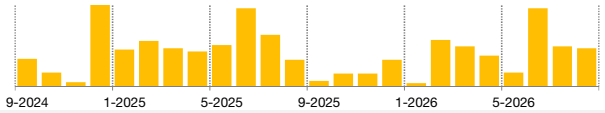
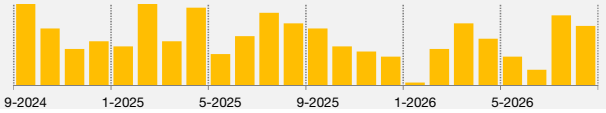
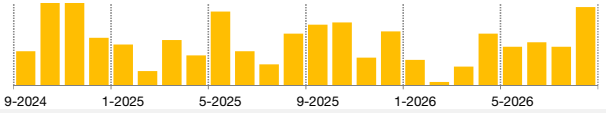
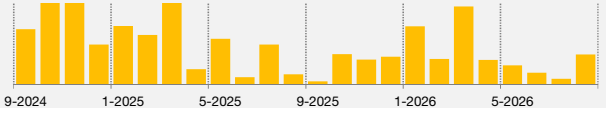
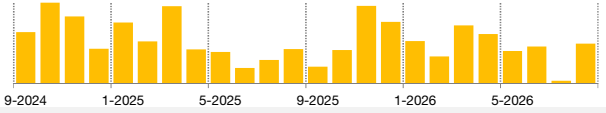
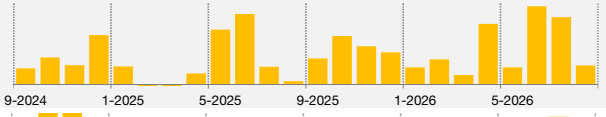
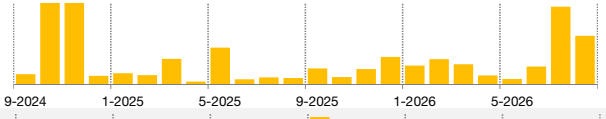
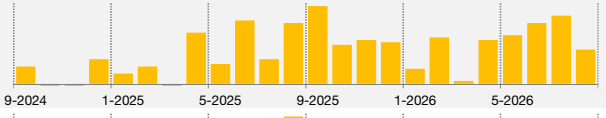
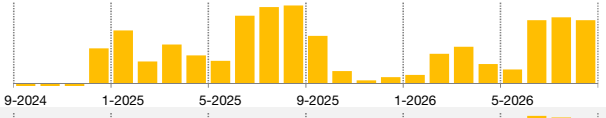
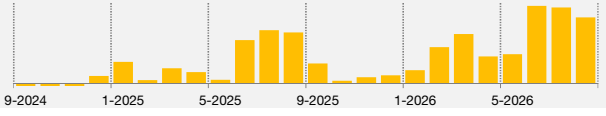
ASPEN BOARD OF REALTORS®

Key Metrics	Historical Sparkbars	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		93	**105**	+ 12.9%	876	**850**	- 3.0%
Pending Sales		75	**72**	- 4.0%	507	**459**	- 9.5%
Sold Listings		66	**64**	- 3.0%	470	**429**	- 8.7%
Median Sales Price		$1,338,250	**$1,137,500**	- 15.0%	$1,250,000	**$1,030,000**	- 17.6%
Avg. Sales Price		$3,148,526	**$2,162,629**	- 31.3%	$3,879,826	**$2,980,540**	- 23.2%
Pct. of List Price Received		95.8%	**95.3%**	- 0.5%	96.4%	**95.6%**	- 0.8%
Days on Market		102	**117**	+ 14.7%	110	**135**	+ 22.7%
Affordability Index		32	**37**	+ 15.6%	34	**41**	+ 20.6%
Active Listings		445	**524**	+ 17.8%	--	**--**	--
Months Supply		7.8	**9.5**	+ 21.8%	--	**--**	--

Townhouse-Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

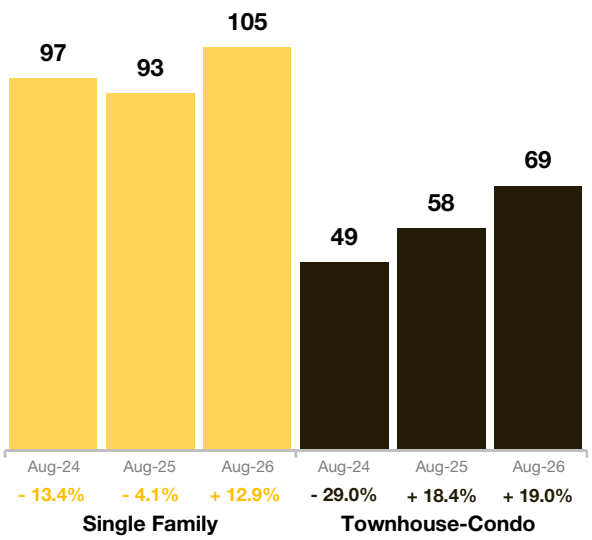
ASPEN BOARD OF REALTORS®

Key Metrics	Historical Sparkbars	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		58	**69**	+ 19.0%	598	**539**	- 9.9%
Pending Sales		44	**43**	- 2.3%	388	**284**	- 26.8%
Sold Listings		42	**54**	+ 28.6%	289	**283**	- 2.1%
Median Sales Price		$811,313	**$1,019,000**	+ 25.6%	$1,155,000	**$947,000**	- 18.0%
Avg. Sales Price		$2,123,295	**$2,312,968**	+ 8.9%	$2,341,004	**$2,188,665**	- 6.5%
Pct. of List Price Received		96.1%	**96.5%**	+ 0.4%	96.4%	**96.9%**	+ 0.5%
Days on Market		102	**231**	+ 126.5%	128	**173**	+ 35.2%
Affordability Index		52	**41**	- 21.2%	37	**44**	+ 18.9%
Active Listings		337	**318**	- 5.6%	--	**--**	--
Months Supply		7.9	**8.5**	+ 7.6%	--	**--**	--

