Local Market Update for September 2026

A Research Tool Provided by the Colorado Association of REALTORS®

ASPEN BOARD OF REALTORS®

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Single Family

	September			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 09-2025**	**Thru 9-2026**	Percent Change from Previous Year
New Listings	9	**7**	- 22.2%	75	**73**	- 2.7%
Sold Listings	11	**1**	- 90.9%	53	**38**	- 28.3%
Median Sales Price*	$500,000	**$530,000**	+ 6.0%	$659,000	**$635,574**	- 3.6%
Average Sales Price*	$465,245	**$530,000**	+ 13.9%	$653,948	**$644,702**	- 1.4%
Percent of List Price Received*	96.0%	**88.5%**	- 7.8%	97.6%	**97.5%**	- 0.1%
Days on Market Until Sale	87	**46**	- 47.1%	82	**106**	+ 29.3%
Inventory of Homes for Sale	22	**31**	+ 40.9%	--	**--**	--
Months Supply of Inventory	3.7	**8.1**	+ 118.9%	--	**--**	--

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

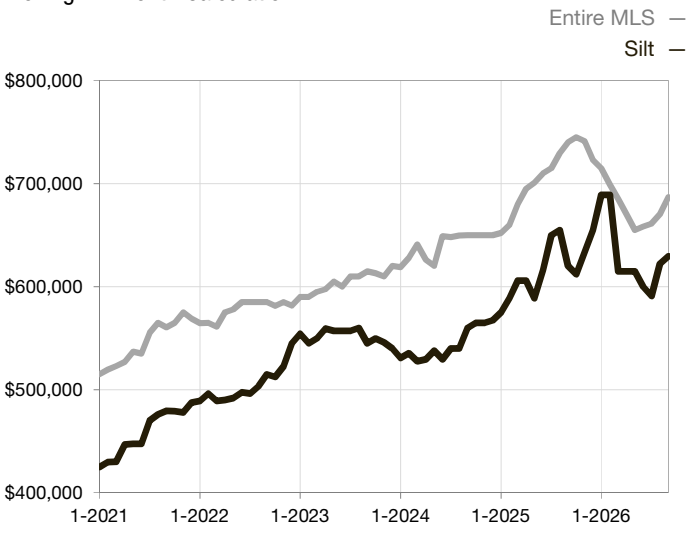
Townhouse/Condo

	September			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 09-2025**	**Thru 9-2026**	Percent Change from Previous Year
New Listings	2	**0**	- 100.0%	16	**12**	- 25.0%
Sold Listings	1	**3**	+ 200.0%	10	**7**	- 30.0%
Median Sales Price*	$449,000	**$460,000**	+ 2.4%	$432,500	**$480,000**	+ 11.0%
Average Sales Price*	$449,000	**$430,000**	- 4.2%	$407,850	**$432,714**	+ 6.1%
Percent of List Price Received*	100.0%	**95.6%**	- 4.4%	98.4%	**96.7%**	- 1.7%
Days on Market Until Sale	42	**104**	+ 147.6%	68	**91**	+ 33.8%
Inventory of Homes for Sale	1	**2**	+ 100.0%	--	**--**	--
Months Supply of Inventory	0.5	**1.1**	+ 120.0%	--	**--**	--

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

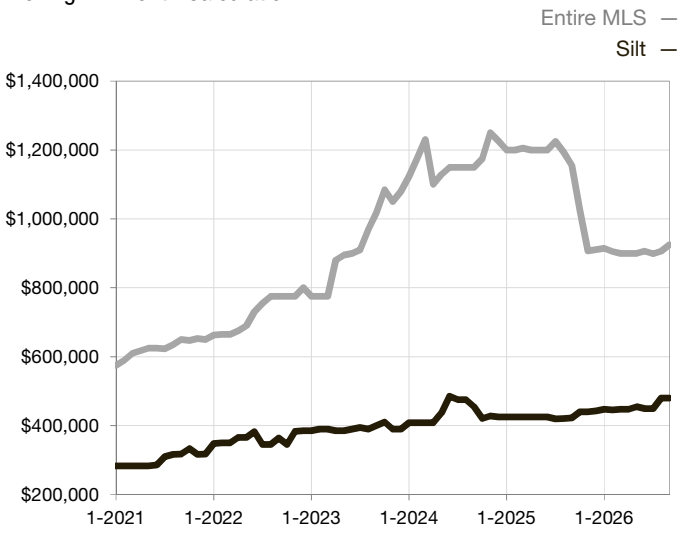
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Current as of October 5, 2026. All data from the Aspen/Glenwood Springs MLS Inc. Report © 2026 ShowingTime Plus, LLC.