

AUGUST 2026

MONTHLY INDICATORS



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A Coldwell Banker Mountain Properties Company

August 2026

U.S. existing-home sales edged down 1.7% from the previous month to a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast, held steady in the West, and declined in the Midwest and South. On a year-over-year basis, sales rose in the Midwest and West while remaining flat in the Northeast and South.

New Listings decreased 0.6 percent for Single Family but increased 32.7 percent for Townhouse/Condo/Duplex. Pending Sales decreased 0.9 percent for Single Family but remained flat for Townhouse/Condo/Duplex. Inventory increased 15.3 percent for Single Family but decreased 0.3 percent for Townhouse/Condo/Duplex.

Median Sales Price increased 17.7 percent to \$786,250 for Single Family and 20.1 percent to \$1,048,000 for Townhouse/Condo/Duplex. Days on Market increased 20.7 percent for Single Family and 129.3 percent for Townhouse/Condo/Duplex. Months Supply of Inventory increased 14.7 percent for Single Family and 34.3 percent for Townhouse/Condo/Duplex.

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.

Quick Facts

- 0.7%

Change in
Closed Sales
All Properties

+ 21.1%

Change in
Median Sales Price
All Properties

+ 10.3%

Change in
Homes for Sale
All Properties

This research tool is provided by Aspen Glenwood MLS. This report covers residential real estate activity in the Aspen Glenwood MLS service area. Percent changes are calculated using rounded figures.

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SINGLE-FAMILY MARKET OVERVIEW


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

Key Metrics	Historical Sparkbars	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		164	163	- 0.6%	1,378	1,357	- 1.5%
Pending Sales		112	111	- 0.9%	780	749	- 4.0%
Closed Sales		111	98	- 11.7%	725	699	- 3.6%
Days on Market Until Sale		92	111	+ 20.7%	109	122	+ 11.9%
Median Sales Price		\$668,000	\$786,250	+ 17.7%	\$770,000	\$690,000	- 10.4%
Average Sales Price		\$2,021,283	\$1,608,828	- 20.4%	\$2,717,495	\$2,053,842	- 24.4%
Percent of List Price Received		95.9%	95.9%	0.0%	96.3%	96.1%	- 0.2%
Housing Affordability Index		66	56	- 15.2%	57	63	+ 10.5%
Inventory of Homes for Sale		692	798	+ 15.3%	—	—	—
Months Supply of Inventory		7.5	8.6	+ 14.7%	—	—	—



Current as of September 3, 2026. All data from Aspen Glenwood Multiple Listing Service. Report © 2026 ShowingTime Plus, LLC. | 2

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TOWNHOUSE/CONDO MARKET OVERVIEW

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Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo/Duplex properties only.

Key Metrics	Historical Sparkbars	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		49	65	+ 32.7%	587	532	- 9.4%
Pending Sales		42	42	0.0%	394	280	- 28.9%
Closed Sales		41	53	+ 29.3%	303	279	- 7.9%
Days on Market Until Sale		99	227	+ 129.3%	126	162	+ 28.6%
Median Sales Price		\$872,625	\$1,048,000	+ 20.1%	\$950,000	\$900,000	- 5.3%
Average Sales Price		\$2,148,426	\$2,346,420	+ 9.2%	\$2,137,035	\$2,111,464	- 1.2%
Percent of List Price Received		96.0%	96.4%	+ 0.4%	96.6%	96.9%	+ 0.3%
Housing Affordability Index		50	42	- 16.0%	46	49	+ 6.5%
Inventory of Homes for Sale		326	325	- 0.3%	—	—	—
Months Supply of Inventory		7.0	9.4	+ 34.3%	—	—	—



AUGUST 2026
NEW LISTINGS

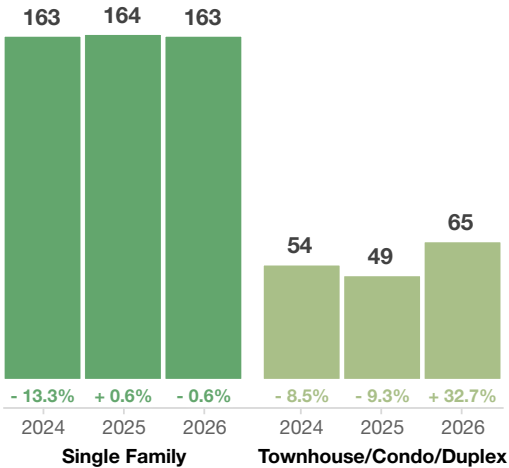


COLDWELL BANKER
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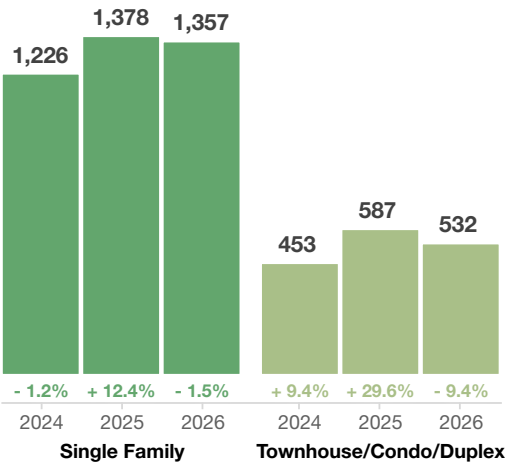
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A count of the properties that have been newly listed on the market in a given month.

