JULY 2026

MONTHLY INDICATORS

COLDWELL BANKER MASON MORSE

A Coldwell Banker Mountain Properties Company

July 2026

U.S. existing-home sales declined 2.4% from the previous month to a seasonally adjusted annual rate of 4.09 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast but declined in the West, South, and Midwest. Compared to a year earlier, existing-home sales rose 2.8%, with gains in the Midwest, South, and West while remaining unchanged in the Northeast.

New Listings decreased 9.8 percent for Single Family and 19.8 percent for Townhouse/Condo/Duplex. Pending Sales decreased 5.1 percent for Single Family but increased 6.7 percent for Townhouse/Condo/Duplex. Inventory increased 13.0 percent for Single Family and 0.3 percent for Townhouse/Condo/Duplex.

Median Sales Price increased 2.5 percent to $730,000 for Single Family but decreased 8.5 percent to $902,000 for Townhouse/Condo/Duplex. Days on Market increased 7.8 percent for Single Family and 22.5 percent for Townhouse/Condo/Duplex. Months Supply of Inventory increased 12.0 percent for Single Family and 33.3 percent for Townhouse/Condo/Duplex.

Nationally, the median existing-home price hit a new record of $440,600, a 1.8% increase from a year earlier, NAR reported. Home prices have now increased on an annual basis for 36 consecutive months, reflecting continued demand despite inventory remaining below historically balanced levels. Heading into July, there were 1.56 million properties for sale, down 0.6% month-over-month but up 1.3% from the same period last year, representing a 4.6-month supply at the current sales pace. Homes spent a median of 28 days on the market, with first-time homebuyers accounting for 33% of home purchases.

Quick Facts

- 16.3%	- 1.1%	+ 8.9%
Change in **Closed Sales** All Properties	Change in **Median Sales Price** All Properties	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.

Aspen Glenwood MLS

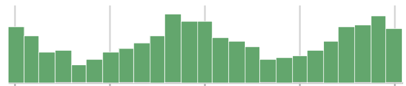
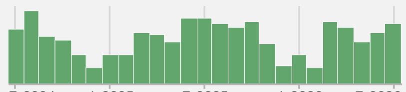
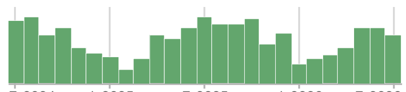
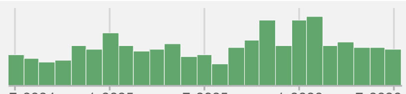
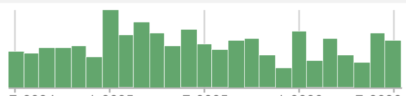
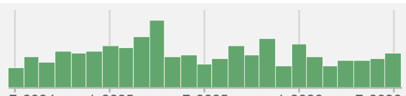
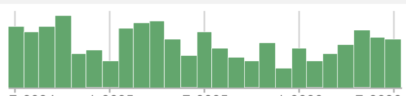
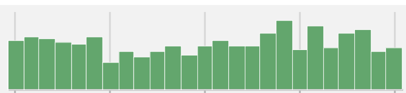
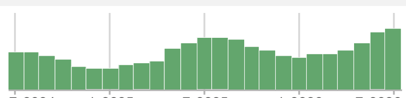
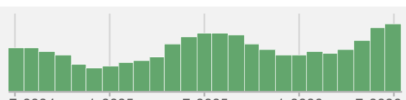
JULY 2026

SINGLE-FAMILY MARKET 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. Single Family properties only.

Key Metrics	Historical Sparkbars	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		214	**193**	- 9.8%	1,214	**1,191**	- 1.9%
Pending Sales		117	**111**	- 5.1%	668	**650**	- 2.7%
Closed Sales		118	**97**	- 17.8%	614	**599**	- 2.4%
Days on Market Until Sale		103	**111**	+ 7.8%	112	**124**	+ 10.7%
Median Sales Price		$712,500	**$730,000**	+ 2.5%	$779,000	**$680,000**	- 12.7%
Average Sales Price		$1,698,134	**$2,441,059**	+ 43.7%	$2,843,358	**$2,126,472**	- 25.2%
Percent of List Price Received		96.6%	**96.3%**	- 0.3%	96.4%	**96.1%**	- 0.3%
Housing Affordability Index		61	**60**	- 1.6%	56	**64**	+ 14.3%
Inventory of Homes for Sale		693	**783**	+ 13.0%	—	**—**	—
Months Supply of Inventory		7.5	**8.4**	+ 12.0%	—	**—**	—

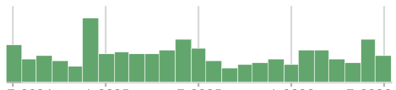
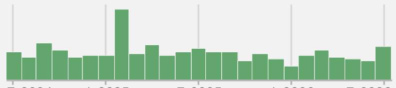
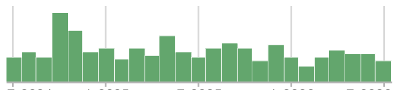
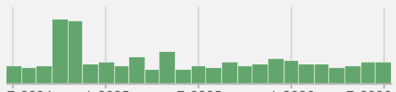
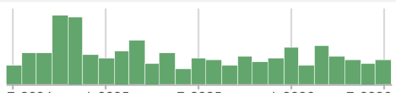
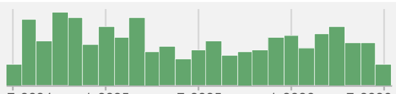
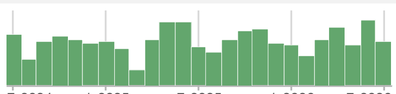
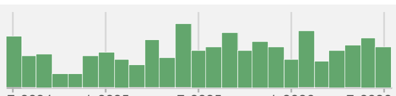
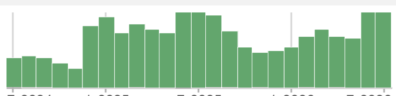
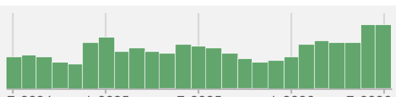
Aspen Glenwood MLS

JULY 2026

TOWNHOUSE/CONDO MARKET 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. Townhouse/Condo/Duplex properties only.