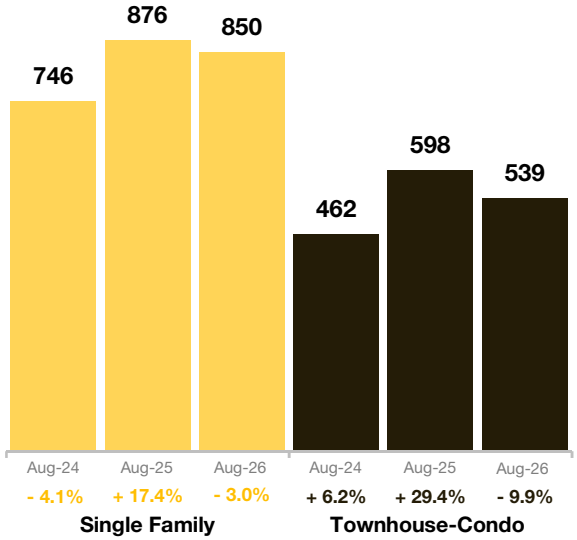
New Listings

ASPEN BOARD OF REALTORS®

August

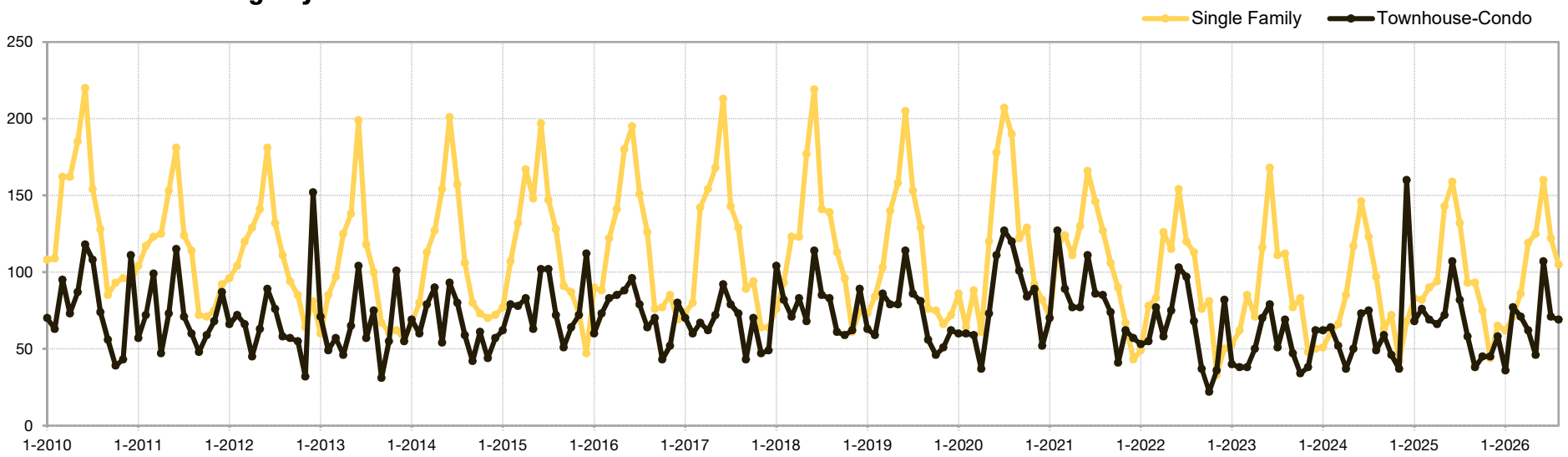


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	93	+47.6%	38	-35.6%
Oct-2025	75	+4.2%	45	-2.2%
Nov-2025	44	+4.8%	45	+21.6%
Dec-2025	65	-4.4%	58	-63.8%
Jan-2026	62	-25.3%	36	-47.1%
Feb-2026	71	-13.4%	77	+1.3%
Mar-2026	86	-4.4%	71	+2.9%
Apr-2026	119	+26.6%	62	-6.1%
May-2026	125	-12.6%	46	-36.1%
Jun-2026	160	+0.6%	107	0.0%
Jul-2026	122	-7.6%	71	-13.4%
Aug-2026	**105**	**+12.9%**	**69**	**+19.0%**

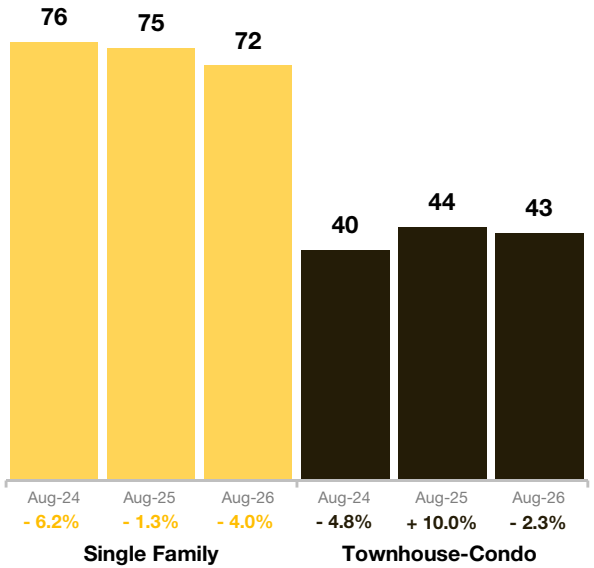
Historical New Listings by Month



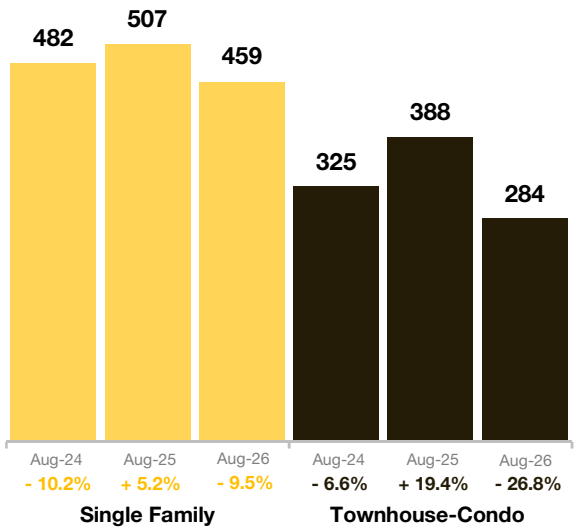
Pending Sales

ASPEN BOARD OF REALTORS®

August

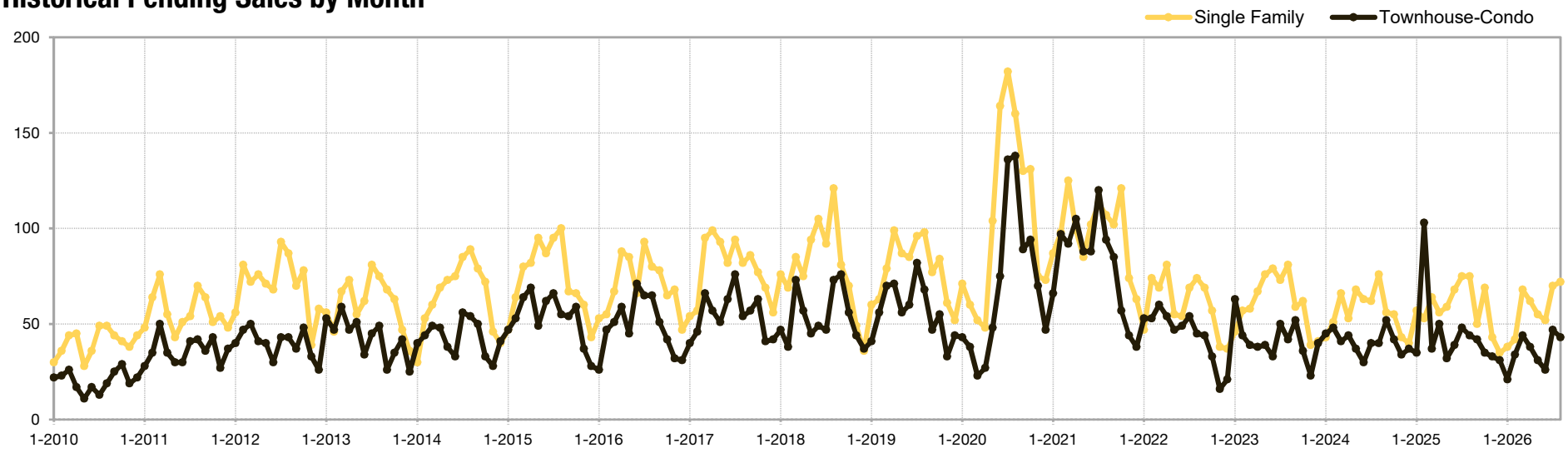


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	50	-10.7%	42	-19.2%
Oct-2025	69	+25.5%	35	-16.7%
Nov-2025	43	0.0%	33	-2.9%
Dec-2025	35	-12.5%	31	-16.2%
Jan-2026	38	-33.3%	21	-40.0%
Feb-2026	42	-20.8%	34	-67.0%
Mar-2026	68	+6.3%	44	+18.9%
Apr-2026	62	+10.7%	38	-24.0%
May-2026	55	-6.8%	31	-3.1%
Jun-2026	52	-23.5%	26	-33.3%
Jul-2026	70	-6.7%	47	-2.1%
Aug-2026	**72**	**-4.0%**	**43**	**-2.3%**