August

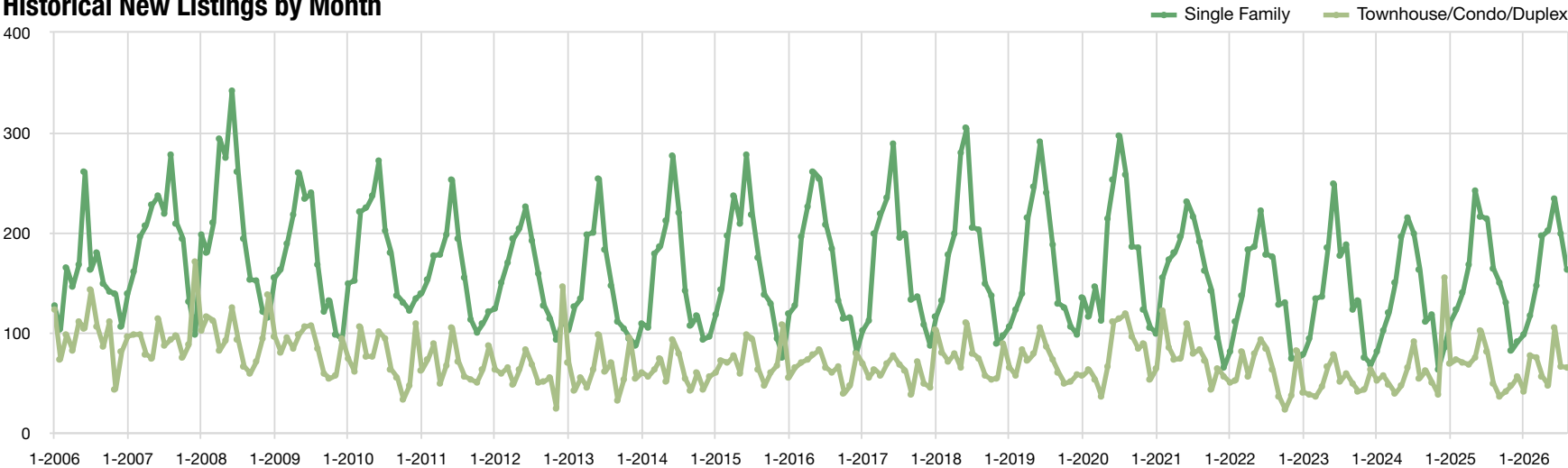


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo / Duplex	Year-Over-Year Change
9-2025	150	+ 35.1%	36	- 41.9%
10-2025	130	+ 10.2%	41	- 18.0%
11-2025	82	+ 30.2%	47	+ 23.7%
12-2025	91	+ 7.1%	56	- 63.9%
1-2026	98	- 11.7%	41	- 40.6%
2-2026	117	- 4.9%	77	+ 5.5%
3-2026	147	+ 5.0%	75	+ 7.1%
4-2026	197	+ 17.3%	56	- 17.6%
5-2026	202	- 16.5%	47	- 37.3%
6-2026	234	+ 8.3%	105	+ 2.9%
7-2026	199	- 7.0%	66	- 18.5%
8-2026	163	- 0.6%	65	+ 32.7%
12-Month Avg	151	+ 3.4%	59	- 20.3%

Historical New Listings by Month



AUGUST 2026 PENDING SALES

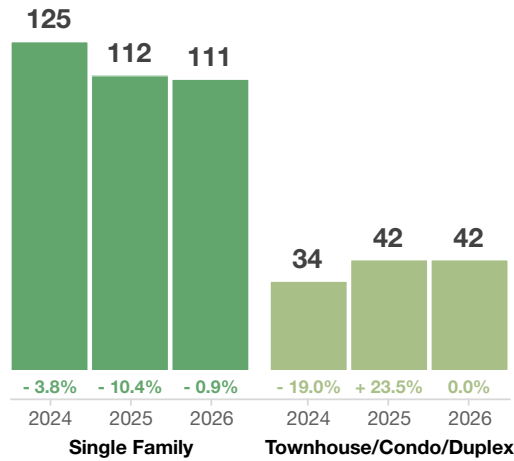


COLDWELL BANKER
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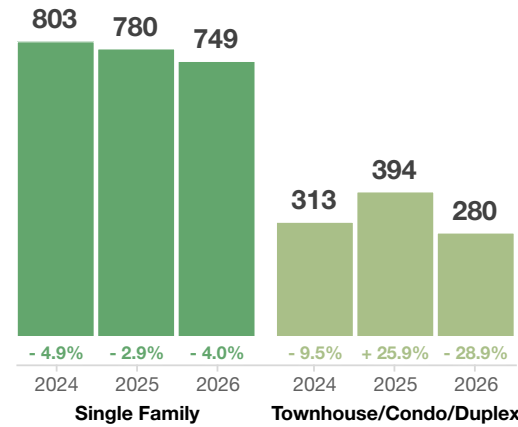
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A count of the properties on which offers have been accepted in a given month.

August

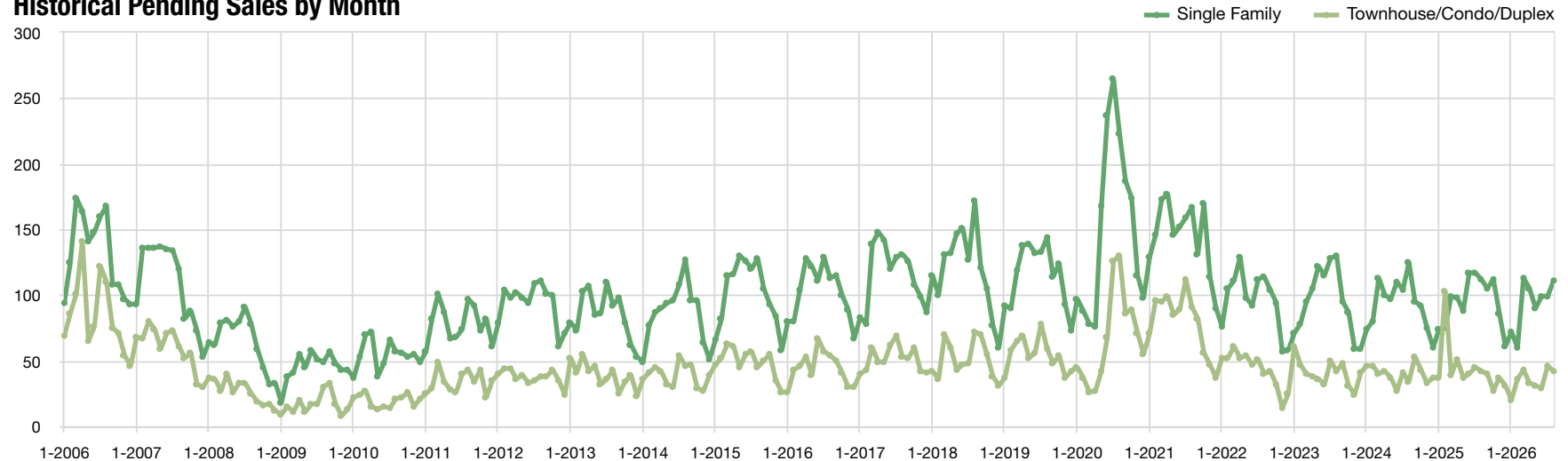


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo / Duplex	Year-Over-Year Change
9-2025	105	+ 10.5%	40	- 24.5%
10-2025	112	+ 21.7%	27	- 37.2%
11-2025	86	+ 14.7%	37	+ 12.1%
12-2025	61	+ 1.7%	31	- 16.2%
1-2026	72	- 2.7%	20	- 45.9%
2-2026	60	- 20.0%	36	- 65.0%
3-2026	113	+ 14.1%	43	+ 10.3%
4-2026	105	+ 7.1%	33	- 35.3%
5-2026	90	+ 2.3%	31	- 16.2%
6-2026	99	- 15.4%	29	- 27.5%
7-2026	99	- 15.4%	46	+ 2.2%
8-2026	111	- 0.9%	42	0.0%
12-Month Avg	93	+ 1.1%	35	- 25.5%

