

JULY 2026

LOCAL MARKET UPDATE

ASPEN

COLDWELL BANKER
MASON MORSE

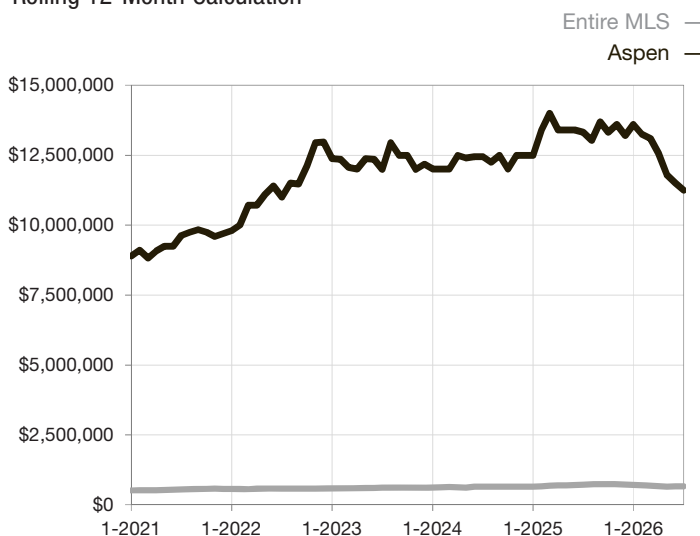
A Research Tool Provided by the Colorado Association of REALTORS®

Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 7-2026	Percent Change from Previous Year
New Listings	19	18	- 5.3%	133	111	- 16.5%
Sold Listings	3	9	+ 200.0%	53	39	- 26.4%
Median Sales Price*	\$11,800,000	\$10,185,000	- 13.7%	\$13,250,000	\$10,185,000	- 23.1%
Average Sales Price*	\$10,375,000	\$16,104,240	+ 55.2%	\$17,227,845	\$13,954,682	- 19.0%
Percent of List Price Received*	98.3%	93.0%	- 5.4%	94.2%	91.9%	- 2.4%
Days on Market Until Sale	210	278	+ 32.4%	155	255	+ 64.5%
Inventory of Homes for Sale	126	109	- 13.5%	--	--	--
Months Supply of Inventory	18.4	17.9	- 2.7%	--	--	--

* 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	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 7-2026	Percent Change from Previous Year
New Listings	24	17	- 29.2%	118	101	- 14.4%
Sold Listings	9	2	- 77.8%	58	45	- 22.4%
Median Sales Price*	\$2,675,000	\$2,585,000	- 3.4%	\$3,175,000	\$3,400,000	+ 7.1%
Average Sales Price*	\$3,058,944	\$2,585,000	- 15.5%	\$5,193,819	\$5,853,717	+ 12.7%
Percent of List Price Received*	94.8%	89.6%	- 5.5%	93.8%	95.0%	+ 1.3%
Days on Market Until Sale	129	126	- 2.3%	171	174	+ 1.8%
Inventory of Homes for Sale	88	87	- 1.1%	--	--	--
Months Supply of Inventory	10.0	11.1	+ 11.0%	--	--	--

* 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 CalculationMedian Sales Price – Townhouse-Condo
Rolling 12-Month Calculation