MAY 2026

MONTHLY INDICATORS

COLDWELL BANKER MASON MORSE

A Coldwell Banker Mountain Properties Company

May 2026

Percent changes calculated using year-over-year comparisons.

New Listings were down 14.0 percent for single family homes and 45.8 percent for townhouse-condo properties. Pending Sales increased 6.8 percent for single family homes but remained flat for townhouse-condo properties.

The Median Sales Price was down 33.8 percent to $874,500 for single family homes and 24.1 percent to $900,000 for townhouse-condo properties. Days on Market increased 13.8 percent for single family homes but decreased 47.2 percent for condo properties.

National inventory climbed 5.8% month-over-month and 1.4% year-over-year, with approximately 1.47 million properties listed for sale heading into May, NAR reported. At the current sales pace, that represents a 4.4-month supply, reflecting a modest improvement in inventory conditions compared to a year earlier. Homes spent a median of 32 days on the market, down from 41 days the previous month, while the median existing-home price increased to $417,700, up 0.9% from a year ago.

ASPEN BOARD OF REALTORS®

Activity Snapshot

- 9.3%	- 27.9%	- 2.3%
One-Year Change in **Sold Listings All Properties**	One-Year Change in **Median Sales Price All Properties**	One-Year Change in **Active Listings All Properties**

Residential real estate activity in the counties of Delta, Eagle, Garfield, Gunnison, Mesa, Moffat and Pitkin composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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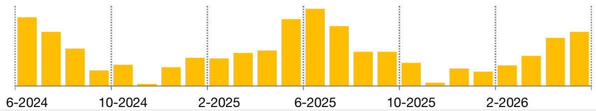
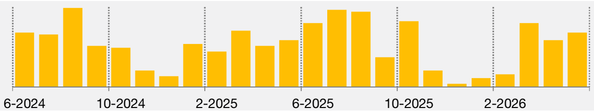
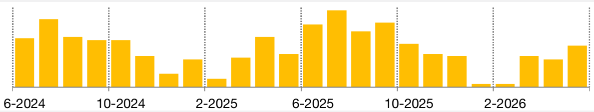
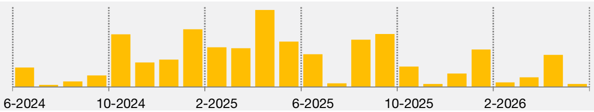
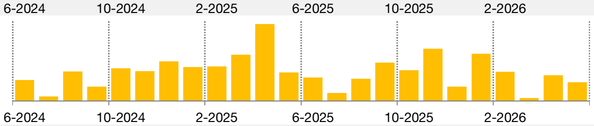
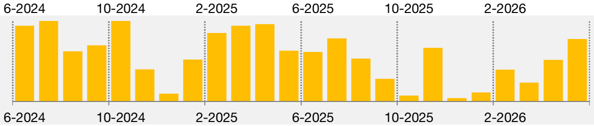
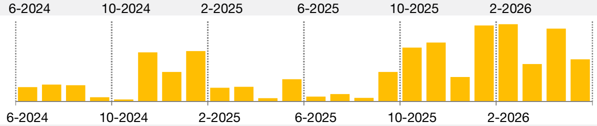
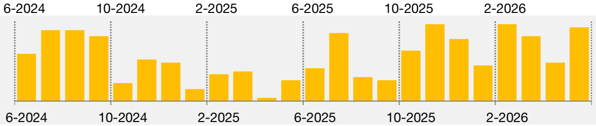
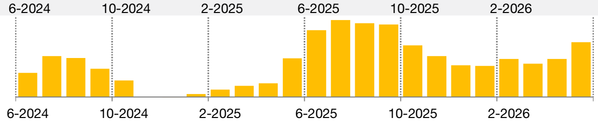
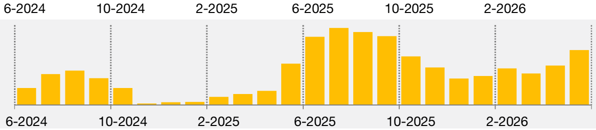
SINGLE FAMILY MARKET OVERVIEW