Historical Pending Sales by Month



AUGUST 2026
CLOSED SALES

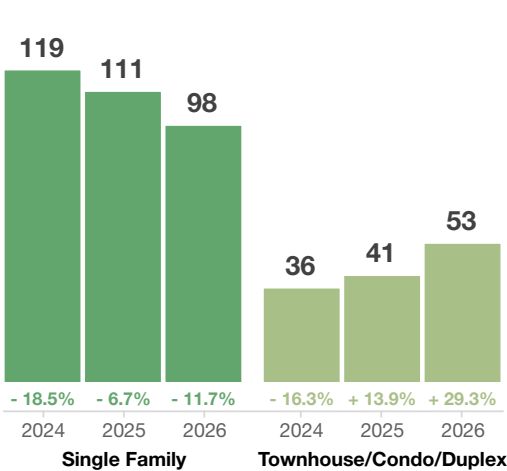


COLDWELL BANKER
MASON MORSE

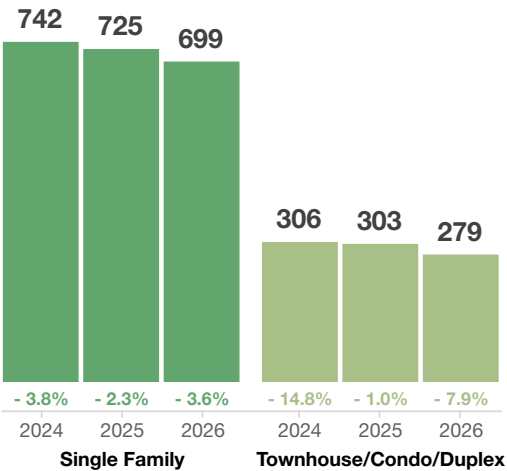
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A count of the actual sales in a given month.

August

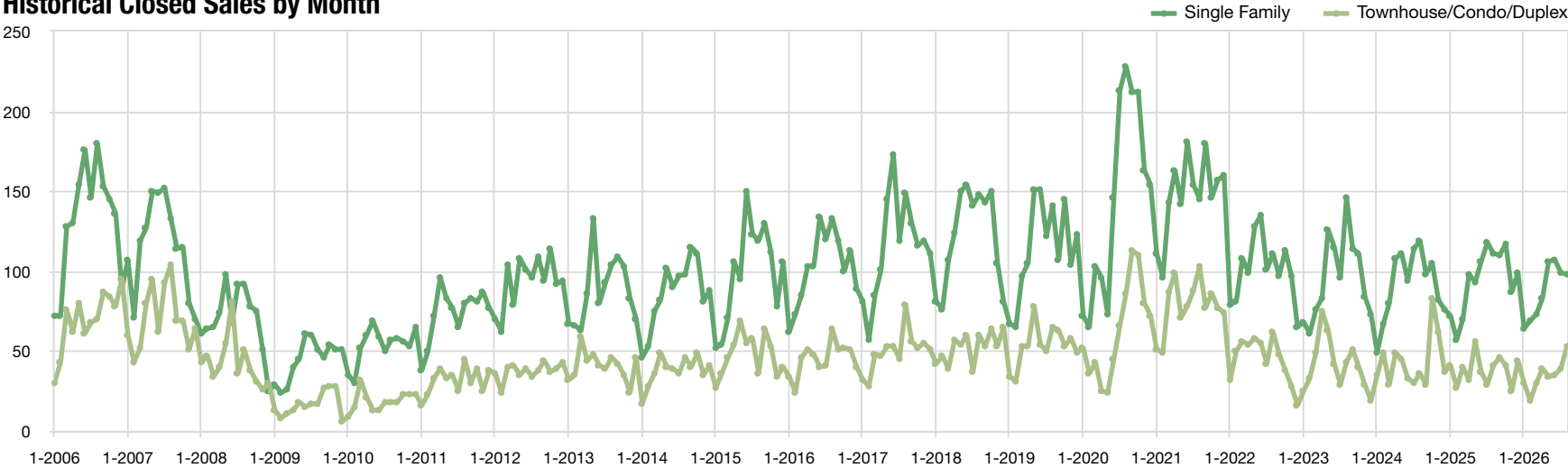


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo / Duplex	Year-Over-Year Change
9-2025	110	+ 12.2%	46	+ 58.6%
10-2025	117	+ 11.4%	41	- 50.6%
11-2025	87	+ 6.1%	25	- 59.7%
12-2025	99	+ 30.3%	44	+ 18.9%
1-2026	64	- 11.1%	30	- 26.8%
2-2026	69	+ 21.1%	19	- 29.6%
3-2026	73	+ 4.3%	30	- 25.0%
4-2026	83	- 15.3%	39	+ 21.9%
5-2026	106	+ 14.0%	34	- 39.3%
6-2026	107	+ 0.9%	35	- 5.4%
7-2026	99	- 16.1%	39	+ 34.5%
8-2026	98	- 11.7%	53	+ 29.3%
12-Month Avg	93	+ 2.2%	36	- 16.3%

Historical Closed Sales by Month

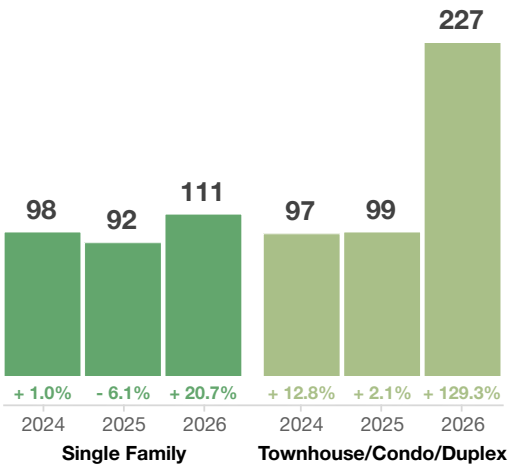


AUGUST 2026

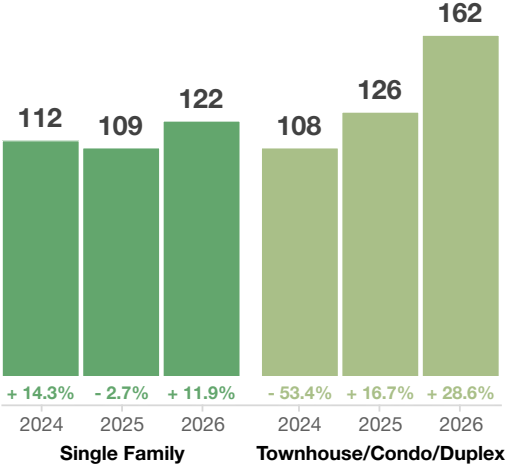
DAYS ON MARKET UNTIL SALE

Average number of days between when a property is listed and when an offer is accepted in a given month.

