Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®

ASPEN BOARD OF REALTORS®

Rifle

Single Family

	August			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 08-2025**	**Thru 8-2026**	Percent Change from Previous Year
New Listings	23	**16**	- 30.4%	147	**134**	- 8.8%
Sold Listings	12	**8**	- 33.3%	75	**86**	+ 14.7%
Median Sales Price*	$490,000	**$512,000**	+ 4.5%	$550,000	**$517,500**	- 5.9%
Average Sales Price*	$550,042	**$517,000**	- 6.0%	$601,913	**$539,593**	- 10.4%
Percent of List Price Received*	96.2%	**97.3%**	+ 1.1%	97.2%	**98.0%**	+ 0.8%
Days on Market Until Sale	52	**78**	+ 50.0%	80	**99**	+ 23.8%
Inventory of Homes for Sale	62	**66**	+ 6.5%	--	**--**	--
Months Supply of Inventory	6.8	**6.0**	- 11.8%	--	**--**	--

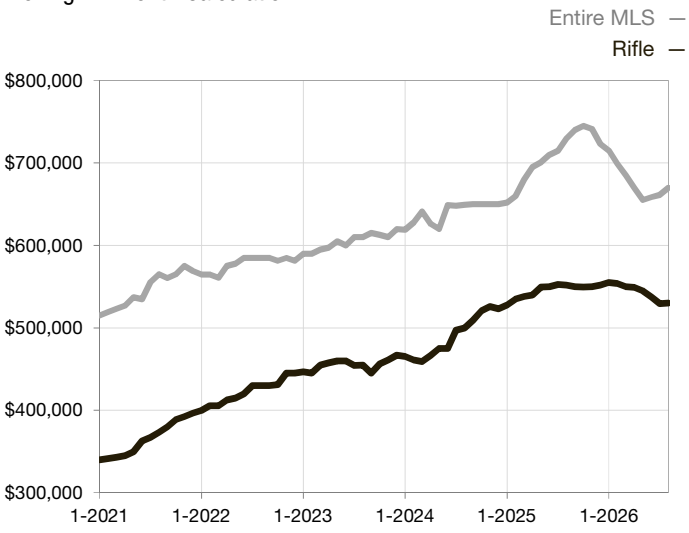
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

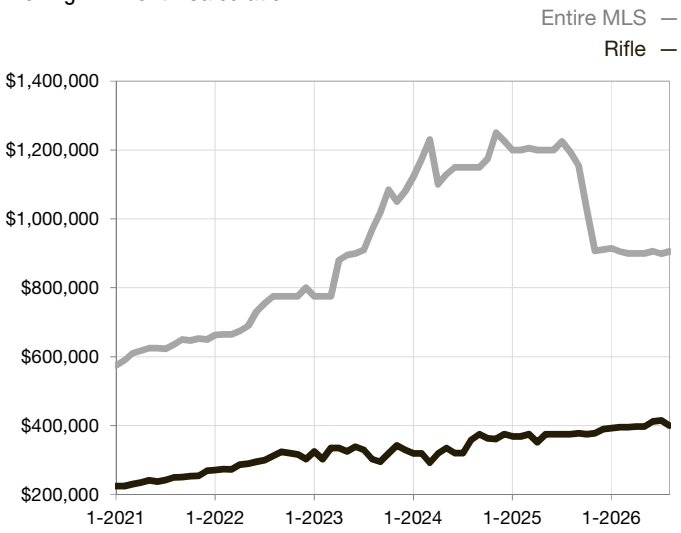
	August			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 08-2025**	**Thru 8-2026**	Percent Change from Previous Year
New Listings	3	**5**	+ 66.7%	33	**26**	- 21.2%
Sold Listings	2	**4**	+ 100.0%	23	**13**	- 43.5%
Median Sales Price*	$442,000	**$357,500**	- 19.1%	$352,000	**$400,000**	+ 13.6%
Average Sales Price*	$442,000	**$395,000**	- 10.6%	$357,869	**$382,308**	+ 6.8%
Percent of List Price Received*	99.0%	**97.2%**	- 1.8%	99.0%	**97.4%**	- 1.6%
Days on Market Until Sale	55	**120**	+ 118.2%	45	**104**	+ 131.1%
Inventory of Homes for Sale	8	**12**	+ 50.0%	--	**--**	--
Months Supply of Inventory	2.5	**4.4**	+ 76.0%	--	**--**	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



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