COLDWELL BANKER MASON MORSE
A Coldwell Banker Mountain Properties Company

Key Metrics	Historical Sparkbars	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		143	**123**	- 14.0%	492	**455**	- 7.5%
Pending Sales		59	**63**	+ 6.8%	289	**270**	- 6.6%
Sold Listings		53	**58**	+ 9.4%	256	**232**	- 9.4%
Median Sales Price		$1,320,000	**$874,500**	- 33.8%	$1,350,000	**$985,000**	- 27.0%
Avg. Sales Price		$3,579,026	**$2,920,647**	- 18.4%	$4,761,564	**$3,186,512**	- 33.1%
Pct. of List Price Received		96.1%	**96.6%**	+ 0.5%	96.6%	**95.5%**	- 1.1%
Days on Market		116	**132**	+ 13.8%	115	**145**	+ 26.1%
Affordability Index		31	**49**	+ 58.1%	31	**43**	+ 38.7%
Active Listings		365	**402**	+ 10.1%	--	**--**	--
Months Supply		6.5	**7.1**	+ 9.2%	--	**--**	--

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

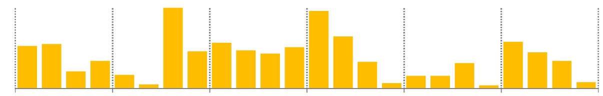
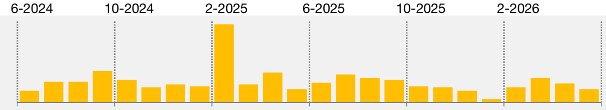
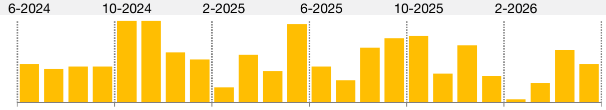
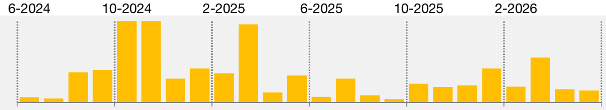
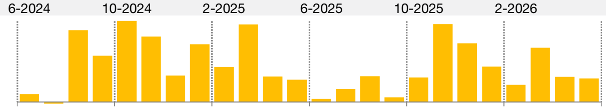
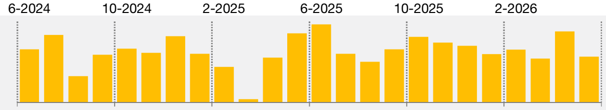
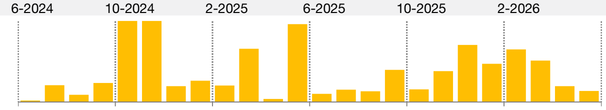
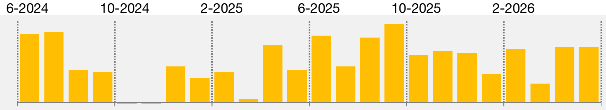
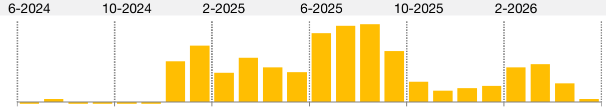
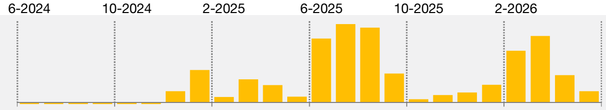
ASPEN BOARD OF REALTORS®

MAY 2026

TOWNHOUSE-CONDO MARKET OVERVIEW

COLDWELL BANKER MASON MORSE

A Coldwell Banker Mountain Properties Company

Key Metrics	Historical Sparkbars	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		72	**39**	- 45.8%	351	**278**	- 20.8%
Pending Sales		32	**32**	0.0%	257	**169**	- 34.2%
Sold Listings		52	**35**	- 32.7%	185	**153**	- 17.3%
Median Sales Price		$1,185,625	**$900,000**	- 24.1%	$1,320,000	**$1,000,000**	- 24.2%
Avg. Sales Price		$2,014,755	**$2,049,357**	+ 1.7%	$2,649,606	**$2,272,605**	- 14.2%
Pct. of List Price Received		97.3%	**96.3%**	- 1.0%	96.2%	**96.7%**	+ 0.5%
Days on Market		195	**103**	- 47.2%	143	**127**	- 11.2%
Affordability Index		35	**47**	+ 34.3%	31	**43**	+ 38.7%
Active Listings		266	**227**	- 14.7%	--	**--**	--
Months Supply		6.3	**6.4**	+ 1.6%	--	**--**	--