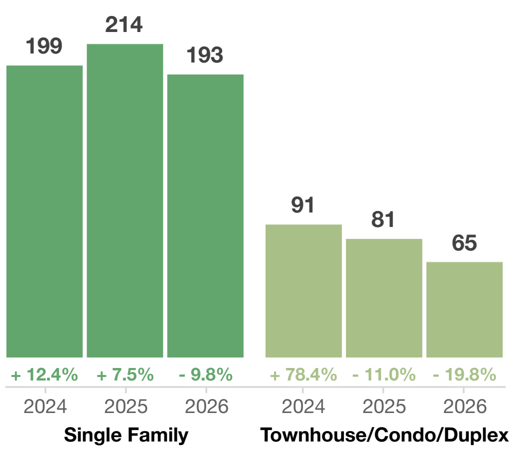
Key Metrics	Historical Sparkbars	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		81	**65**	- 19.8%	537	**465**	- 13.4%
Pending Sales		45	**48**	+ 6.7%	352	**239**	- 32.1%
Closed Sales		29	**26**	- 10.3%	262	**213**	- 18.7%
Days on Market Until Sale		102	**125**	+ 22.5%	130	**116**	- 10.8%
Median Sales Price		$986,000	**$902,000**	- 8.5%	$956,000	**$906,000**	- 5.2%
Average Sales Price		$1,697,209	**$1,050,688**	- 38.1%	$2,135,252	**$2,142,447**	+ 0.3%
Percent of List Price Received		96.3%	**96.7%**	+ 0.4%	96.7%	**96.9%**	+ 0.2%
Housing Affordability Index		44	**48**	+ 9.1%	45	**48**	+ 6.7%
Inventory of Homes for Sale		331	**332**	+ 0.3%	—	**—**	—
Months Supply of Inventory		7.2	**9.6**	+ 33.3%	—	**—**	—

Aspen Glenwood MLS

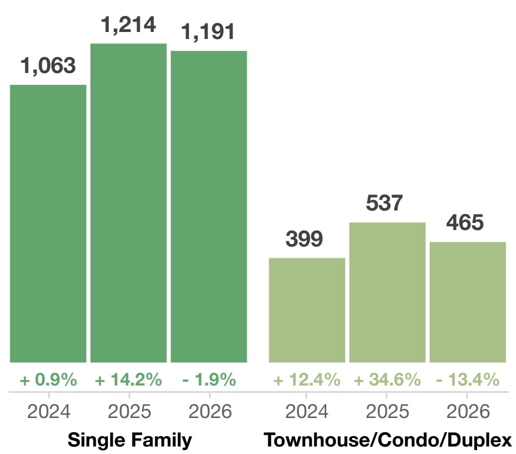
NEW LISTINGS

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

July

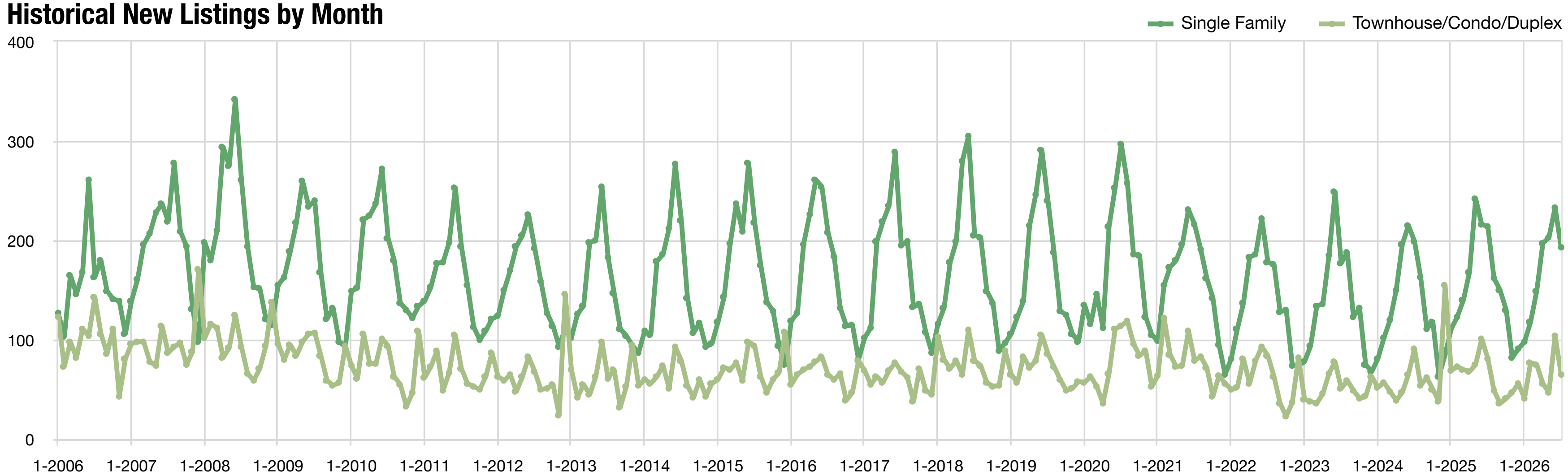


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo / Duplex	Year-Over-Year Change
8-2025	162	- 0.6%	49	- 9.3%
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	118	- 4.1%	77	+ 5.5%
3-2026	149	+ 6.4%	75	+ 7.1%
4-2026	197	+ 17.3%	56	- 17.6%
5-2026	203	- 16.1%	47	- 37.3%
6-2026	233	+ 7.9%	104	+ 3.0%
7-2026	**193**	**- 9.8%**	**65**	**- 19.8%**
12-Month Avg	151	+ 3.4%	58	- 22.7%