August



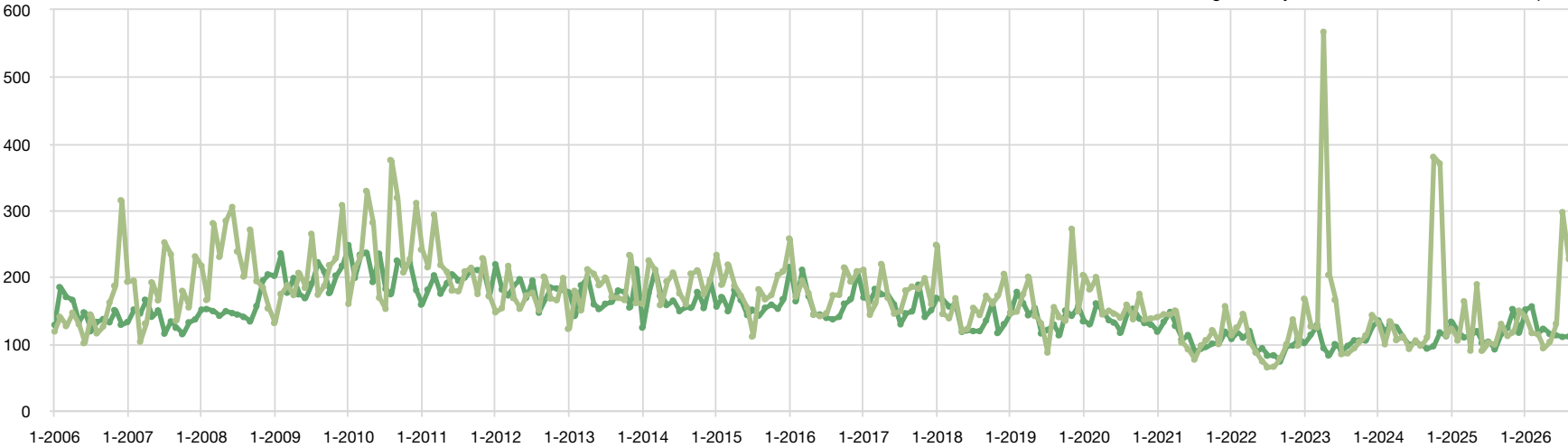
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo / Duplex	Year-Over-Year Change
9-2025	114	+ 22.6%	130	+ 18.2%
10-2025	124	+ 29.2%	112	- 70.5%
11-2025	152	+ 29.9%	117	- 68.4%
12-2025	116	+ 4.5%	149	+ 33.0%
1-2026	151	+ 13.5%	140	+ 14.8%
2-2026	156	+ 33.3%	116	+ 10.5%
3-2026	116	+ 6.4%	114	- 30.5%
4-2026	122	+ 8.9%	93	+ 3.3%
5-2026	115	- 3.4%	103	- 45.5%
6-2026	113	+ 11.9%	130	+ 46.1%
7-2026	110	+ 6.8%	297	+ 191.2%
8-2026	111	+ 20.7%	227	+ 129.3%
12-Month Avg*	123	+ 15.0%	150	- 22.8%

* Days on Market for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



AUGUST 2026
MEDIAN SALES PRICE

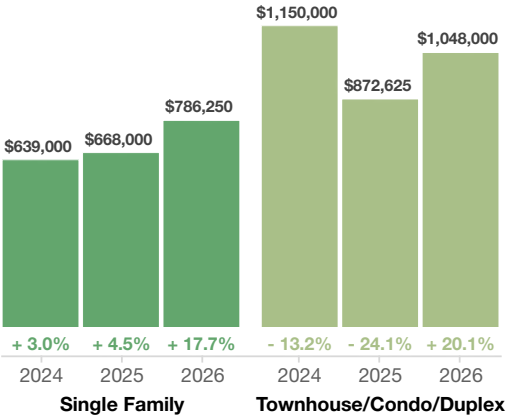


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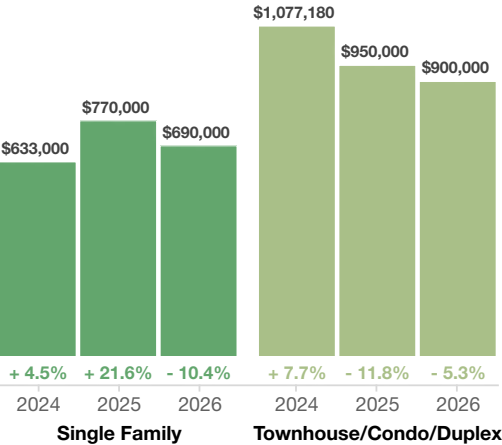
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Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

August



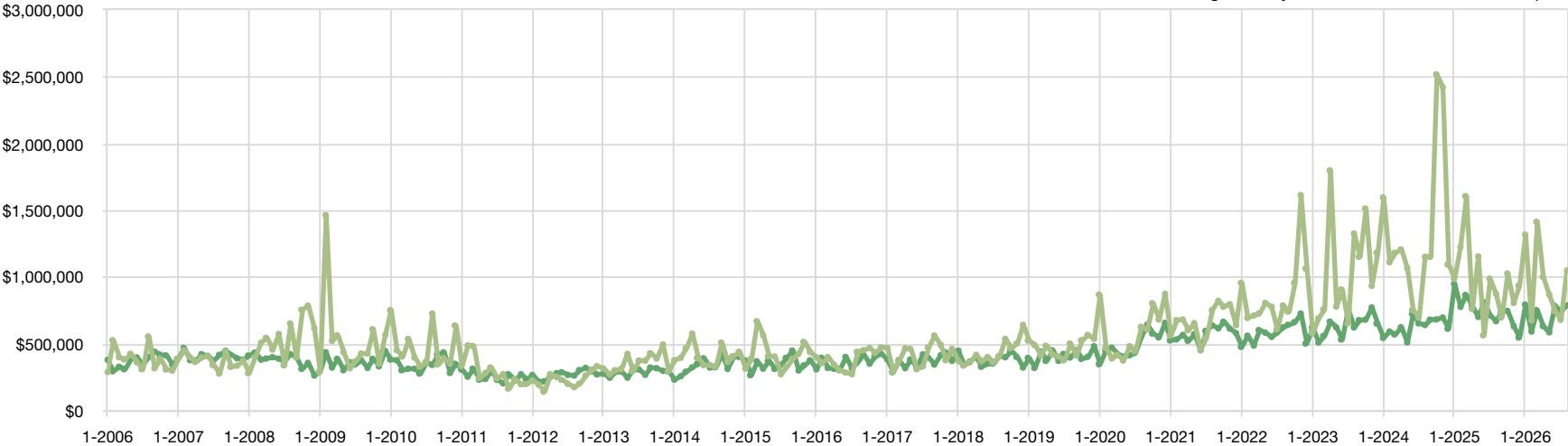
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo / Duplex	Year-Over-Year Change
9-2025	\$737,500	+ 8.5%	\$695,000	- 39.6%
10-2025	\$745,000	+ 9.4%	\$1,025,000	- 59.3%
11-2025	\$630,000	- 9.4%	\$804,000	- 66.8%
12-2025	\$545,000	- 10.8%	\$935,000	- 14.4%
1-2026	\$792,500	- 16.4%	\$1,317,000	+ 33.7%
2-2026	\$590,000	- 23.9%	\$675,000	- 44.9%
3-2026	\$750,000	- 13.2%	\$1,412,500	- 12.0%
4-2026	\$631,000	- 19.1%	\$1,000,000	+ 31.5%
5-2026	\$584,000	- 16.6%	\$867,500	- 24.7%
6-2026	\$784,500	- 3.4%	\$745,000	+ 32.6%
7-2026	\$738,000	+ 3.6%	\$678,000	- 31.2%
8-2026	\$786,250	+ 17.7%	\$1,048,000	+ 20.1%
12-Month Avg*	\$670,000	- 8.2%	\$900,000	- 25.0%