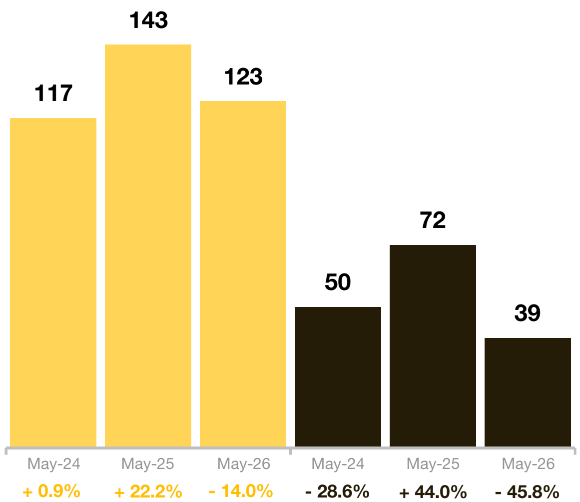
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

ASPEN BOARD OF REALTORS®

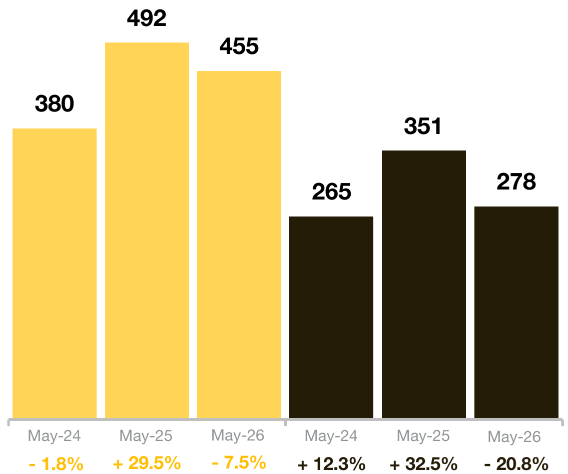
MAY 2026
NEW LISTINGS

COLDWELL BANKER MASON MORSE
A Coldwell Banker Mountain Properties Company

May

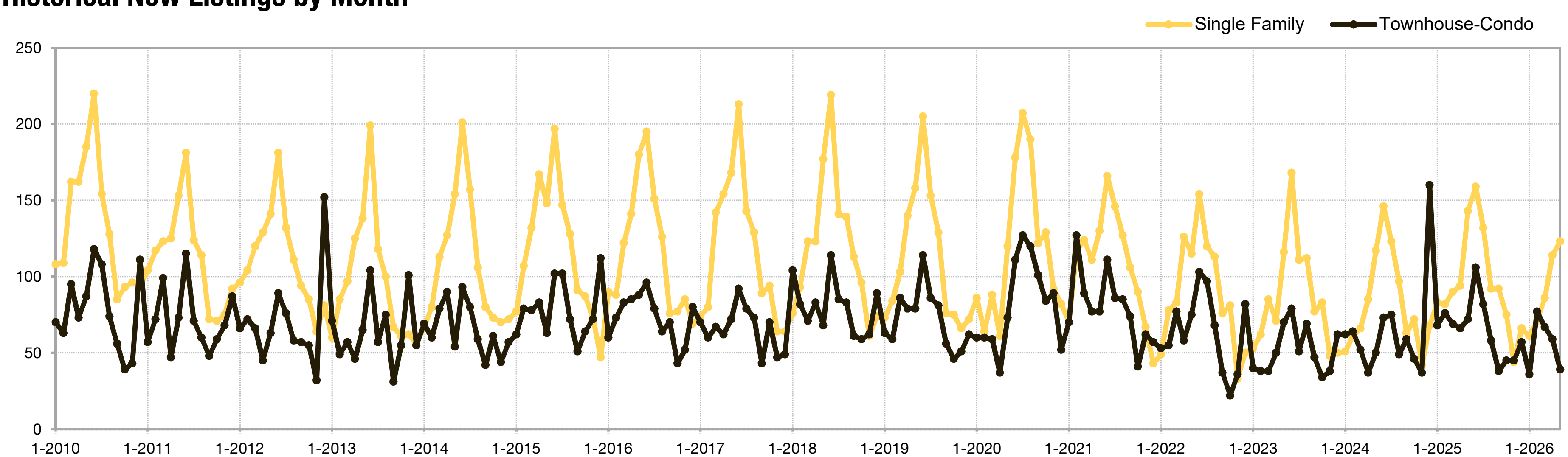


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	159	+8.9%	106	+45.2%
Jul-2025	132	+7.3%	82	+9.3%
Aug-2025	92	-5.2%	58	+18.4%
Sep-2025	92	+46.0%	38	-35.6%
Oct-2025	75	+4.2%	45	-2.2%
Nov-2025	44	+4.8%	45	+21.6%
Dec-2025	66	-2.9%	57	-64.4%
Jan-2026	61	-26.5%	36	-47.1%
Feb-2026	71	-13.4%	77	+1.3%
Mar-2026	86	-4.4%	67	-2.9%
Apr-2026	114	+21.3%	59	-10.6%
May-2026	**123**	**-14.0%**	**39**	**-45.8%**