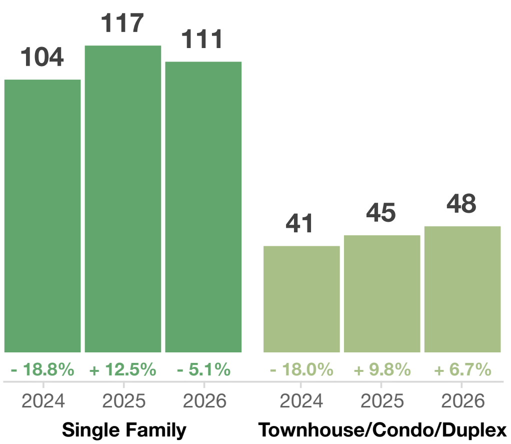
Historical New Listings by Month



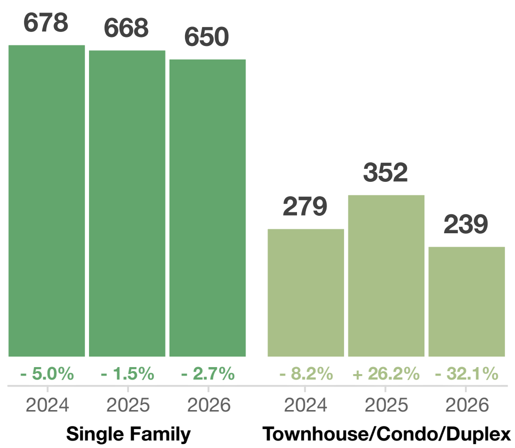
PENDING SALES

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

July

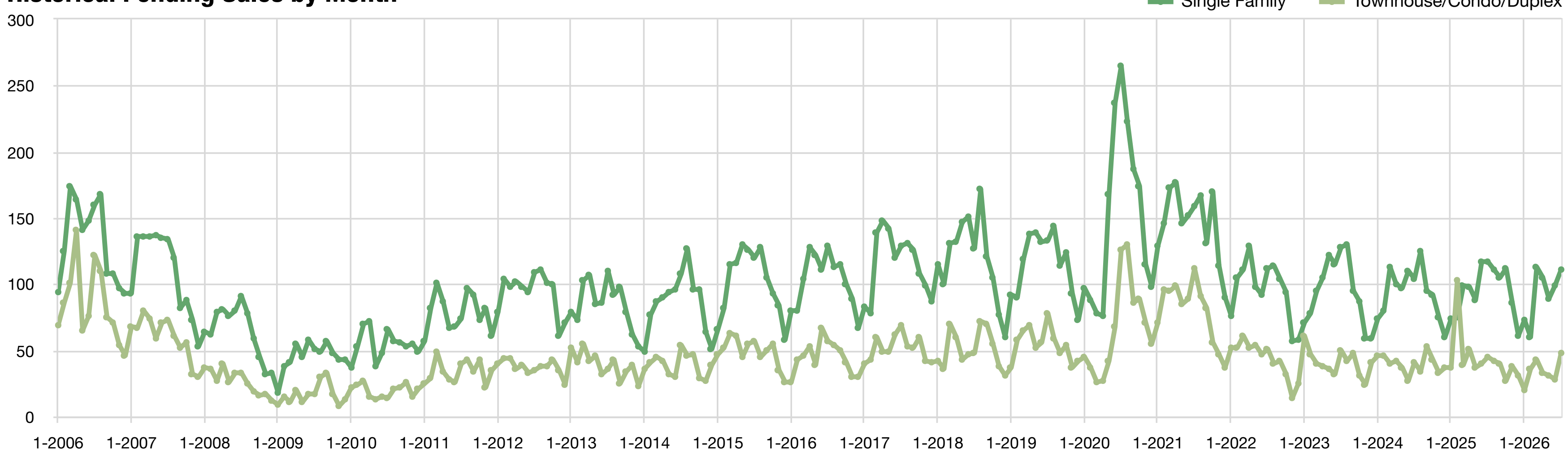


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo / Duplex	Year-Over-Year Change
8-2025	111	- 11.2%	42	+ 23.5%
9-2025	105	+ 10.5%	40	- 24.5%
10-2025	112	+ 21.7%	27	- 37.2%
11-2025	86	+ 14.7%	38	+ 15.2%
12-2025	61	+ 1.7%	31	- 16.2%
1-2026	73	- 1.4%	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	89	+ 1.1%	31	- 16.2%
6-2026	99	- 15.4%	28	- 30.0%
7-2026	**111**	**- 5.1%**	**48**	**+ 6.7%**
12-Month Avg	94	+ 1.1%	35	- 23.9%

Historical Pending Sales by Month

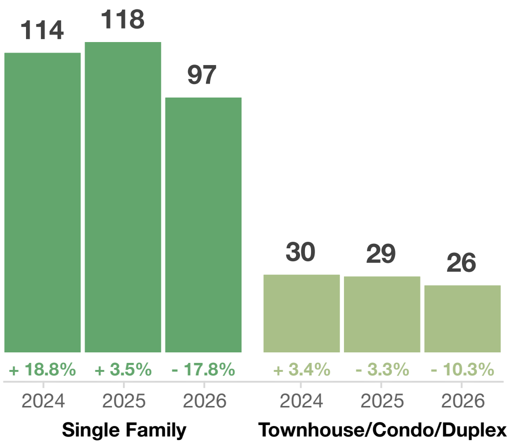


Aspen Glenwood MLS

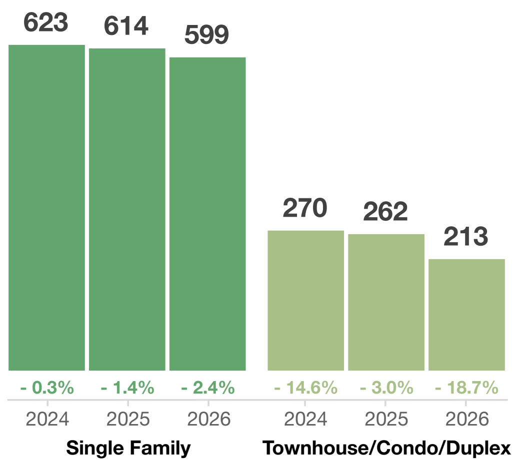
CLOSED SALES

A count of the actual sales in a given month.

July

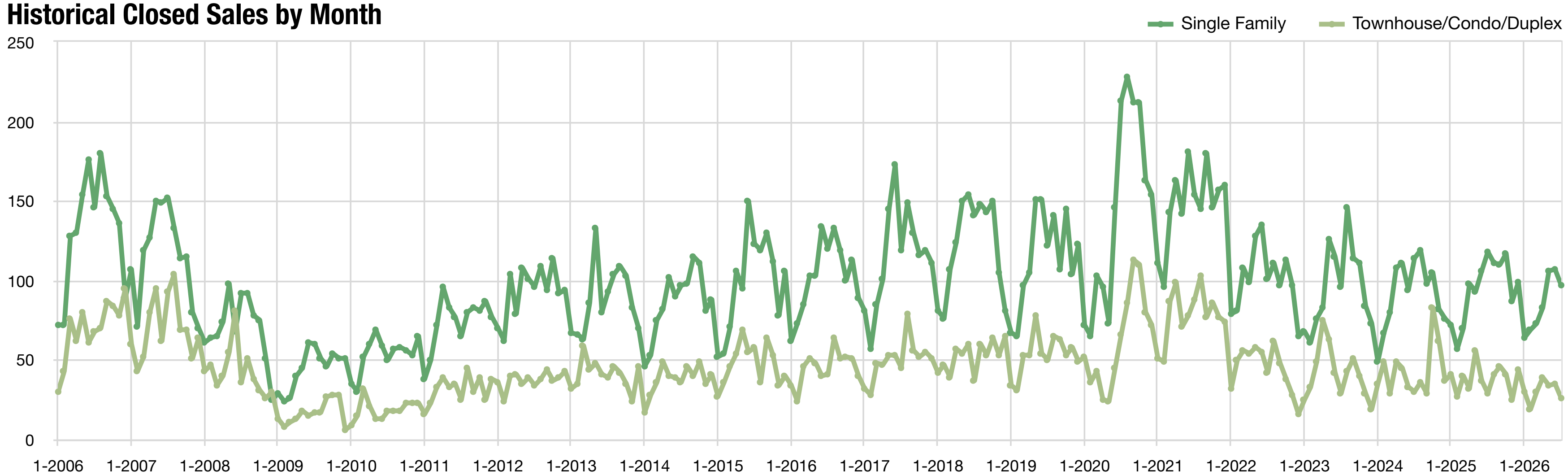


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo / Duplex	Year-Over-Year Change
8-2025	111	- 6.7%	41	+ 13.9%
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	**97**	**- 17.8%**	**26**	**- 10.3%**
12-Month Avg	94	+ 3.3%	34	- 19.0%