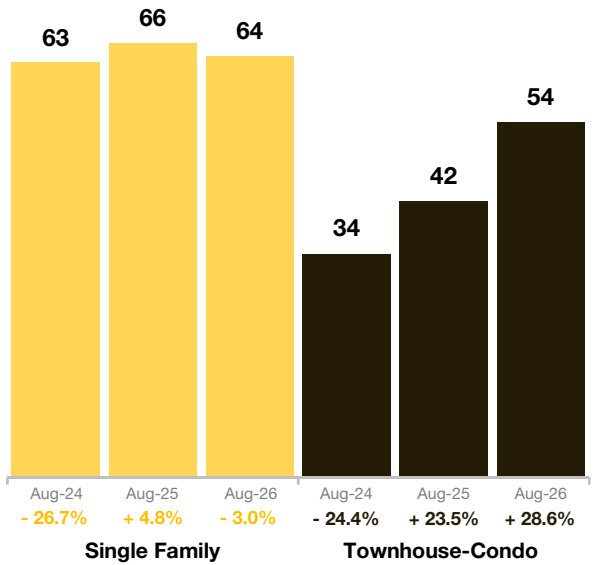
Historical Pending Sales by Month



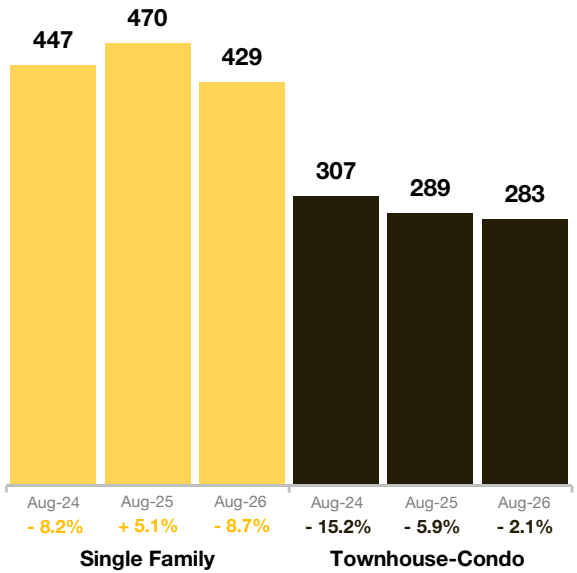
Sold Listings

ASPEN BOARD OF REALTORS®

August

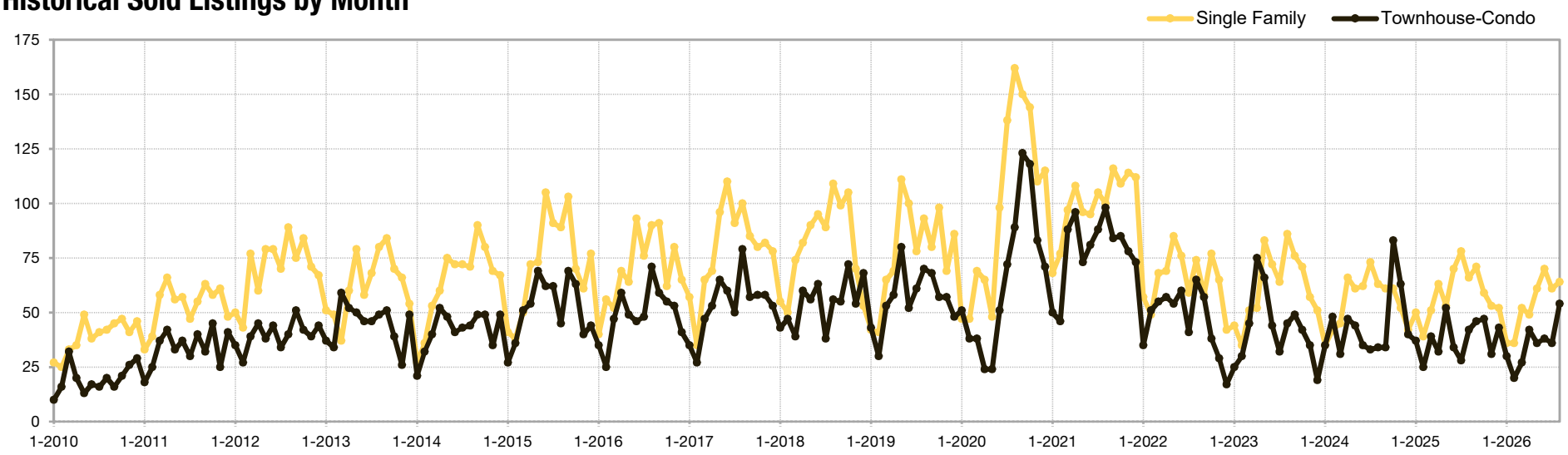


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	71	+16.4%	46	+35.3%
Oct-2025	59	-3.3%	47	-43.4%
Nov-2025	53	+1.9%	31	-50.8%
Dec-2025	52	+23.8%	43	+7.5%
Jan-2026	36	-28.0%	30	-18.9%
Feb-2026	36	-7.7%	20	-20.0%
Mar-2026	52	+2.0%	27	-30.8%
Apr-2026	49	-22.2%	42	+31.3%
May-2026	61	+15.1%	36	-30.8%
Jun-2026	70	0.0%	38	+11.8%
Jul-2026	61	-21.8%	36	+28.6%
Aug-2026	**64**	**-3.0%**	**54**	**+28.6%**

Historical Sold Listings by Month



Median Sales Price

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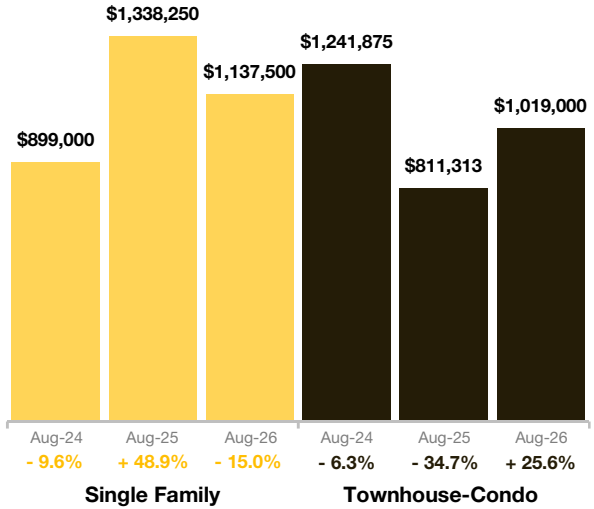
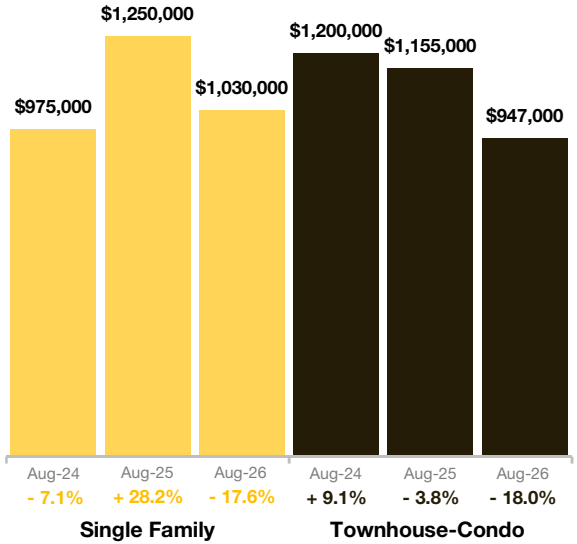
August

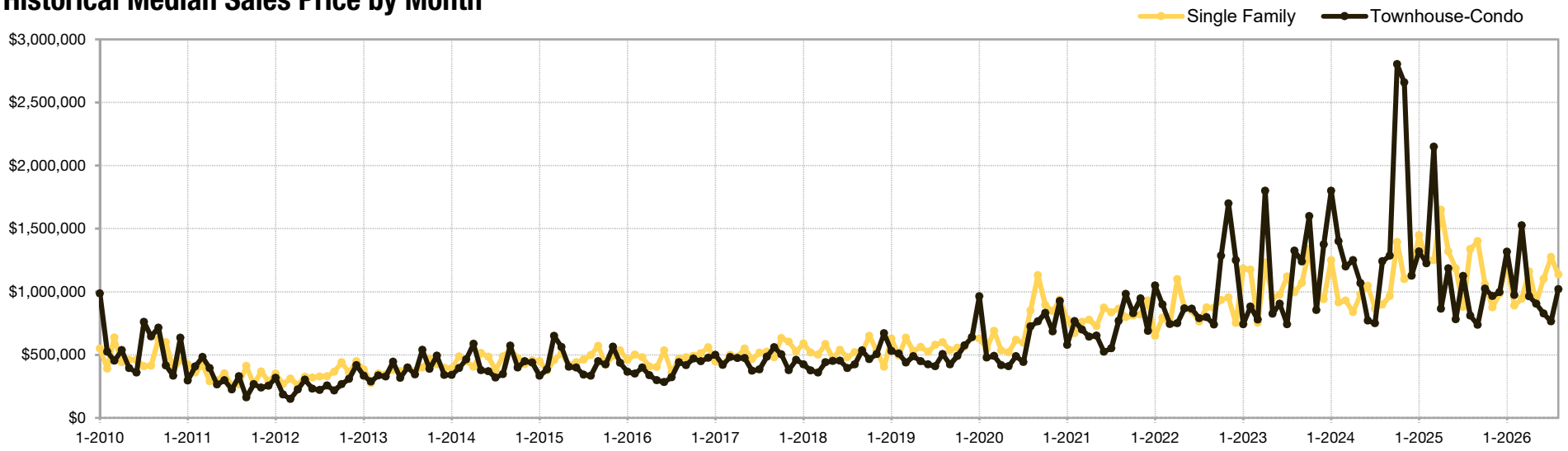


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	$1,400,000	+45.1%	$737,500	-42.6%
Oct-2025	$1,057,000	-24.2%	$1,025,000	-63.4%
Nov-2025	$875,000	-20.5%	$965,000	-63.7%
Dec-2025	$984,000	-13.0%	$998,000	-11.3%
Jan-2026	$1,235,000	-14.8%	$1,317,000	-0.2%
Feb-2026	$890,000	-29.4%	$973,000	-20.6%
Mar-2026	$945,000	-24.4%	$1,525,000	-29.1%
Apr-2026	$1,160,000	-29.7%	$962,500	+11.1%
May-2026	$910,000	-31.1%	$905,000	-23.7%
Jun-2026	$1,102,500	-7.0%	$827,500	+5.9%
Jul-2026	$1,275,000	+44.9%	$764,500	-32.1%
Aug-2026	**$1,137,500**	**-15.0%**	**$1,019,000**	**+25.6%**