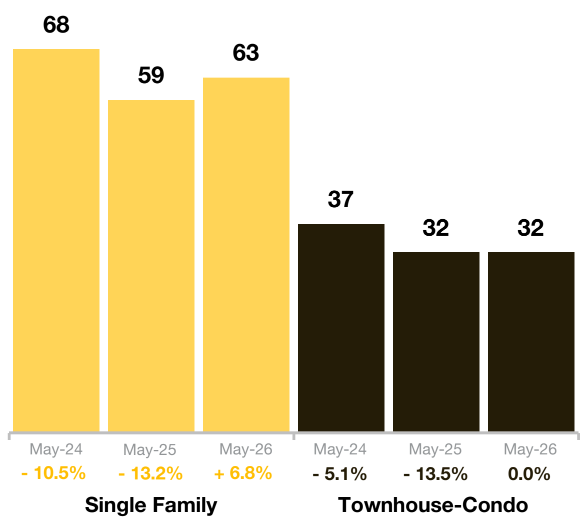
Historical New Listings by Month



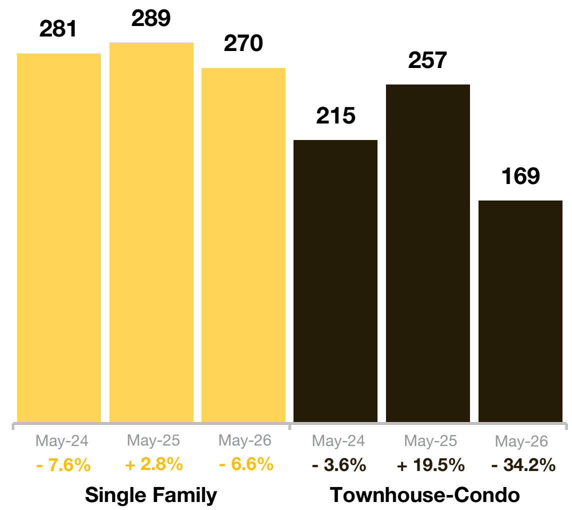
ASPEN BOARD OF REALTORS®

PENDING SALES

May

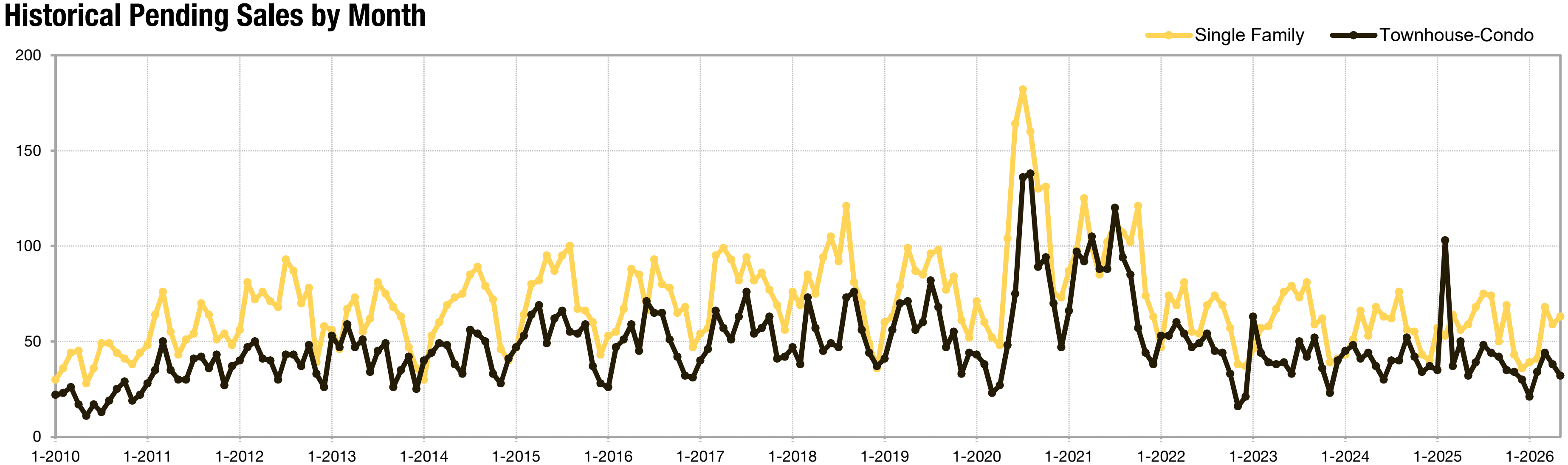


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	68	+7.9%	39	+30.0%
Jul-2025	75	+21.0%	48	+20.0%
Aug-2025	74	-2.6%	44	+10.0%
Sep-2025	50	-10.7%	42	-19.2%
Oct-2025	69	+25.5%	35	-16.7%
Nov-2025	43	0.0%	34	0.0%
Dec-2025	36	-10.0%	30	-18.9%
Jan-2026	39	-31.6%	21	-40.0%
Feb-2026	41	-22.6%	34	-67.0%
Mar-2026	68	+6.3%	44	+18.9%
Apr-2026	59	+5.4%	38	-24.0%
May-2026	**63**	**+6.8%**	**32**	**0.0%**