Historical Closed Sales by Month

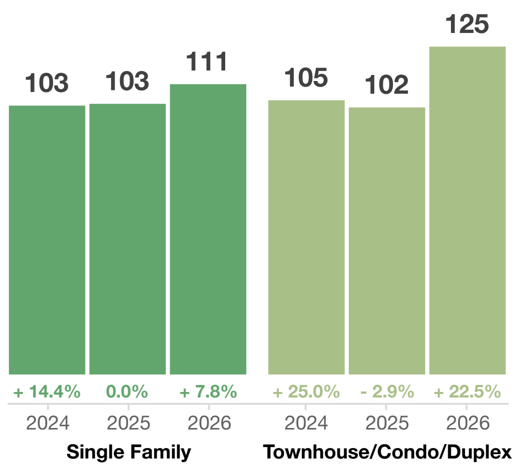


DAYS ON MARKET UNTIL SALE

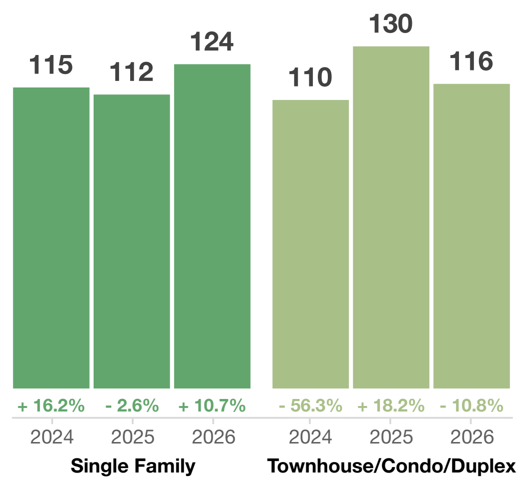
COLDWELL BANKER MASON MORSE
A Coldwell Banker Mountain Properties Company

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

July



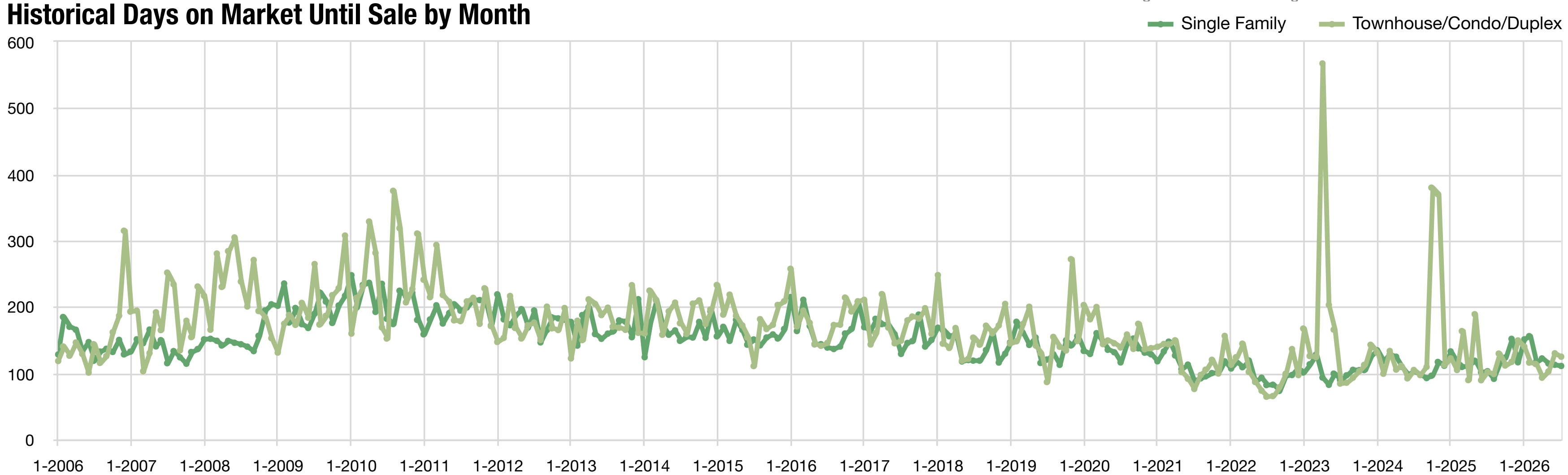
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo / Duplex	Year-Over-Year Change
8-2025	92	- 6.1%	99	+ 2.1%
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	**111**	**+ 7.8%**	**125**	**+ 22.5%**
12-Month Avg*	121	+ 12.5%	119	- 39.0%

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

Historical Days on Market Until Sale by Month



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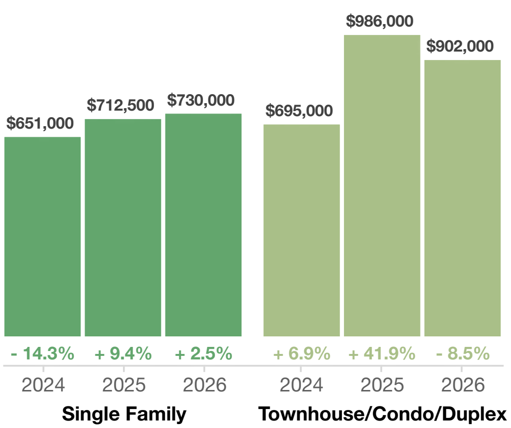
MEDIAN SALES PRICE

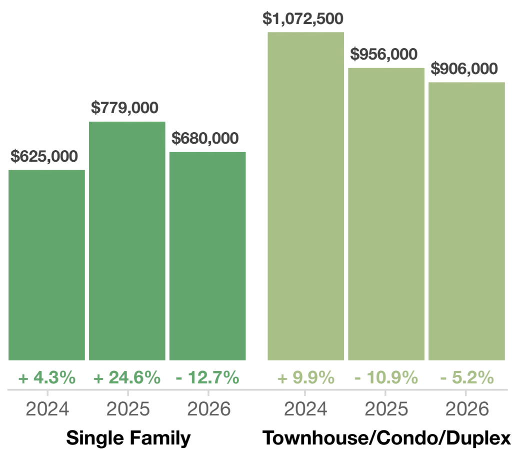
COLDWELL BANKER MASON MORSE
A Coldwell Banker Mountain Properties Company