* Median Sales Price for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

Historical Median Sales Price by Month



AUGUST 2026

AVERAGE SALES PRICE

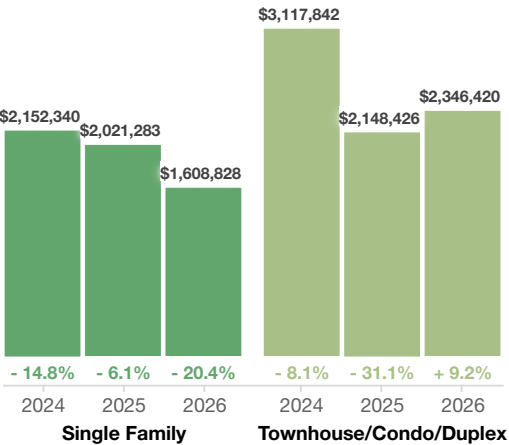


COLDWELL BANKER
MASON MORSE

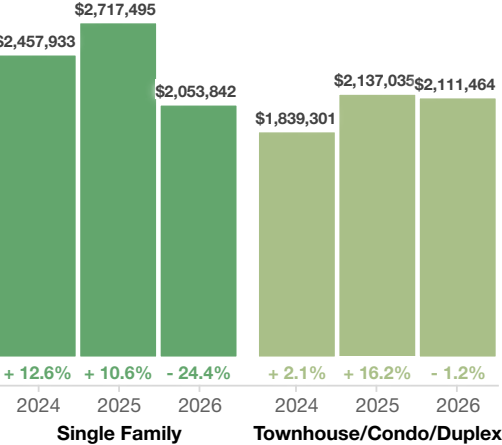
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Average sales price for all closed sales, not accounting for seller concessions, in a given month.

August



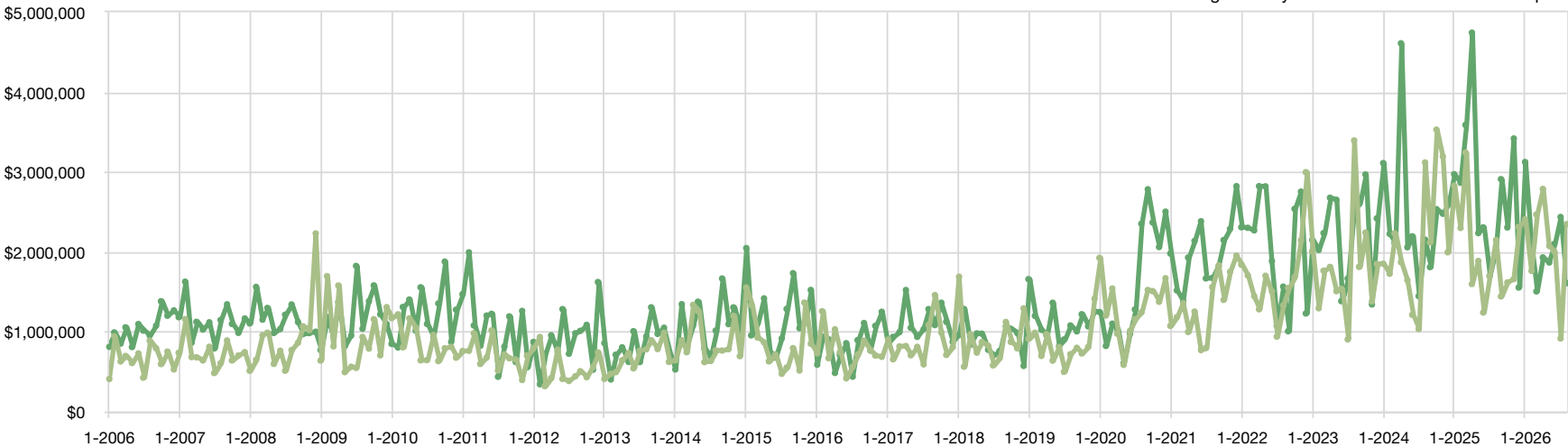
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo / Duplex	Year-Over-Year Change
9-2025	\$2,909,849	+ 60.9%	\$1,442,177	- 31.9%
10-2025	\$2,305,129	- 9.0%	\$1,616,644	- 54.2%
11-2025	\$3,418,519	+ 38.1%	\$1,659,588	- 48.0%
12-2025	\$1,552,980	- 40.0%	\$2,312,506	+ 15.9%
1-2026	\$3,124,012	+ 5.1%	\$2,406,203	- 14.9%
2-2026	\$2,126,169	- 25.8%	\$1,761,184	- 23.4%
3-2026	\$1,504,518	- 58.1%	\$2,467,258	- 23.9%
4-2026	\$1,929,909	- 59.3%	\$2,787,013	+ 74.5%
5-2026	\$1,866,372	- 16.5%	\$2,073,676	+ 10.0%
6-2026	\$2,097,937	- 9.0%	\$2,004,529	+ 61.7%
7-2026	\$2,435,775	+ 43.4%	\$915,763	- 46.0%
8-2026	\$1,608,828	- 20.4%	\$2,346,420	+ 9.2%
12-Month Avg*	\$2,227,378	- 14.0%	\$1,988,416	- 19.8%