Historical Pending Sales by Month

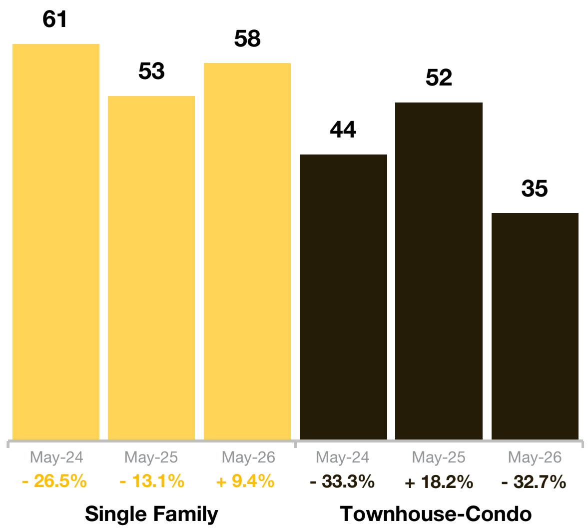


MAY 2026

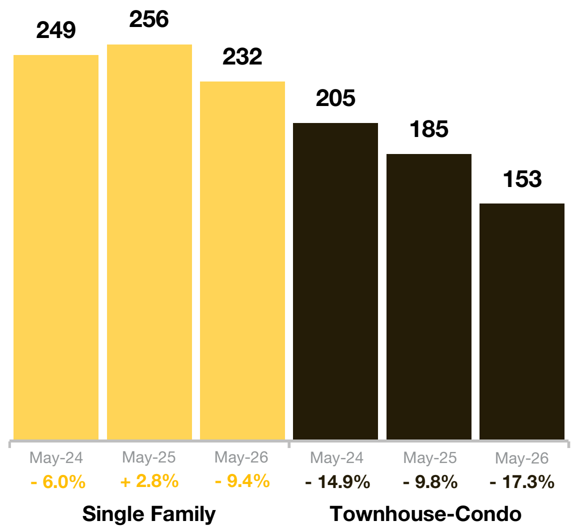
SOLD LISTINGS

COLDWELL BANKER
MASON MORSE
A Coldwell Banker Mountain Properties Company

May

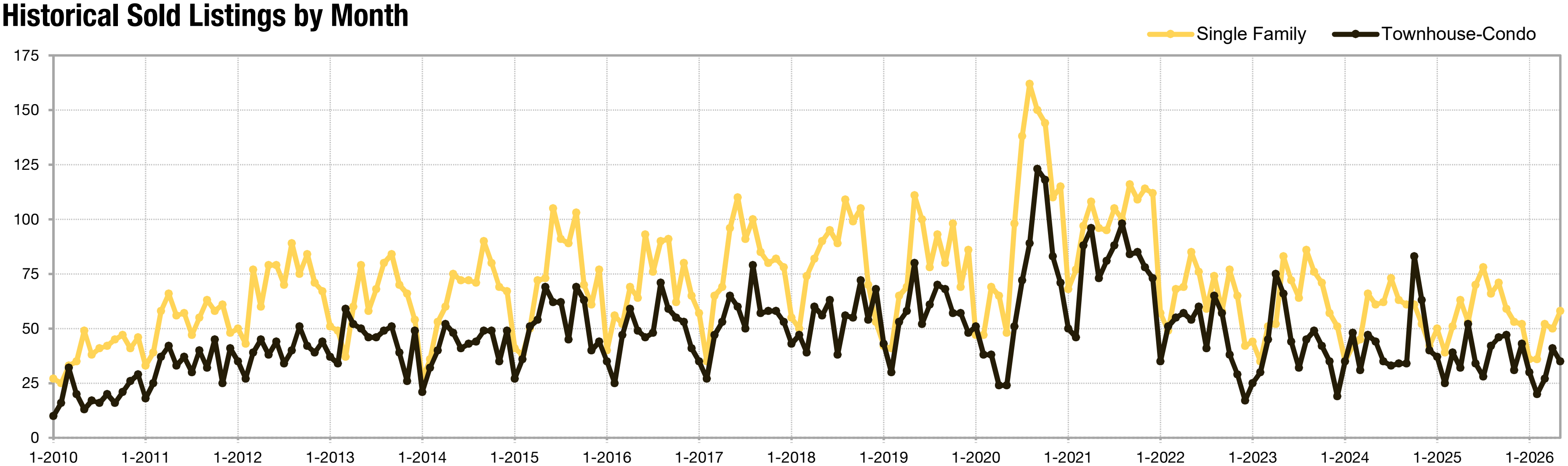


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	70	+12.9%	34	-2.9%
Jul-2025	78	+6.8%	28	-15.2%
Aug-2025	66	+4.8%	42	+23.5%
Sep-2025	71	+16.4%	46	+35.3%
Oct-2025	59	-3.3%	47	-43.4%
Nov-2025	53	+1.9%	31	-50.8%
Dec-2025	52	+23.8%	43	+7.5%
Jan-2026	36	-28.0%	30	-18.9%
Feb-2026	36	-7.7%	20	-20.0%
Mar-2026	52	+2.0%	27	-30.8%
Apr-2026	50	-20.6%	41	+28.1%
May-2026	**58**	**+9.4%**	**35**	**-32.7%**