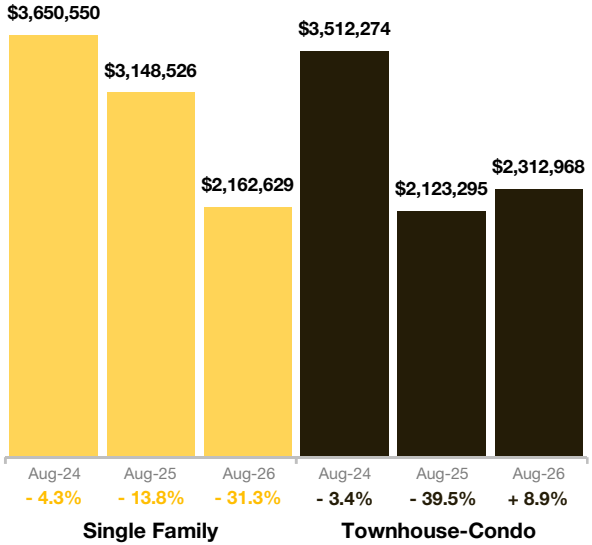
Historical Median Sales Price by Month



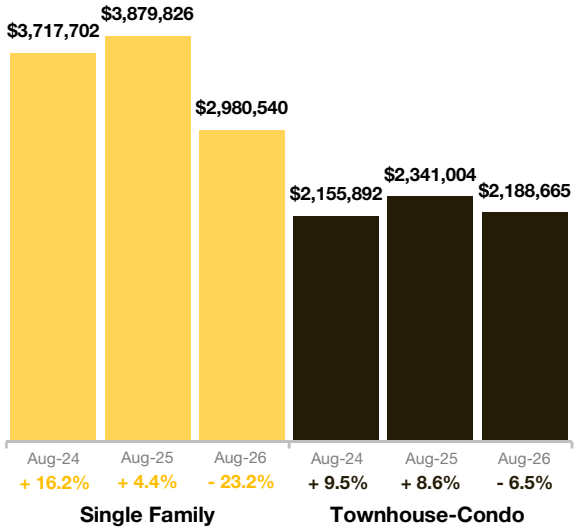
Average Sales Price

ASPEN BOARD OF REALTORS®

August

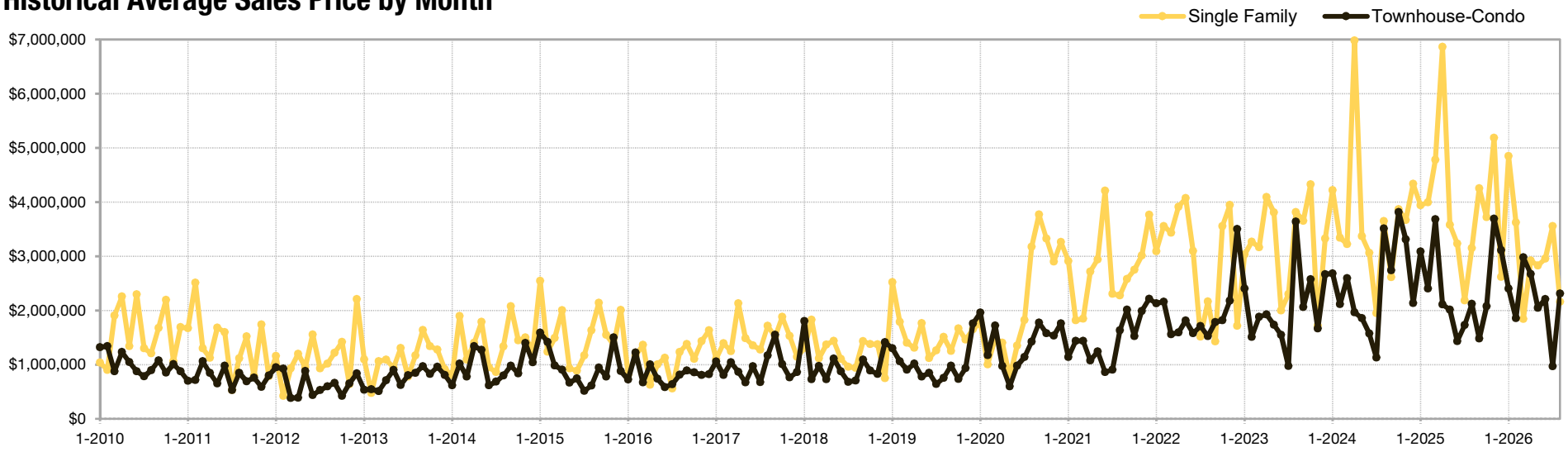


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	$4,254,087	+62.8%	$1,482,742	-45.9%
Oct-2025	$3,721,748	-3.7%	$2,079,498	-45.5%
Nov-2025	$5,186,884	+41.5%	$3,690,023	+11.4%
Dec-2025	$2,621,405	-39.5%	$3,110,553	+45.8%
Jan-2026	$4,848,874	+23.0%	$2,406,203	-22.1%
Feb-2026	$3,624,008	-9.3%	$1,856,750	-22.7%
Mar-2026	$1,842,418	-61.5%	$2,978,315	-19.1%
Apr-2026	$2,919,260	-57.5%	$2,672,512	+26.7%
May-2026	$2,830,025	-20.9%	$2,049,375	+1.7%
Jun-2026	$2,956,076	-8.5%	$2,207,592	+53.9%
Jul-2026	$3,554,319	+62.6%	$967,913	-44.0%
Aug-2026	**$2,162,629**	**-31.3%**	**$2,312,968**	**+8.9%**