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

July



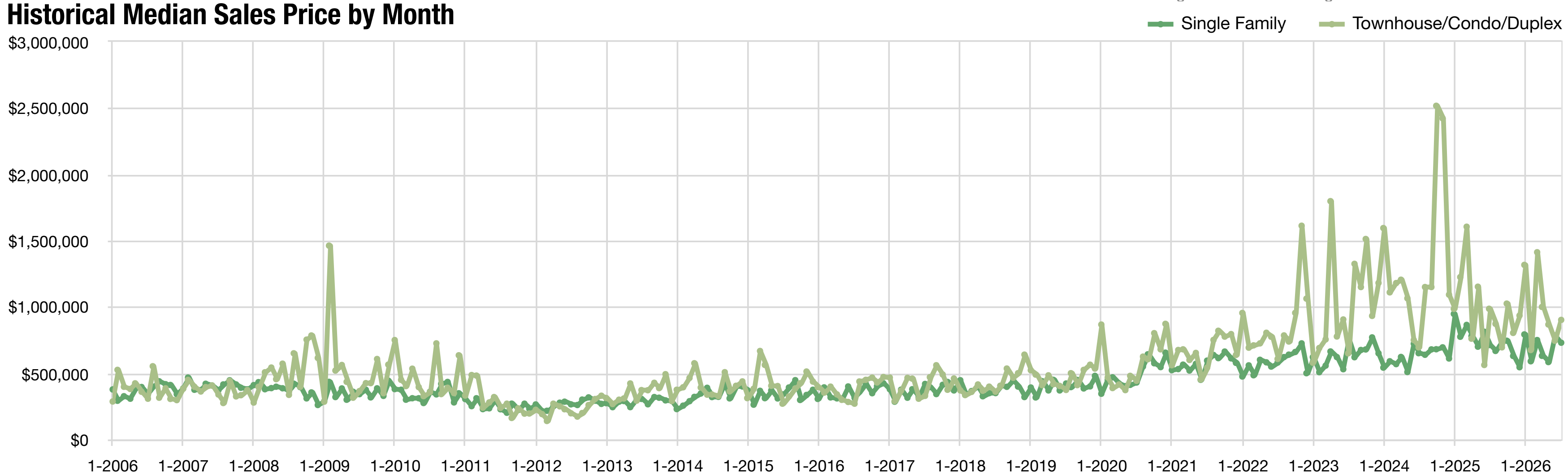
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo / Duplex	Year-Over-Year Change
8-2025	$668,000	+ 4.5%	$872,625	- 24.1%
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	**$730,000**	**+ 2.5%**	**$902,000**	**- 8.5%**
12-Month Avg*	$660,000	- 7.7%	$900,000	- 26.5%

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

Historical Median Sales Price by Month



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JULY 2026

AVERAGE SALES PRICE

COLDWELL BANKER MASON MORSE

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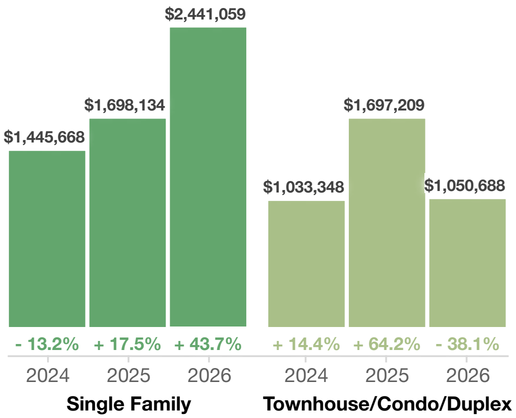
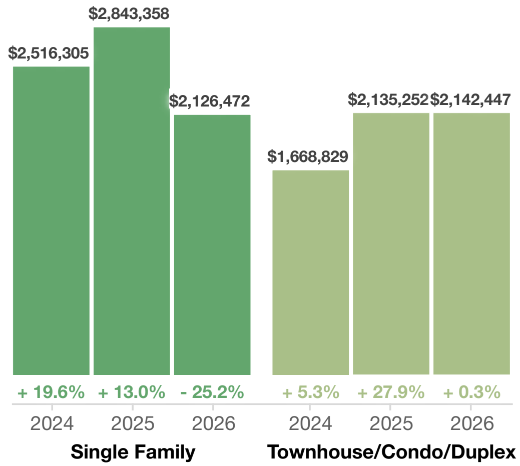
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

July



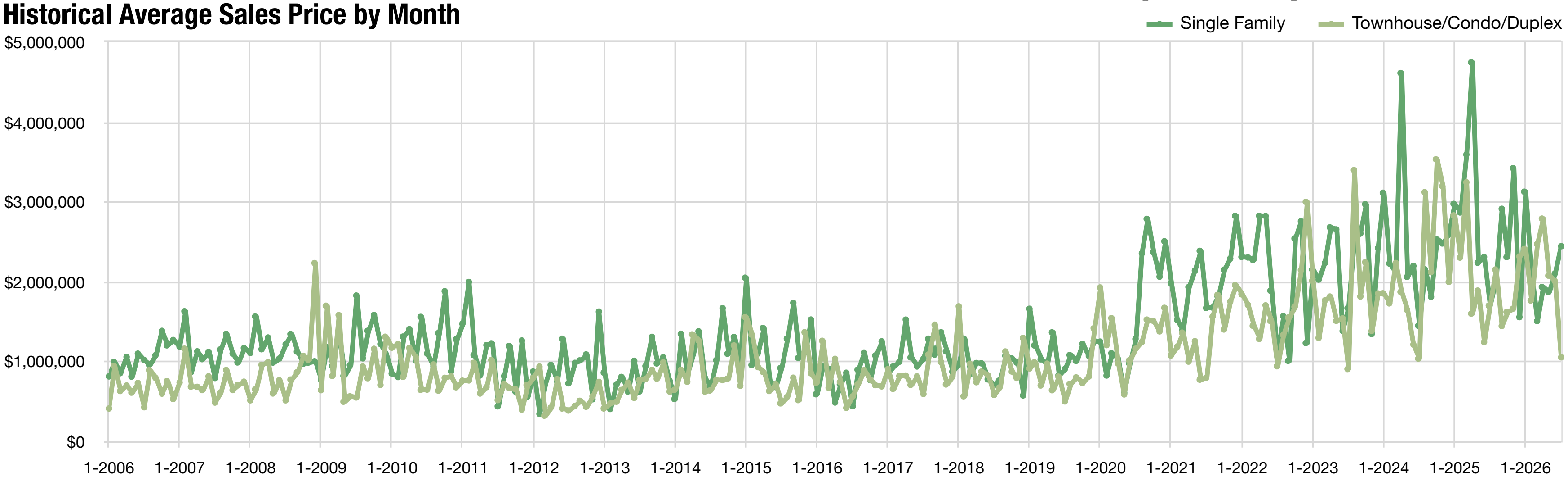
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo / Duplex	Year-Over-Year Change
8-2025	$2,021,283	- 6.1%	$2,148,426	- 31.1%
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	**$2,441,059**	**+ 43.7%**	**$1,050,688**	**- 38.1%**
12-Month Avg*	$2,261,162	- 13.1%	$2,000,705	- 21.5%

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

Historical Average Sales Price by Month



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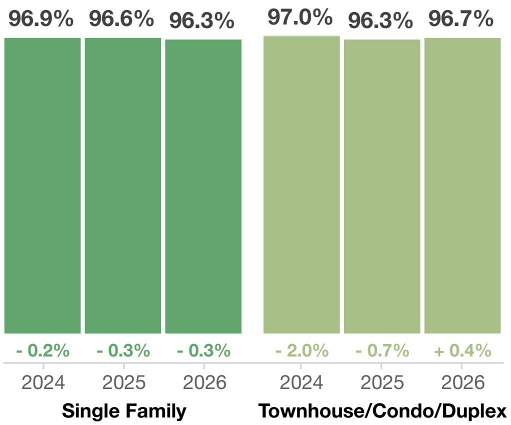
JULY 2026
PERCENT OF LIST PRICE RECEIVED

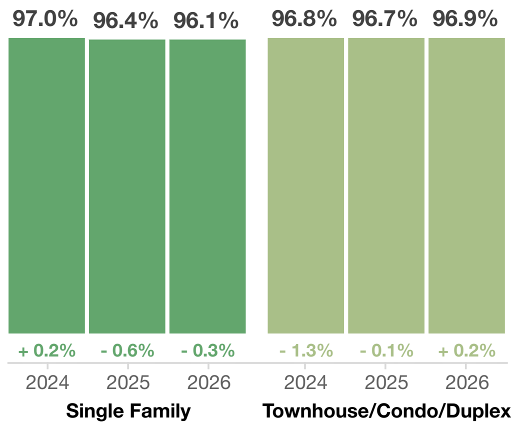
COLDWELL BANKER MASON MORSE
A Coldwell Banker Mountain Properties Company

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.

