

APRIL 2026

LOCAL MARKET UPDATE

ASPEN



COLDWELL BANKER
MASON MORSE

A Research Tool Provided by the Colorado Association of REALTORS®

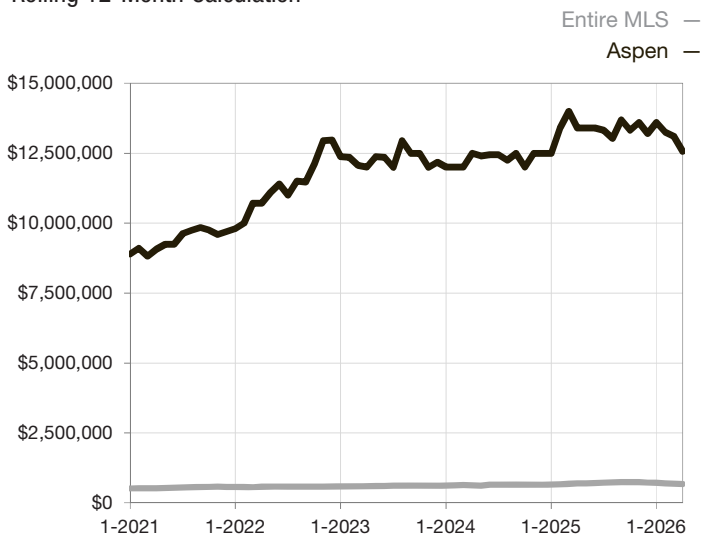
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 4-2026	Percent Change from Previous Year
Key Metrics						
New Listings	9	4	- 55.6%	57	35	- 38.6%
Sold Listings	11	6	- 45.5%	32	18	- 43.8%
Median Sales Price*	\$18,550,000	\$13,662,500	- 26.3%	\$15,850,000	\$12,750,000	- 19.6%
Average Sales Price*	\$24,106,701	\$14,752,500	- 38.8%	\$19,260,884	\$15,066,635	- 21.8%
Percent of List Price Received*	95.3%	93.6%	- 1.8%	95.5%	91.9%	- 3.8%
Days on Market Until Sale	90	381	+ 323.3%	138	276	+ 100.0%
Inventory of Homes for Sale	86	79	- 8.1%	--	--	--
Months Supply of Inventory	13.4	13.0	- 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
Key Metrics						
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	\$2,436,000	- 51.3%	\$3,450,000	\$3,400,000	- 1.4%
Average Sales Price*	\$5,475,000	\$5,533,375	+ 1.1%	\$6,229,105	\$5,212,157	- 16.3%
Percent of List Price Received*	92.3%	95.1%	+ 3.0%	93.1%	94.8%	+ 1.8%
Days on Market Until Sale	123	233	+ 89.4%	188	199	+ 5.9%
Inventory of Homes for Sale	57	63	+ 10.5%	--	--	--
Months Supply of Inventory	6.5	7.9	+ 21.5%	--	--	--

* 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