Historical Sold Listings by Month



ASPEN BOARD OF REALTORS®

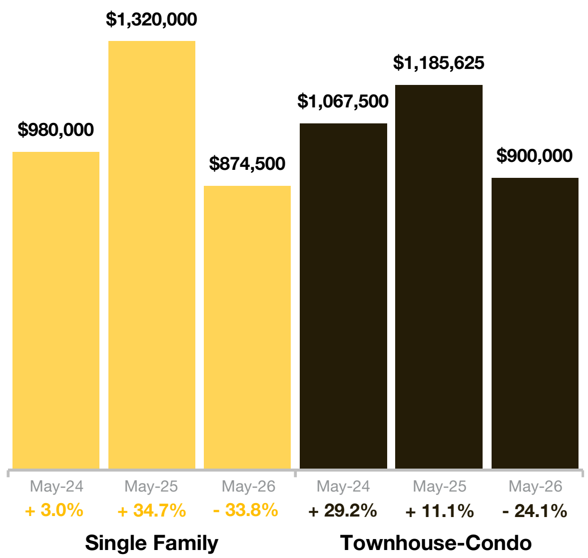
MAY 2026

MEDIAN SALES PRICE

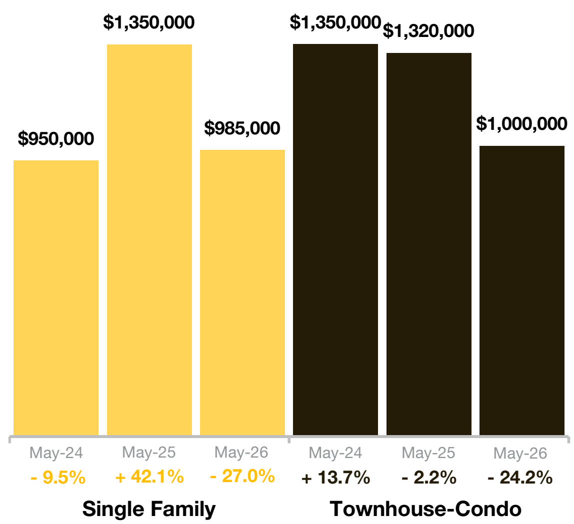
COLDWELL BANKER MASON MORSE

A Coldwell Banker Mountain Properties Company

May

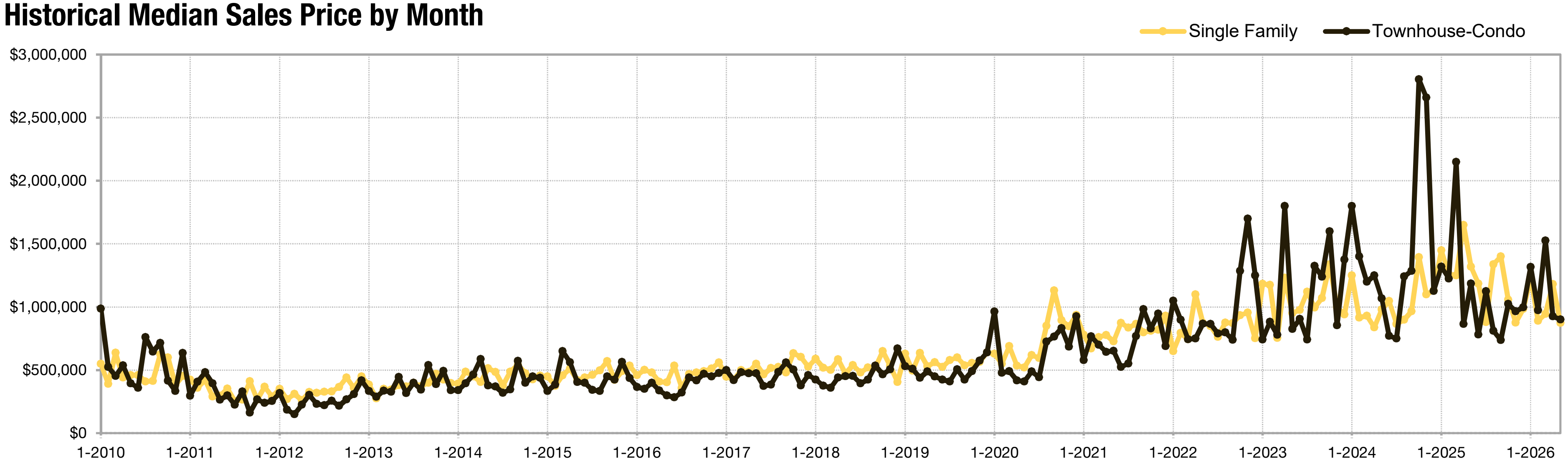


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	$1,185,000	+13.1%	$781,500	+1.3%
Jul-2025	$880,000	+1.7%	$1,125,500	+50.1%
Aug-2025	$1,338,250	+48.9%	$811,313	-34.7%
Sep-2025	$1,400,000	+45.1%	$737,500	-42.6%
Oct-2025	$1,057,000	-24.2%	$1,025,000	-63.4%
Nov-2025	$875,000	-20.5%	$965,000	-63.7%
Dec-2025	$984,000	-13.0%	$998,000	-11.3%
Jan-2026	$1,235,000	-14.8%	$1,317,000	-0.2%
Feb-2026	$890,000	-29.4%	$973,000	-20.6%
Mar-2026	$945,000	-24.4%	$1,525,000	-29.1%
Apr-2026	$1,180,000	-28.5%	$925,000	+6.8%
May-2026	**$874,500**	**-33.8%**	**$900,000**	**-24.1%**