July



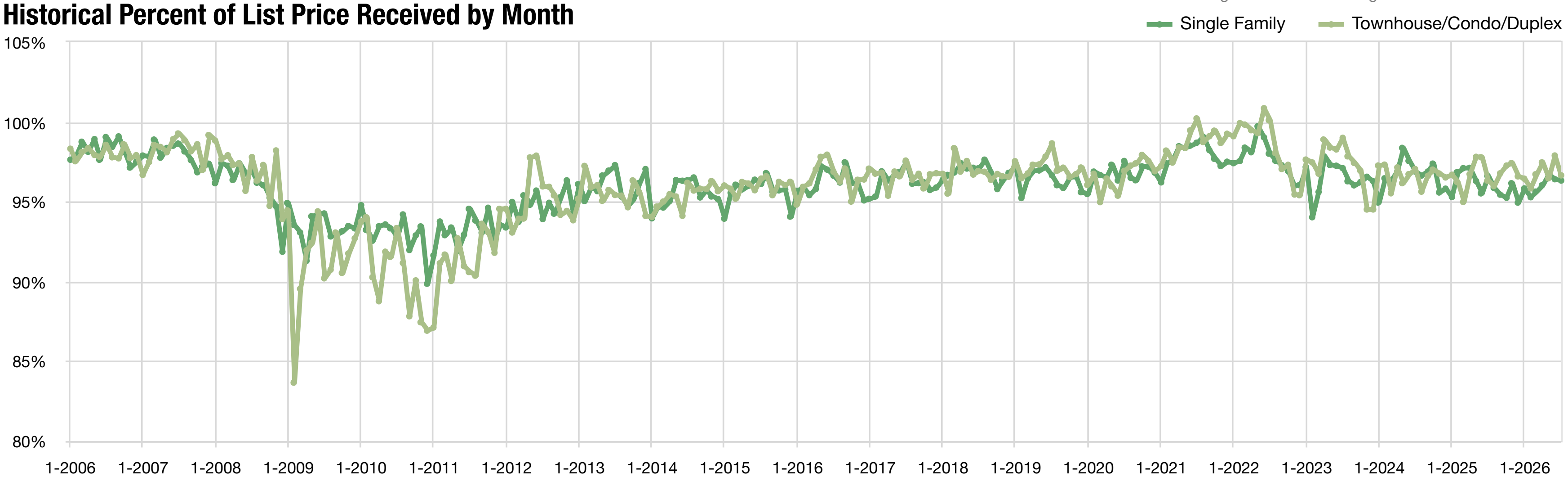
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo / Duplex	Year-Over-Year Change
8-2025	95.9%	- 0.7%	96.0%	+ 0.4%
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	**96.3%**	**- 0.3%**	**96.7%**	**+ 0.4%**
12-Month Avg*	95.8%	- 0.6%	96.8%	+ 0.1%

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

Historical Percent of List Price Received by Month



Aspen Glenwood MLS

JULY 2026

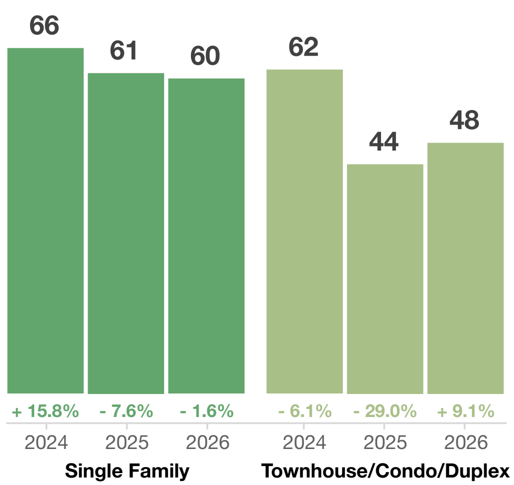
HOUSING AFFORDABILITY INDEX

COLDWELL BANKER MASON MORSE

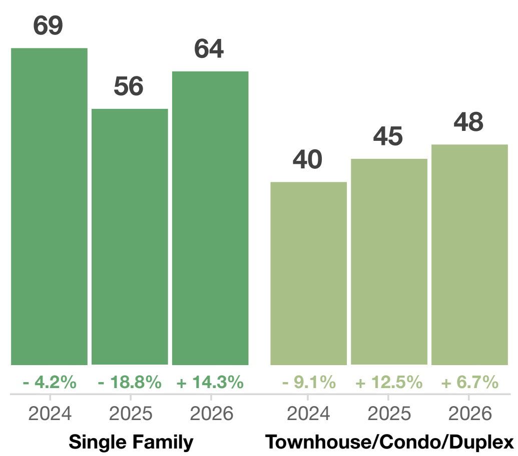
A Coldwell Banker Mountain Properties Company

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.