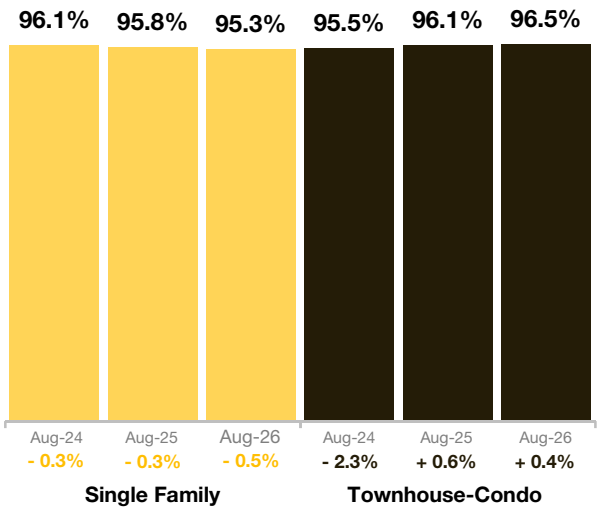
Historical Average Sales Price by Month



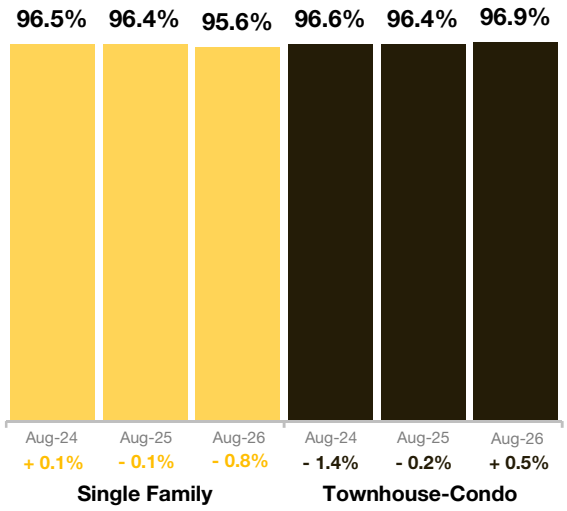
Percent of List Price Received

ASPEN BOARD OF REALTORS®

August

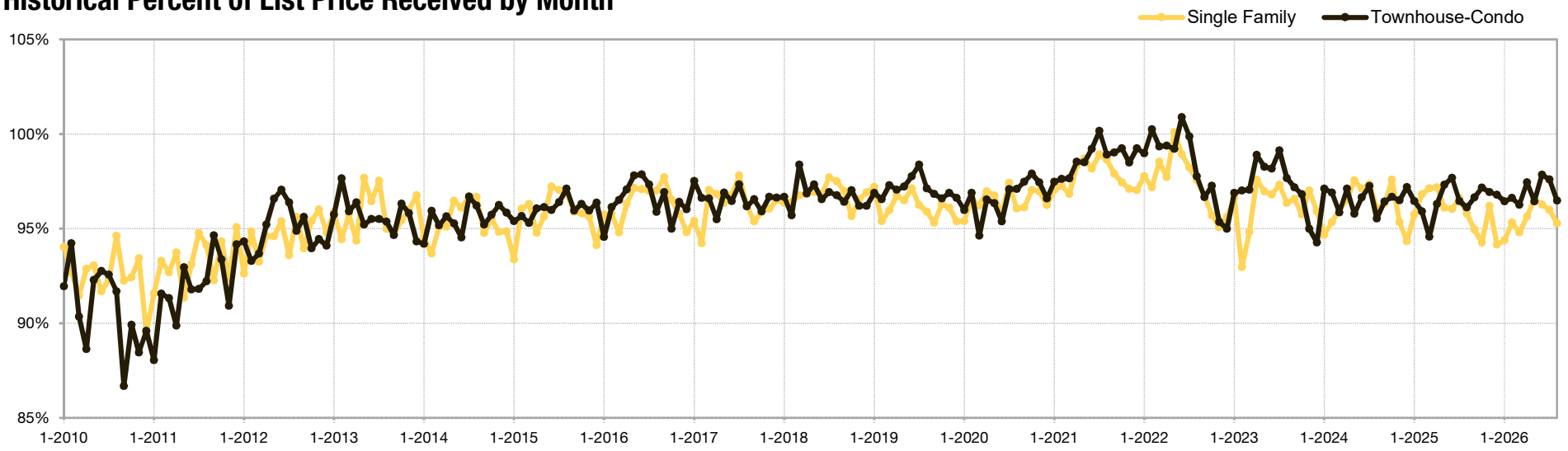


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	95.0%	-1.3%	96.7%	+0.3%
Oct-2025	94.3%	-3.4%	97.2%	+0.5%
Nov-2025	96.2%	+0.9%	96.9%	+0.4%
Dec-2025	94.2%	-0.1%	96.8%	-0.4%
Jan-2026	94.4%	-1.4%	96.4%	-0.1%
Feb-2026	95.3%	-1.5%	96.6%	+0.7%
Mar-2026	94.8%	-2.4%	96.3%	+1.8%
Apr-2026	95.6%	-1.6%	97.5%	+1.2%
May-2026	96.6%	+0.5%	96.4%	-0.9%
Jun-2026	96.3%	+0.3%	97.9%	+0.2%
Jul-2026	96.0%	-0.6%	97.6%	+1.1%
Aug-2026	**95.3%**	**-0.5%**	**96.5%**	**+0.4%**

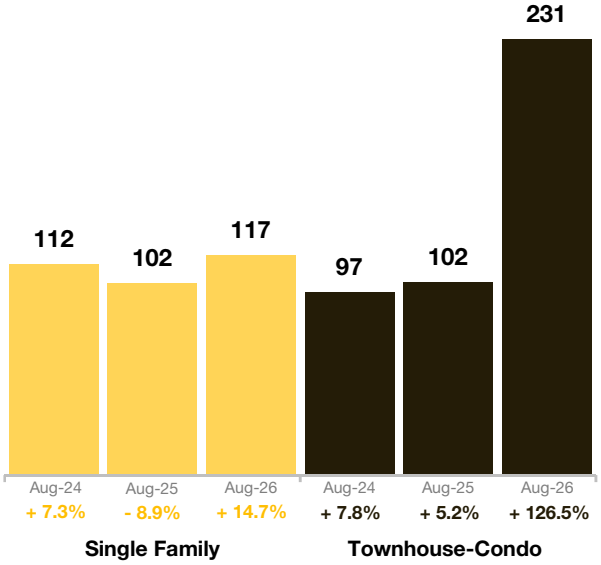
Historical Percent of List Price Received by Month



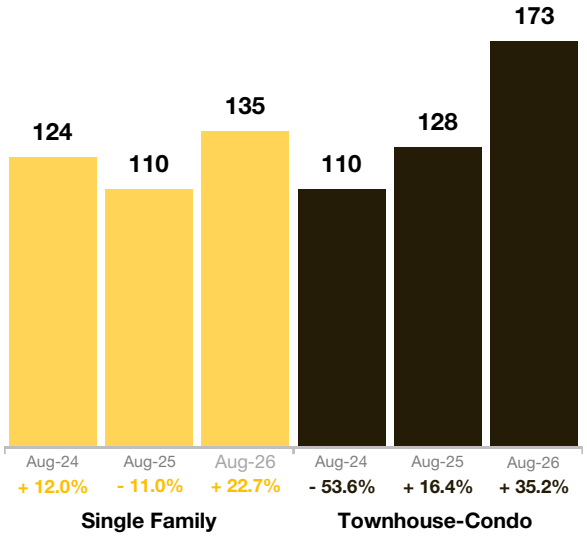
Days on Market Until Sale

ASPEN BOARD OF REALTORS®

August

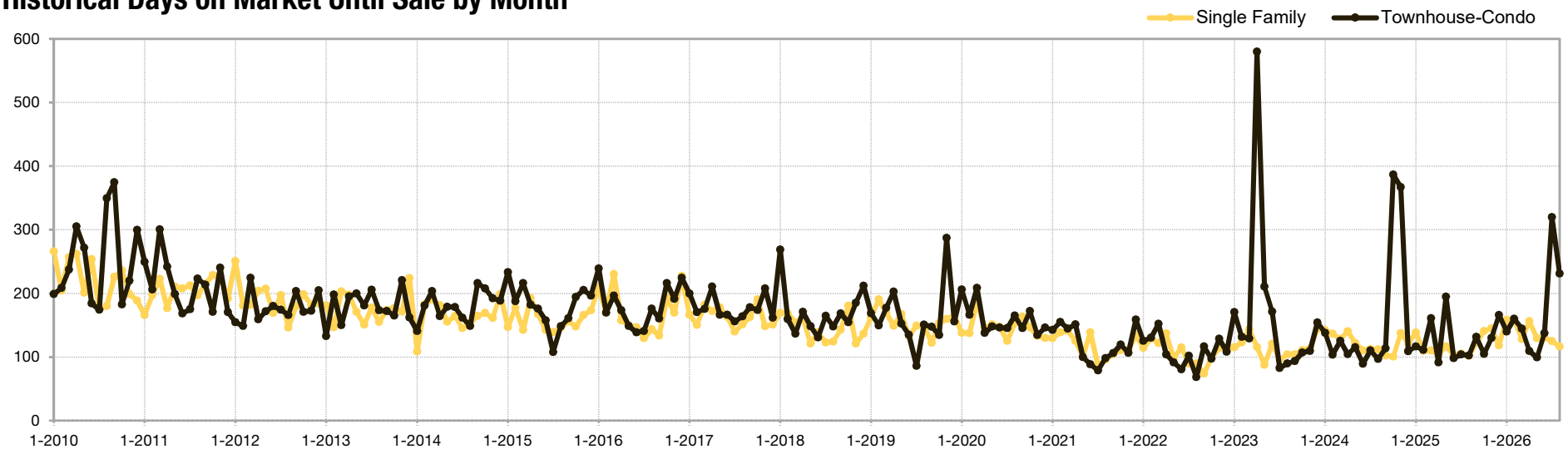


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	123	+20.6%	132	+15.8%
Oct-2025	141	+39.6%	105	-72.9%
Nov-2025	145	+5.8%	130	-64.6%
Dec-2025	118	-3.3%	166	+52.3%
Jan-2026	158	+14.5%	140	+19.7%
Feb-2026	159	+44.5%	160	+44.1%
Mar-2026	128	+15.3%	145	-9.9%
Apr-2026	156	+50.0%	110	+20.9%
May-2026	130	+12.1%	100	-48.7%
Jun-2026	130	+26.2%	138	+40.8%
Jul-2026	125	+19.0%	320	+207.7%
Aug-2026	**117**	**+14.7%**	**231**	**+126.5%**

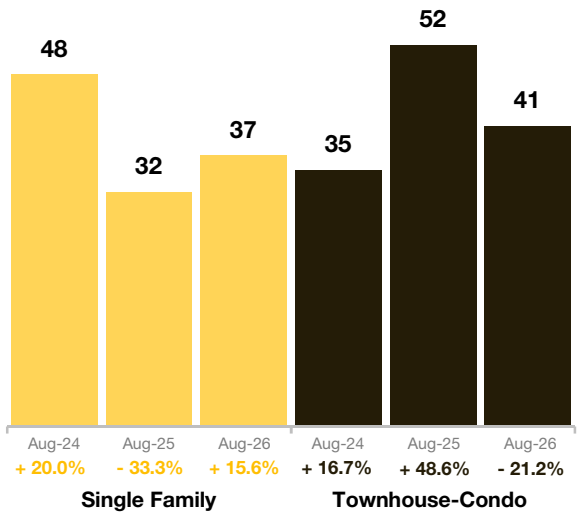
Historical Days on Market Until Sale by Month