* Avg. Sales Price for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month

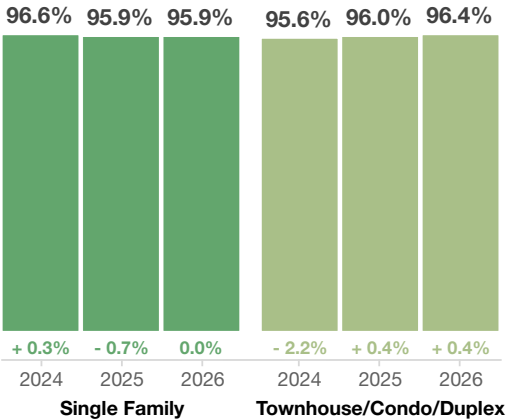


PERCENT OF LIST PRICE RECEIVED

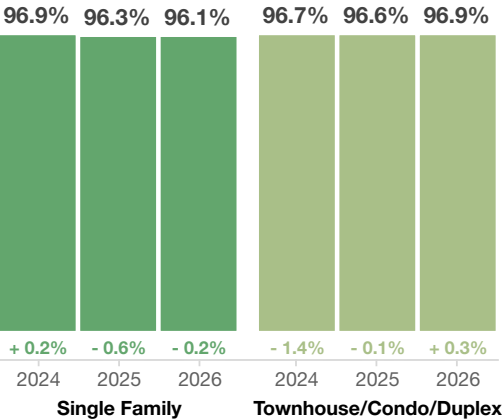


Percentage found when dividing a property’s sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

August



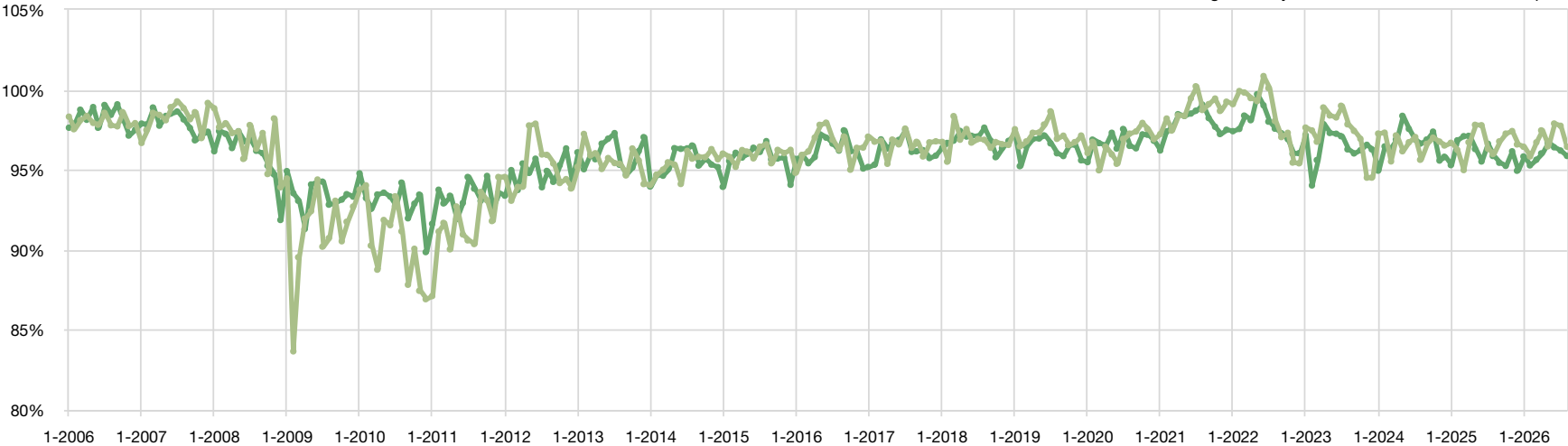
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo / Duplex	Year-Over-Year Change
9-2025	95.4%	- 1.5%	96.8%	+ 0.2%
10-2025	95.2%	- 2.3%	97.3%	+ 0.3%
11-2025	96.2%	+ 0.6%	97.4%	+ 0.6%
12-2025	94.9%	- 0.9%	96.6%	+ 0.1%
1-2026	95.8%	+ 0.5%	96.4%	- 0.3%
2-2026	95.3%	- 1.5%	95.8%	- 0.4%
3-2026	95.6%	- 1.5%	96.7%	+ 1.8%
4-2026	96.0%	- 1.1%	97.5%	+ 0.8%
5-2026	96.7%	+ 0.4%	96.5%	- 1.3%
6-2026	96.4%	+ 0.9%	97.9%	+ 0.1%
7-2026	96.2%	- 0.4%	97.8%	+ 1.6%
8-2026	95.9%	0.0%	96.4%	+ 0.4%
12-Month Avg*	95.8%	- 0.6%	96.9%	+ 0.3%

* Pct. of List Price Received for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



AUGUST 2026

HOUSING AFFORDABILITY INDEX

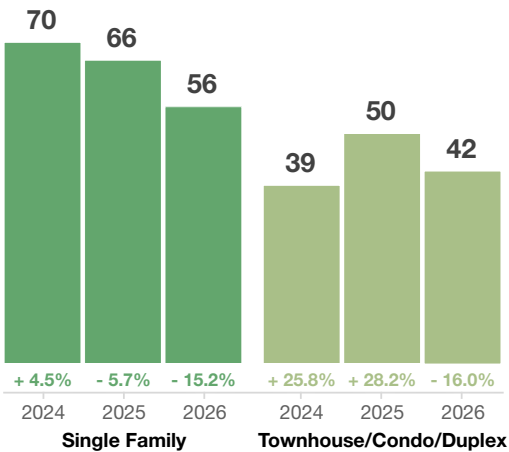


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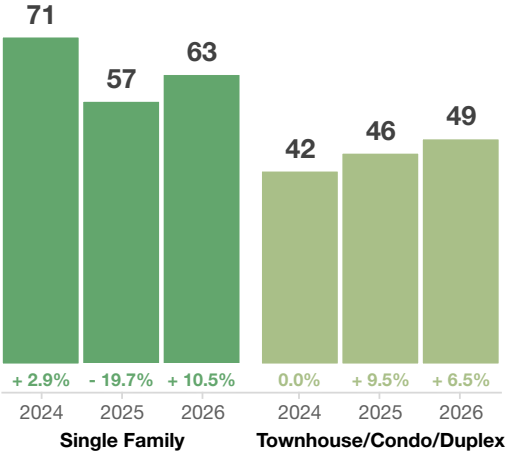
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This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