July

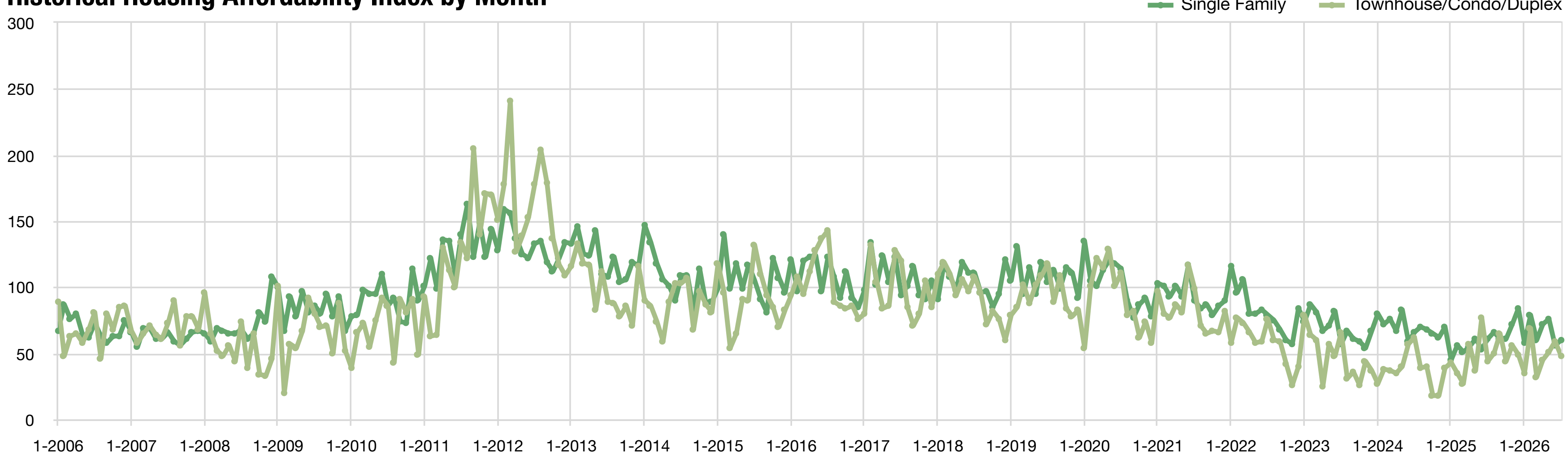


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo / Duplex	Year-Over-Year Change
8-2025	66	- 5.7%	50	+ 28.2%
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	**60**	**- 1.6%**	**48**	**+ 9.1%**
12-Month Avg	67	+ 11.7%	50	+ 25.0%

Historical Housing Affordability Index by Month



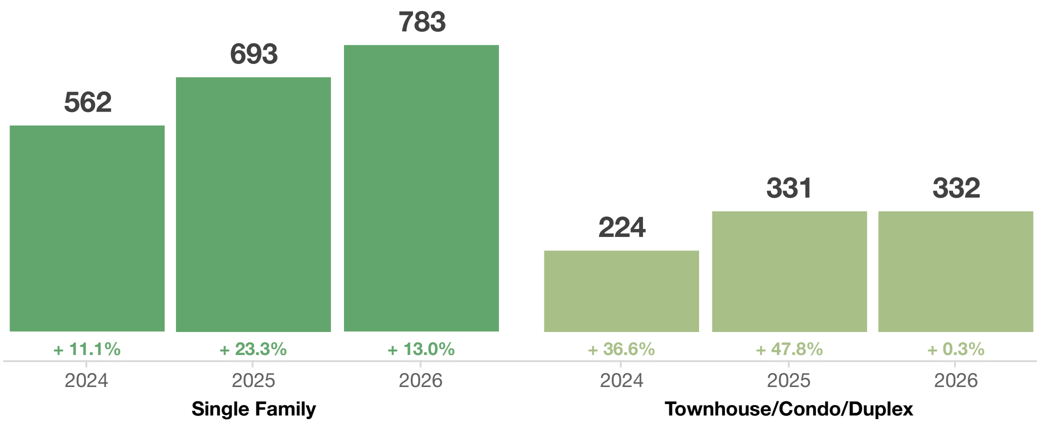
Aspen Glenwood MLS

JULY 2026
INVENTORY OF HOMES FOR SALE

COLDWELL BANKER MASON MORSE
A Coldwell Banker Mountain Properties Company

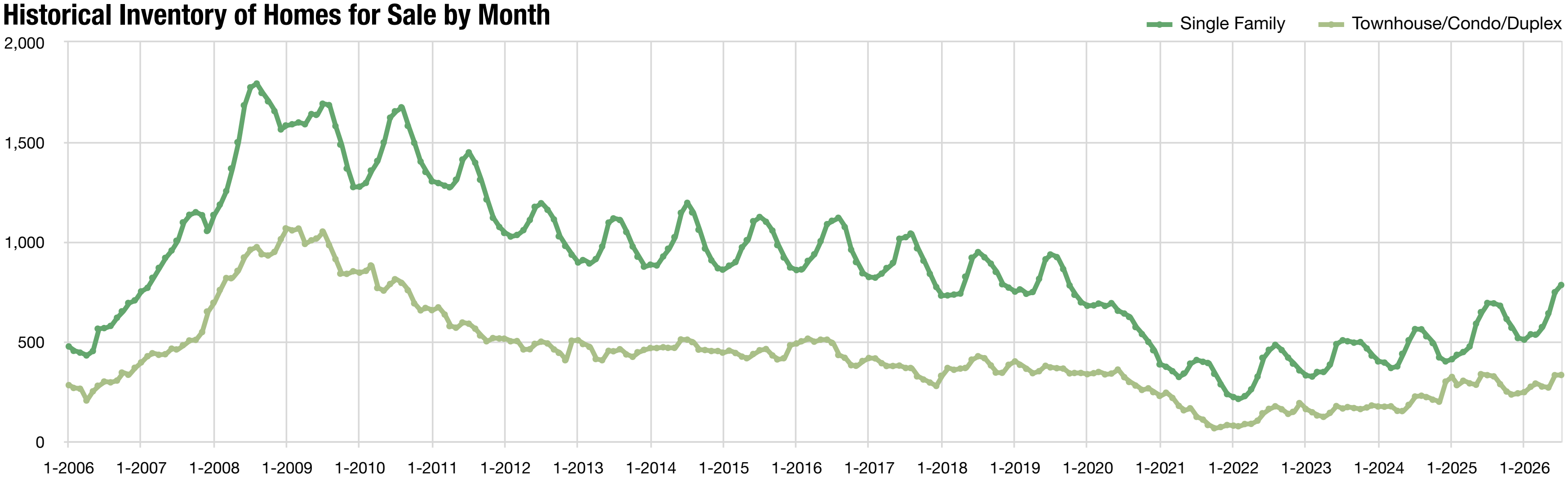
The number of properties available for sale in active status at the end of a given month.

July



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo / Duplex	Year-Over-Year Change
8-2025	691	+ 23.2%	325	+ 42.5%
9-2025	679	+ 29.1%	286	+ 29.4%
10-2025	613	+ 24.6%	249	+ 19.7%
11-2025	569	+ 35.5%	234	+ 18.2%
12-2025	517	+ 29.3%	240	- 19.7%
1-2026	509	+ 23.8%	246	- 23.6%
2-2026	536	+ 23.8%	273	- 2.8%
3-2026	534	+ 19.5%	289	- 4.6%
4-2026	572	+ 20.4%	274	- 5.5%
5-2026	641	+ 8.8%	269	- 4.9%
6-2026	747	+ 15.5%	331	- 1.5%
7-2026	**783**	**+ 13.0%**	**332**	**+ 0.3%**
12-Month Avg	616	+ 21.3%	279	+ 1.5%

Historical Inventory of Homes for Sale by Month



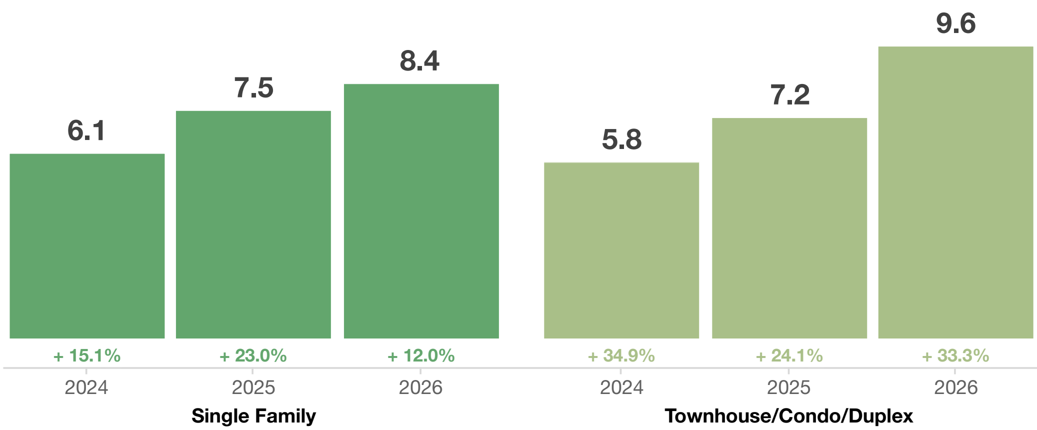
Aspen Glenwood MLS

MONTHS SUPPLY OF INVENTORY

COLDWELL BANKER
MASON MORSE
A Coldwell Banker Mountain Properties Company

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.