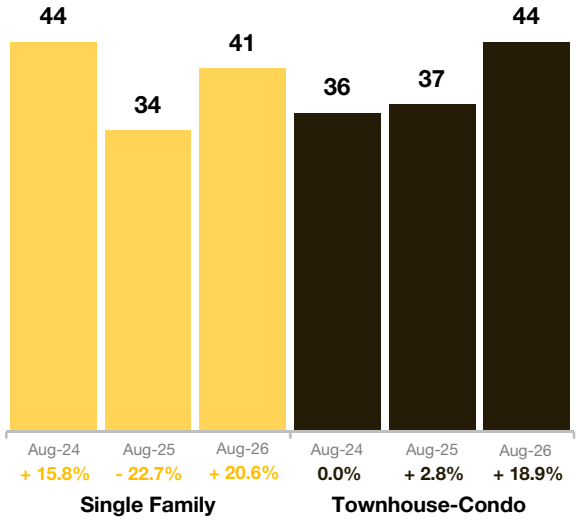
Housing Affordability Index

ASPEN BOARD OF REALTORS®

August

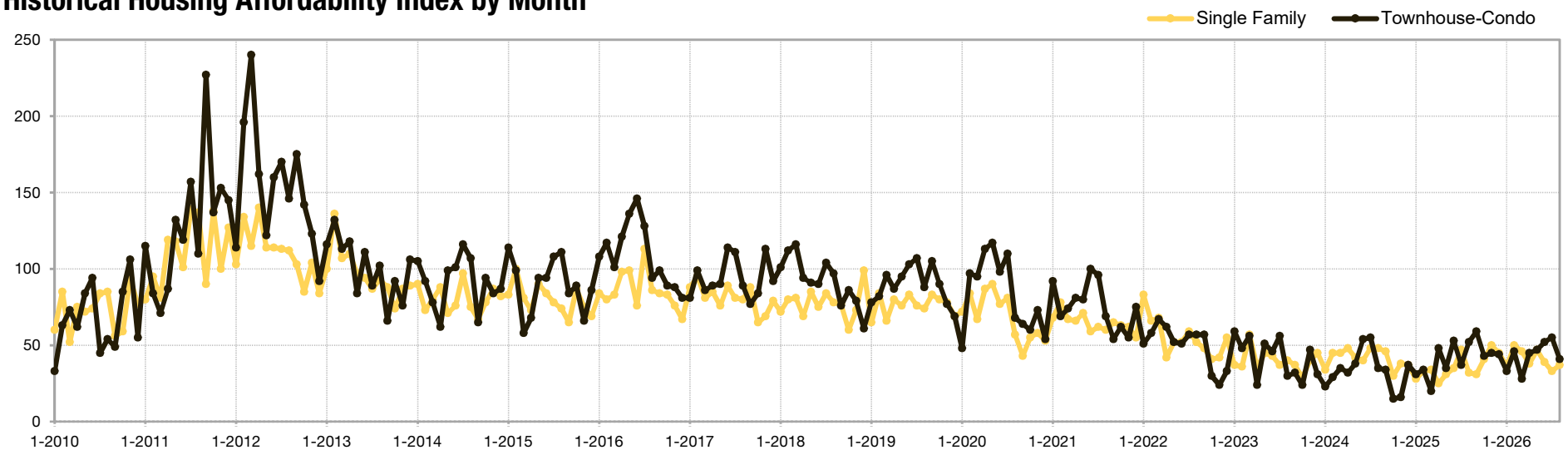


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	31	-32.6%	59	+73.5%
Oct-2025	41	+36.7%	43	+186.7%
Nov-2025	50	+31.6%	45	+181.3%
Dec-2025	45	+21.6%	44	+18.9%
Jan-2026	36	+28.6%	33	+6.5%
Feb-2026	50	+51.5%	46	+35.3%
Mar-2026	46	+35.3%	28	+40.0%
Apr-2026	38	+52.0%	45	-6.3%
May-2026	47	+51.6%	47	+34.3%
Jun-2026	39	+11.4%	52	-1.9%
Jul-2026	33	-29.8%	55	+48.6%
Aug-2026	**37**	**+15.6%**	**41**	**-21.2%**

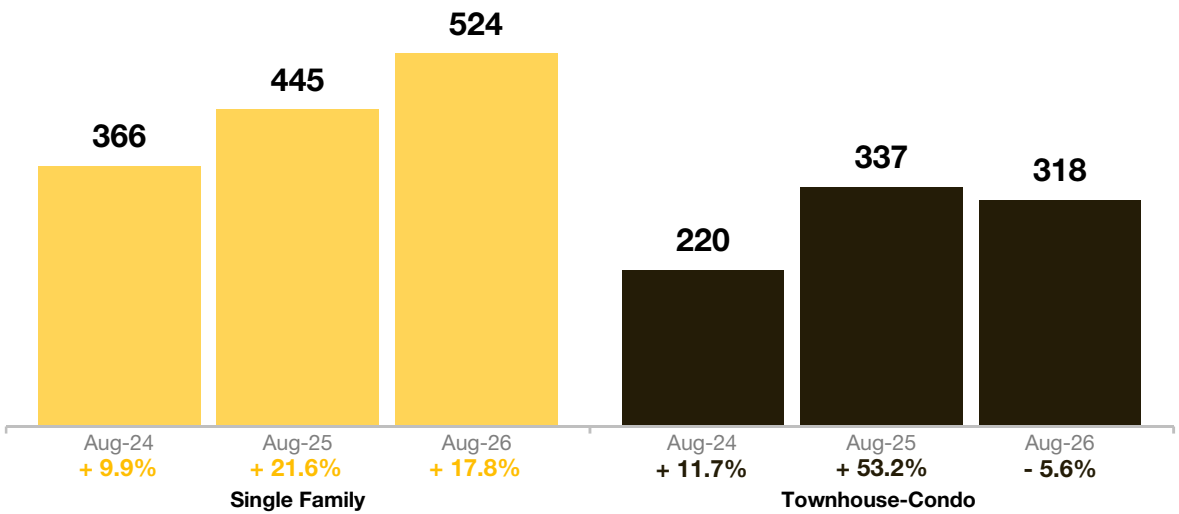
Historical Housing Affordability Index by Month



Inventory of Active Listings

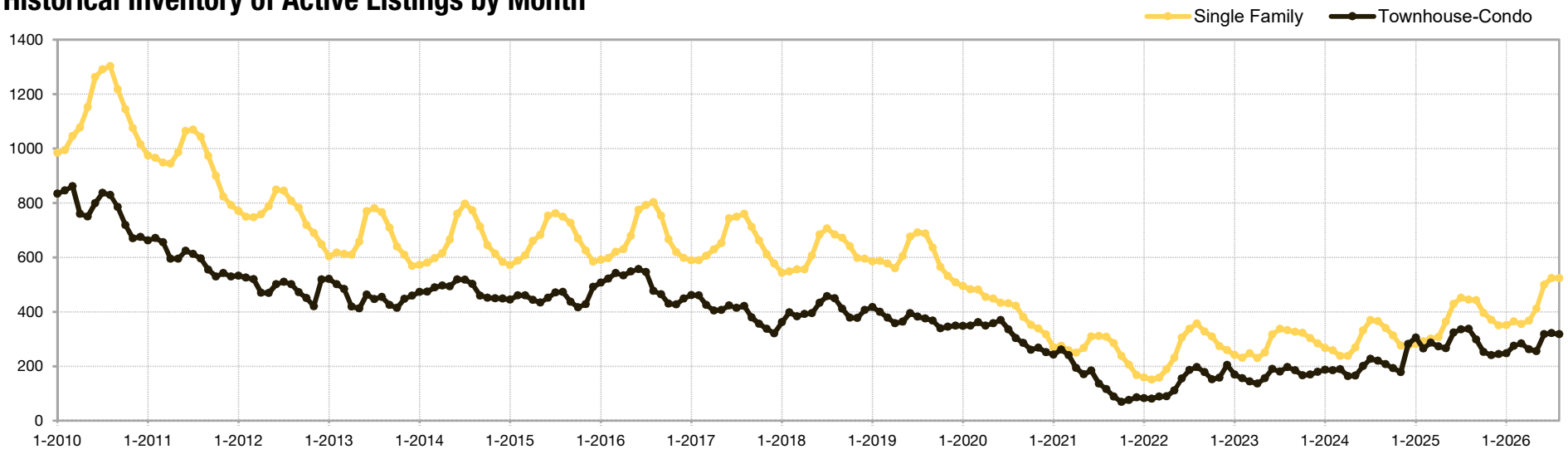
ASPEN BOARD OF REALTORS®

August



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	443	+30.3%	298	+43.3%
Oct-2025	396	+26.5%	253	+31.1%
Nov-2025	371	+34.4%	241	+35.4%
Dec-2025	350	+27.3%	245	-13.1%
Jan-2026	351	+24.5%	248	-18.7%
Feb-2026	365	+25.0%	275	+3.8%
Mar-2026	355	+17.9%	284	-1.0%
Apr-2026	368	+19.9%	262	-4.0%
May-2026	412	+13.2%	255	-4.1%
Jun-2026	499	+16.3%	318	-1.9%
Jul-2026	524	+15.9%	322	-3.9%
Aug-2026	**524**	**+17.8%**	**318**	**-5.6%**