August

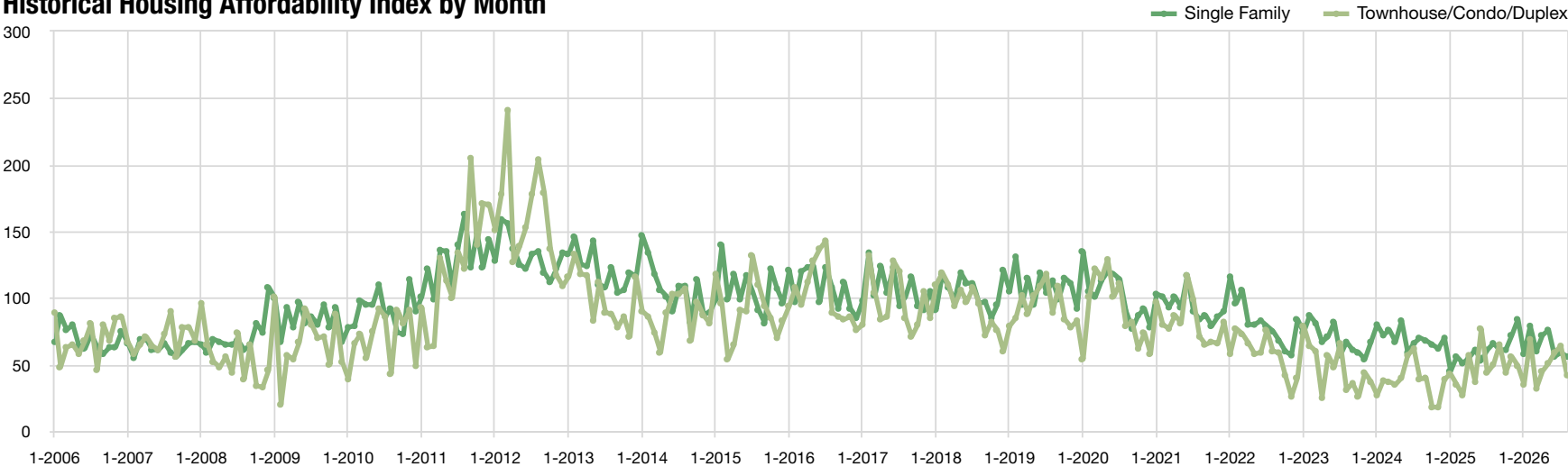


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo / Duplex	Year-Over-Year Change
9-2025	61	- 10.3%	65	+ 62.5%
10-2025	61	- 6.2%	44	+ 144.4%
11-2025	72	+ 16.1%	56	+ 211.1%
12-2025	84	+ 20.0%	49	+ 25.6%
1-2026	58	+ 28.9%	35	- 18.6%
2-2026	79	+ 41.1%	69	+ 97.1%
3-2026	60	+ 17.6%	32	+ 18.5%
4-2026	72	+ 30.9%	45	- 21.1%
5-2026	76	+ 24.6%	51	+ 37.8%
6-2026	56	+ 5.7%	59	- 23.4%
7-2026	59	- 3.3%	64	+ 45.5%
8-2026	56	- 15.2%	42	- 16.0%
12-Month Avg	66	+ 11.9%	51	+ 27.5%

Historical Housing Affordability Index by Month



AUGUST 2026

INVENTORY OF HOMES FOR SALE

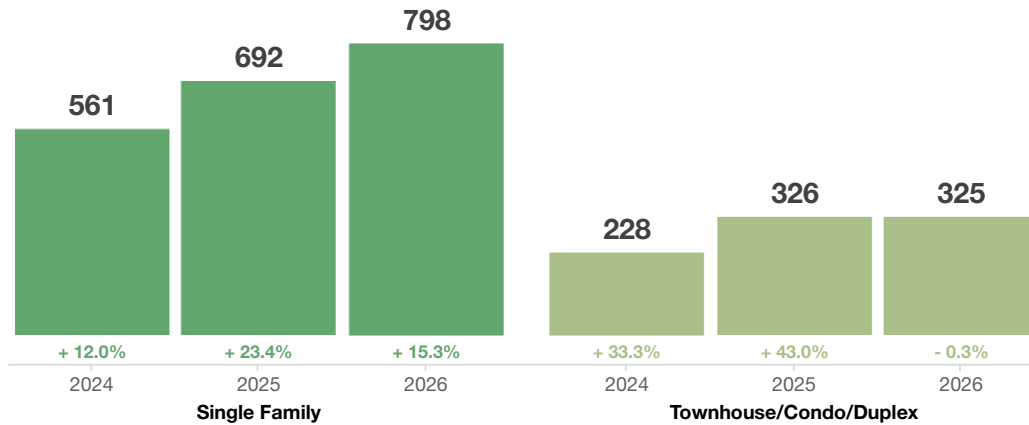


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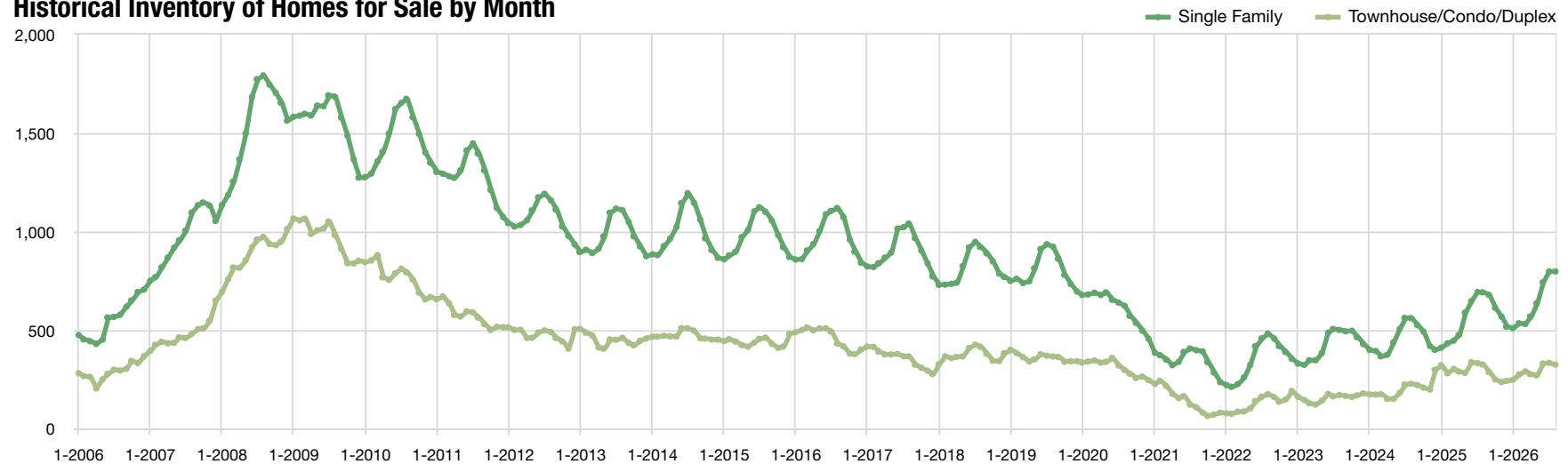
The number of properties available for sale in active status at the end of a given month.