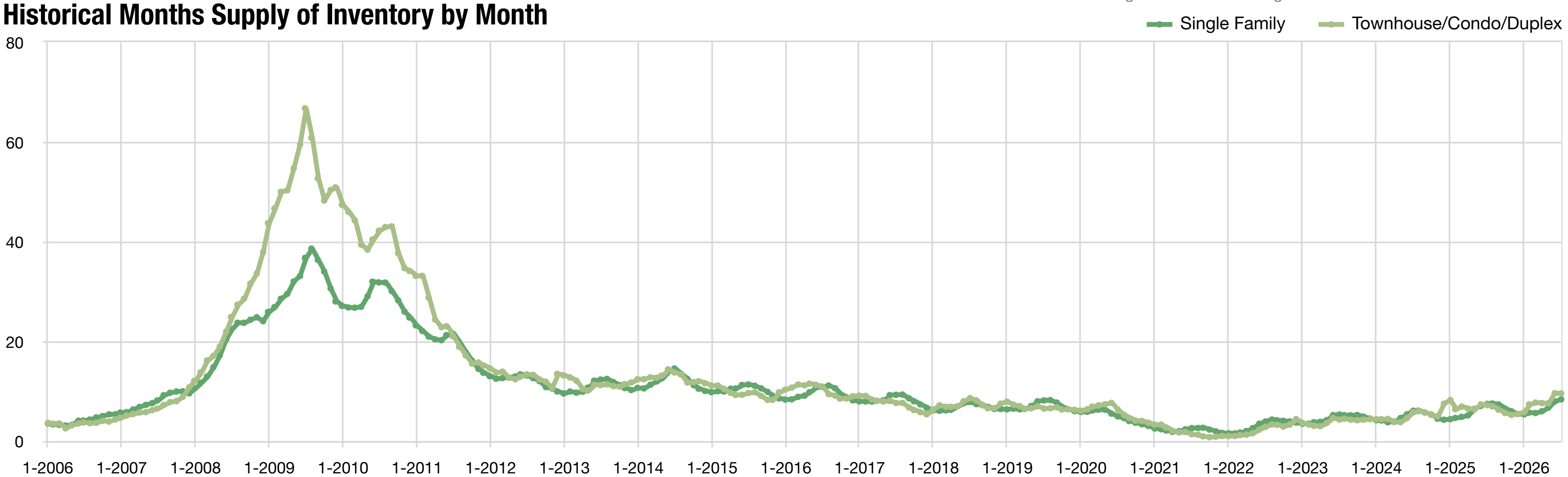
July



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo / Duplex	Year-Over-Year Change
8-2025	7.5	+ 23.0%	7.0	+ 16.7%
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%	5.2	+ 6.1%
12-2025	5.4	+ 25.6%	5.4	- 28.0%
1-2026	5.3	+ 20.5%	5.8	- 29.3%
2-2026	5.7	+ 23.9%	7.3	+ 14.1%
3-2026	5.6	+ 16.7%	7.7	+ 11.6%
4-2026	6.0	+ 15.4%	7.6	+ 16.9%
5-2026	6.7	+ 3.1%	7.6	+ 20.6%
6-2026	7.9	+ 12.9%	9.6	+ 29.7%
7-2026	**8.4**	**+ 12.0%**	**9.6**	**+ 33.3%**
12-Month Avg*	6.5	+ 19.0%	7.1	+ 8.1%

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

Historical Months Supply of Inventory by Month



Aspen Glenwood MLS

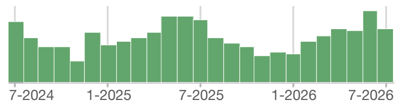
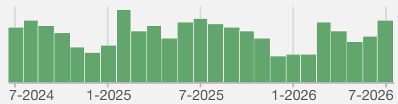
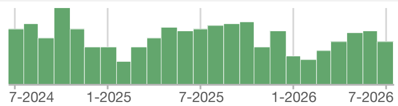
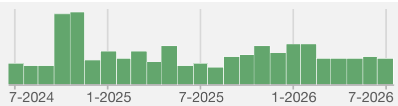
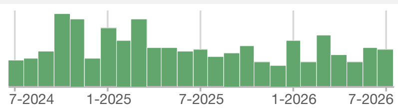
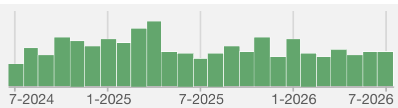
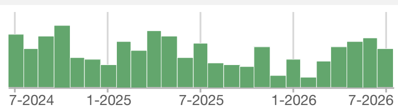
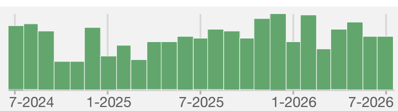
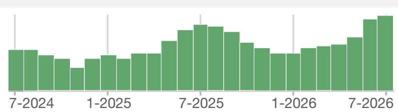
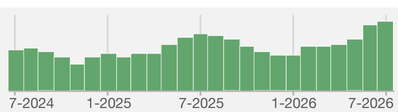
JULY 2026

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	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		295	**258**	- 12.5%	1,751	**1,656**	- 5.4%
Pending Sales		162	**159**	- 1.9%	1,020	**889**	- 12.8%
Closed Sales		147	**123**	- 16.3%	876	**812**	- 7.3%
Days on Market Until Sale		103	**114**	+ 10.7%	117	**122**	+ 4.3%
Median Sales Price		$758,500	**$750,000**	- 1.1%	$824,500	**$730,000**	- 11.5%
Average Sales Price		$1,697,951	**$2,147,159**	+ 26.5%	$2,631,573	**$2,130,673**	- 19.0%
Percent of List Price Received		96.6%	**96.4%**	- 0.2%	96.5%	**96.3%**	- 0.2%
Housing Affordability Index		57	**58**	+ 1.8%	53	**60**	+ 13.2%
Inventory of Homes for Sale		1,024	**1,115**	+ 8.9%	—	**—**	—
Months Supply of Inventory		7.4	**8.7**	+ 17.6%	—	**—**	—

Aspen Glenwood MLS