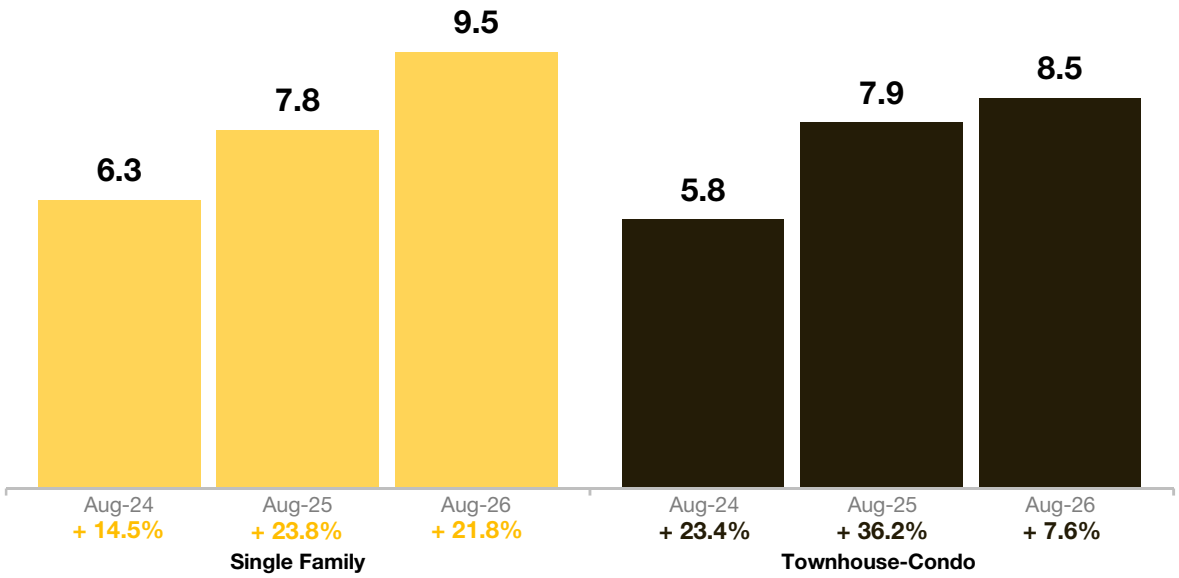
Historical Inventory of Active Listings by Month



Months Supply of Inventory

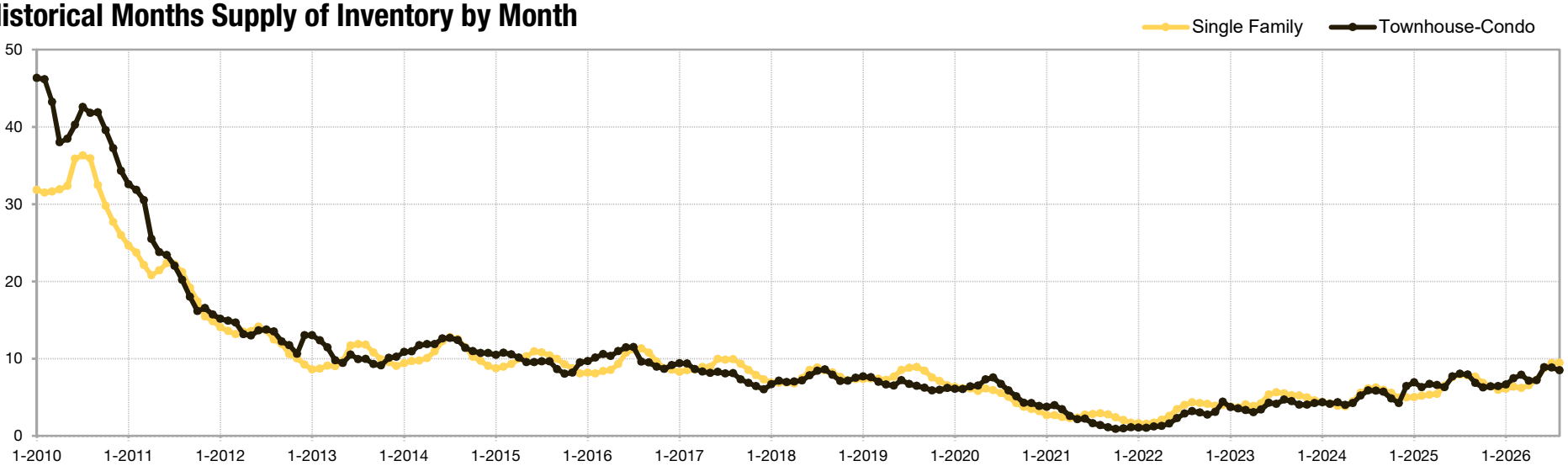
ASPEN BOARD OF REALTORS®

August



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	7.6	+28.8%	6.9	+21.1%
Oct-2025	6.8	+23.6%	6.3	+31.3%
Nov-2025	6.4	+30.6%	6.4	+52.4%
Dec-2025	6.0	+20.0%	6.4	0.0%
Jan-2026	6.1	+22.0%	6.6	-4.3%
Feb-2026	6.4	+23.1%	7.4	+17.5%
Mar-2026	6.2	+17.0%	7.9	+17.9%
Apr-2026	6.5	+20.4%	7.1	+7.6%
May-2026	7.2	+10.8%	7.2	+14.3%
Jun-2026	8.8	+15.8%	8.9	+15.6%
Jul-2026	9.4	+19.0%	8.8	+10.0%
Aug-2026	**9.5**	**+21.8%**	**8.5**	**+7.6%**

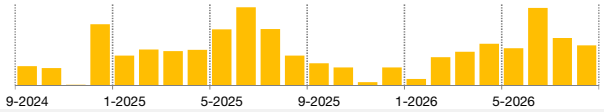
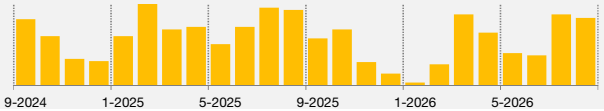
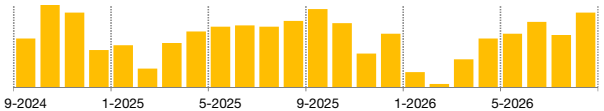
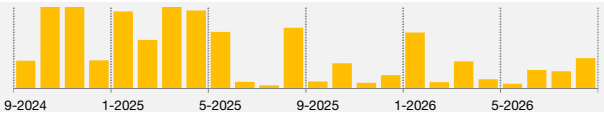
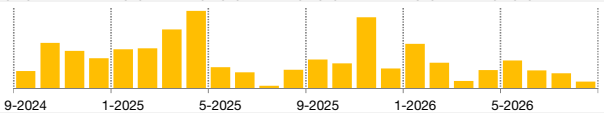
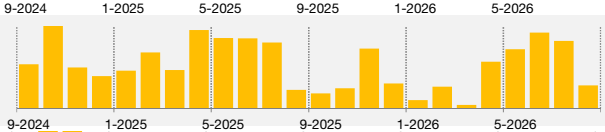
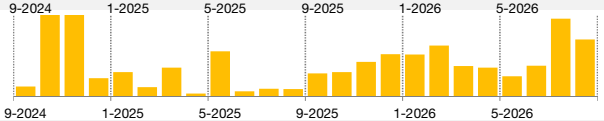
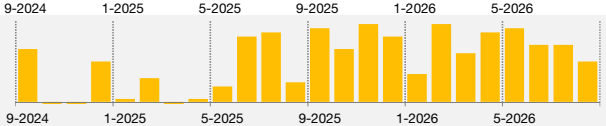
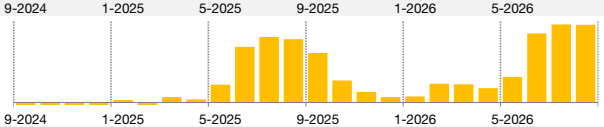
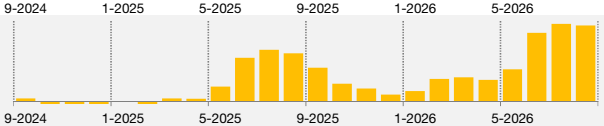
Historical Months Supply of Inventory by Month