August



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo / Duplex	Year-Over-Year Change
9-2025	679	+ 29.1%	287	+ 29.9%
10-2025	613	+ 24.6%	250	+ 20.2%
11-2025	569	+ 35.5%	236	+ 19.2%
12-2025	517	+ 29.3%	242	- 19.1%
1-2026	510	+ 24.1%	248	- 23.0%
2-2026	535	+ 23.6%	275	- 2.1%
3-2026	531	+ 18.8%	291	- 4.0%
4-2026	569	+ 19.8%	276	- 4.8%
5-2026	636	+ 8.0%	270	- 4.6%
6-2026	743	+ 14.8%	331	- 1.8%
7-2026	798	+ 15.2%	334	+ 0.6%
8-2026	798	+ 15.3%	325	- 0.3%
12-Month Avg	625	+ 20.4%	280	- 1.1%

Historical Inventory of Homes for Sale by Month

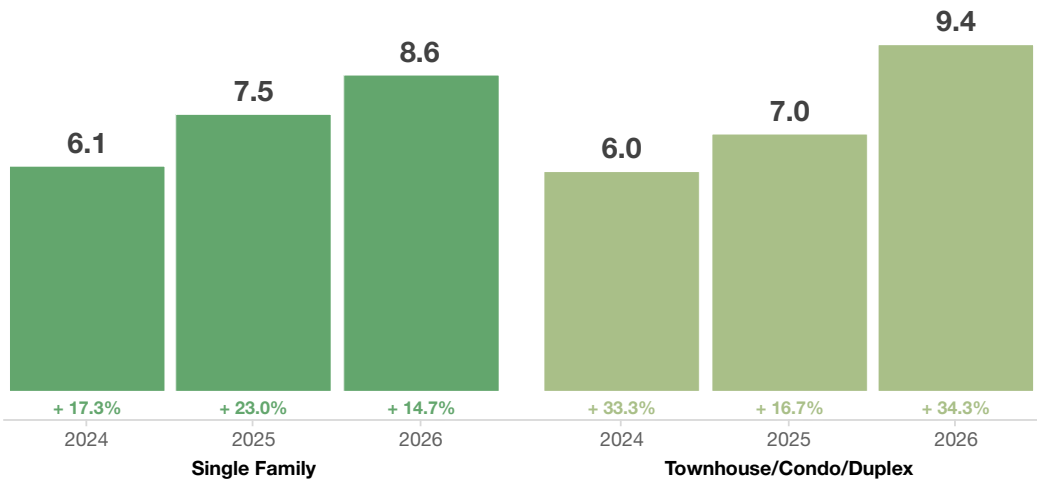


Current as of September 3, 2026. All data from Aspen Glenwood Multiple Listing Service. Report © 2026 ShowingTime Plus, LLC. | 12



The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

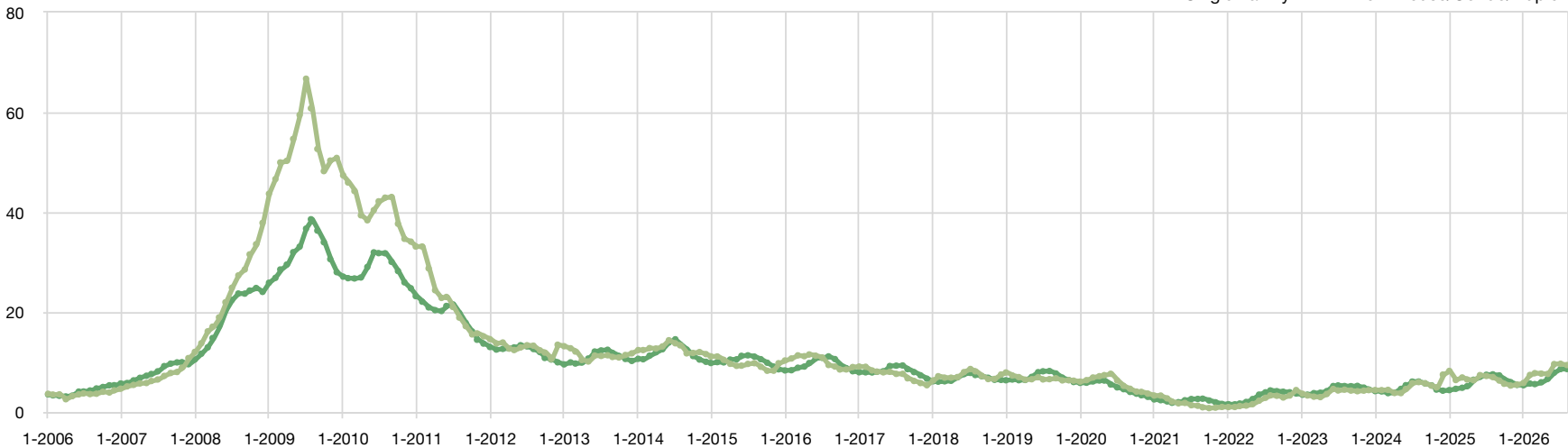
August



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo / Duplex	Year-Over-Year Change
9-2025	7.3	+ 28.1%	6.3	+ 10.5%
10-2025	6.5	+ 22.6%	5.6	+ 5.7%
11-2025	6.0	+ 33.3%	5.3	+ 8.2%
12-2025	5.4	+ 25.6%	5.5	- 26.7%
1-2026	5.4	+ 22.7%	5.8	- 29.3%
2-2026	5.7	+ 23.9%	7.4	+ 15.6%
3-2026	5.6	+ 16.7%	7.8	+ 13.0%
4-2026	5.9	+ 13.5%	7.7	+ 18.5%
5-2026	6.6	+ 1.5%	7.6	+ 20.6%
6-2026	7.9	+ 12.9%	9.6	+ 29.7%
7-2026	8.6	+ 14.7%	9.7	+ 34.7%
8-2026	8.6	+ 14.7%	9.4	+ 34.3%
12-Month Avg*	6.6	+ 18.1%	7.3	+ 10.5%

* Months Supply for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



AUGUST 2026

ALL PROPERTIES OVERVIEW


COLDWELL BANKER
MASON MORSE

A Coldwell Banker Mountain Properties Company

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Includes all Single Family, Condo, Townhome and Duplex listings in the MLS.

Key Metrics	Historical Sparkbars	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		213	228	+ 7.0%	1,965	1,889	- 3.9%
Pending Sales		154	153	- 0.6%	1,174	1,029	- 12.4%
Closed Sales		152	151	- 0.7%	1,028	978	- 4.9%
Days on Market Until Sale		94	152	+ 61.7%	114	133	+ 16.7%
Median Sales Price		\$689,350	\$835,000	+ 21.1%	\$817,500	\$740,000	- 9.5%
Average Sales Price		\$2,055,578	\$1,867,718	- 9.1%	\$2,546,406	\$2,070,314	- 18.7%
Percent of List Price Received		95.9%	96.1%	+ 0.2%	96.4%	96.3%	- 0.1%
Housing Affordability Index		64	52	- 18.8%	54	59	+ 9.3%
Inventory of Homes for Sale		1,018	1,123	+ 10.3%	—	—	—
Months Supply of Inventory		7.4	8.8	+ 18.9%	—	—	—