Total Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

ASPEN BOARD OF REALTORS®

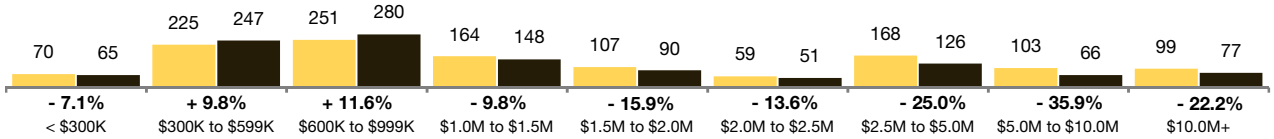
Key Metrics	Historical Sparkbars	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		155	**180**	+ 16.1%	1,527	**1,420**	- 7.0%
Pending Sales		124	**117**	- 5.6%	931	**767**	- 17.6%
Sold Listings		112	**119**	+ 6.3%	792	**733**	- 7.4%
Median Sales Price		$1,225,000	**$1,048,000**	- 14.4%	$1,171,250	**$980,000**	- 16.3%
Avg. Sales Price		$2,658,045	**$2,213,181**	- 16.7%	$3,202,907	**$2,673,236**	- 16.5%
Pct. of List Price Received		95.6%	**95.7%**	+ 0.1%	96.4%	**96.1%**	- 0.3%
Days on Market		104	**169**	+ 62.5%	116	**150**	+ 29.3%
Affordability Index		35	**40**	+ 14.3%	36	**43**	+ 19.4%
Active Listings		809	**858**	+ 6.1%	--	**--**	--
Months Supply		7.8	**9.0**	+ 15.4%	--	**--**	--

Sold Listings

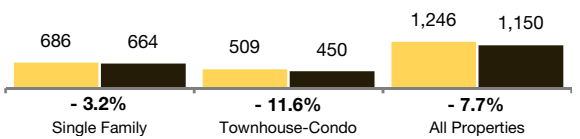
Actual sales that have closed in a given month.

ASPEN BOARD OF REALTORS®

By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

	Single Family			Townhouse-Condo		
By Price Range	8-2025	8-2026	Change	8-2025	8-2026	Change
$299,999 and Below	9	14	+ 55.6%	21	22	+ 4.8%
$300,000 to $599,999	110	121	+ 10.0%	106	123	+ 16.0%
$600,000 to $999,999	171	185	+ 8.2%	80	94	+ 17.5%
$1,000,000 to $1,499,999	113	103	- 8.8%	50	45	- 10.0%
$1,500,00 to $1,999,999	62	57	- 8.1%	45	31	- 31.1%
$2,000,000 to $2,499,999	33	25	- 24.2%	26	26	0.0%
$2,500,000 to $4,999,999	64	63	- 1.6%	104	63	- 39.4%
$5,000,000 to $9,999,999	47	39	- 17.0%	56	27	- 51.8%
$10,000,000 and Above	77	57	- 26.0%	21	19	- 9.5%
All Price Ranges	**686**	**664**	**- 3.2%**	**509**	**450**	**- 11.6%**

Compared to Prior Month

	Single Family			Townhouse-Condo		
	7-2026	8-2026	Change	7-2026	8-2026	Change
$299,999 and Below	2	0	- 100.0%	3	3	0.0%
$300,000 to $599,999	11	9	- 18.2%	13	16	+ 23.1%
$600,000 to $999,999	13	19	+ 46.2%	8	8	0.0%
$1,000,000 to $1,499,999	12	13	+ 8.3%	5	8	+ 60.0%
$1,500,00 to $1,999,999	6	7	+ 16.7%	5	4	- 20.0%
$2,000,000 to $2,499,999	2	3	+ 50.0%	0	1	--
$2,500,000 to $4,999,999	7	9	+ 28.6%	2	5	+ 150.0%
$5,000,000 to $9,999,999	3	0	- 100.0%	0	6	--
$10,000,000 and Above	5	4	- 20.0%	0	3	--
All Price Ranges	**61**	**64**	**+ 4.9%**	**36**	**54**	**+ 50.0%**

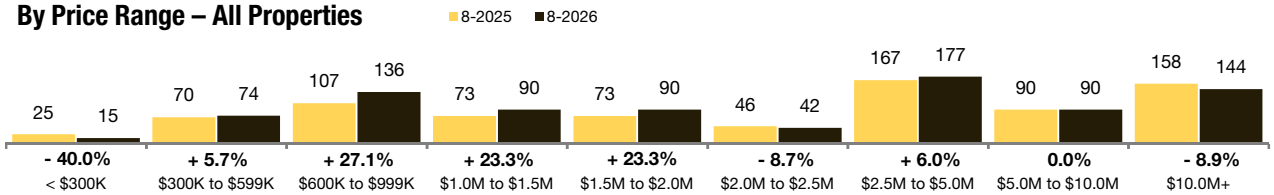
Year to Date

	Single Family			Townhouse-Condo		
	8-2025	8-2026	Change	8-2025	8-2026	Change
$299,999 and Below	5	9	+ 80.0%	17	11	- 35.3%
$300,000 to $599,999	75	80	+ 6.7%	70	75	+ 7.1%
$600,000 to $999,999	113	120	+ 6.2%	52	64	+ 23.1%
$1,000,000 to $1,499,999	81	67	- 17.3%	22	33	+ 50.0%
$1,500,00 to $1,999,999	46	38	- 17.4%	29	25	- 13.8%
$2,000,000 to $2,499,999	25	17	- 32.0%	17	12	- 29.4%
$2,500,000 to $4,999,999	38	41	+ 7.9%	51	36	- 29.4%
$5,000,000 to $9,999,999	31	26	- 16.1%	22	16	- 27.3%
$10,000,000 and Above	56	31	- 44.6%	9	11	+ 22.2%
All Price Ranges	**470**	**429**	**- 8.7%**	**289**	**283**	**- 2.1%**

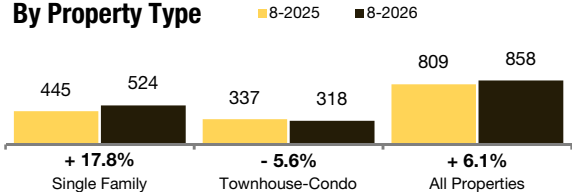
Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

By Price Range – All Properties



By Property Type



Compared to Prior Year

	Single Family			Townhouse-Condo		
By Price Range	8-2025	8-2026	Change	8-2025	8-2026	Change
$299,999 and Below	3	5	+ 66.7%	9	3	- 66.7%
$300,000 to $599,999	35	34	- 2.9%	31	36	+ 16.1%
$600,000 to $999,999	61	93	+ 52.5%	44	42	- 4.5%
$1,000,000 to $1,499,999	33	53	+ 60.6%	37	36	- 2.7%
$1,500,00 to $1,999,999	43	51	+ 18.6%	29	39	+ 34.5%
$2,000,000 to $2,499,999	20	23	+ 15.0%	23	19	- 17.4%
$2,500,000 to $4,999,999	75	91	+ 21.3%	92	85	- 7.6%
$5,000,000 to $9,999,999	45	51	+ 13.3%	45	39	- 13.3%
$10,000,000 and Above	130	123	- 5.4%	27	19	- 29.6%
All Price Ranges	**445**	**524**	**+ 17.8%**	**337**	**318**	**- 5.6%**

Compared to Prior Month

	Single Family			Townhouse-Condo		
	7-2026	8-2026	Change	7-2026	8-2026	Change
$299,999 and Below	4	5	+ 25.0%	3	3	0.0%
$300,000 to $599,999	34	34	0.0%	37	36	- 2.7%
$600,000 to $999,999	95	93	- 2.1%	49	42	- 14.3%
$1,000,000 to $1,499,999	51	53	+ 3.9%	36	36	0.0%
$1,500,00 to $1,999,999	54	51	- 5.6%	36	39	+ 8.3%
$2,000,000 to $2,499,999	22	23	+ 4.5%	20	19	- 5.0%
$2,500,000 to $4,999,999	89	91	+ 2.2%	81	85	+ 4.9%
$5,000,000 to $9,999,999	51	51	0.0%	41	39	- 4.9%
$10,000,000 and Above	124	123	- 0.8%	19	19	0.0%
All Price Ranges	**524**	**524**	**0.0%**	**322**	**318**	**- 1.2%**

Year to Date

Single Family	Townhouse-Condo

There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®

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New Listings	A measure of how much new supply is coming onto the market from sellers.
Pending Sales	A count of all the listings that went into pending status during the reported period. Pending listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Pending, out of Pending, then back into Pending all in one reported period, this listing would only be counted once. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a "leading indicator" of buyer demand.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Median Sales Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Average Sales Price	A sum of all home sales prices divided by total number of sales.
Percent of List Price Received	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
Housing Affordability Index	A measure of how affordable a region’s housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.
Inventory of Active Listings	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
Months Supply of Inventory	A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A seller's market has a lower number, reflecting more buyers relative to homes for sale.