Historical Median Sales Price by Month



ASPEN BOARD OF REALTORS®

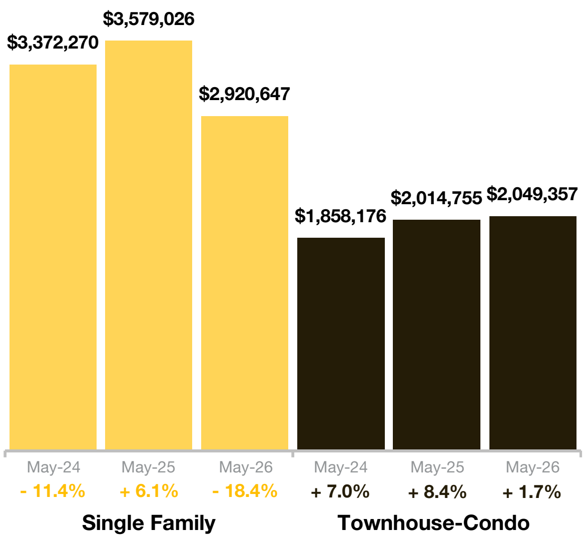
MAY 2026

AVERAGE SALES PRICE

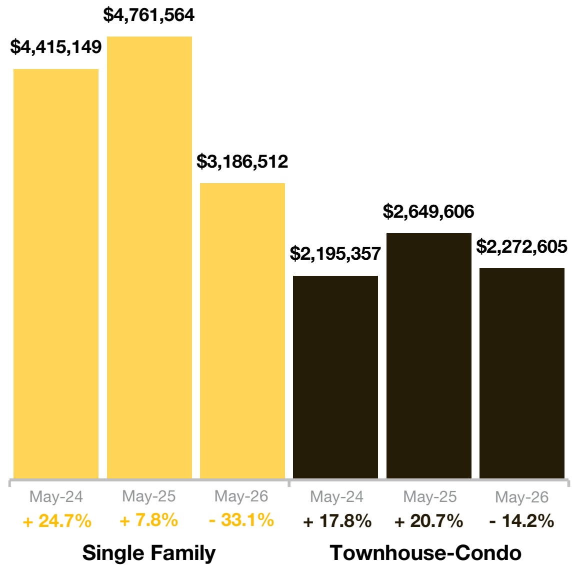
COLDWELL BANKER MASON MORSE

A Coldwell Banker Mountain Properties Company

May

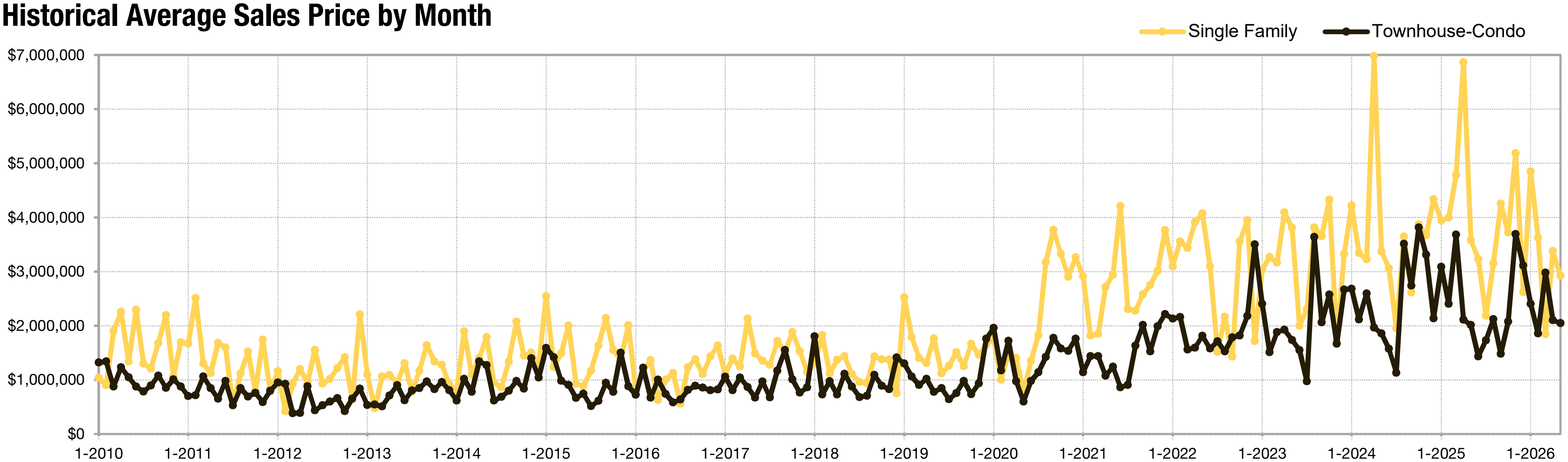


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	$3,231,618	+5.5%	$1,434,279	-8.8%
Jul-2025	$2,186,436	+12.0%	$1,729,609	+52.9%
Aug-2025	$3,148,526	-13.8%	$2,123,295	-39.5%
Sep-2025	$4,254,087	+62.8%	$1,482,742	-45.9%
Oct-2025	$3,721,748	-3.7%	$2,079,498	-45.5%
Nov-2025	$5,186,884	+41.5%	$3,690,023	+11.4%
Dec-2025	$2,621,405	-39.5%	$3,110,553	+45.8%
Jan-2026	$4,848,874	+23.0%	$2,406,203	-22.1%
Feb-2026	$3,624,008	-9.3%	$1,856,750	-22.7%
Mar-2026	$1,842,418	-61.5%	$2,978,315	-19.1%
Apr-2026	$3,380,874	-50.8%	$2,103,549	-0.3%
May-2026	**$2,920,647**	**-18.4%**	**$2,049,357**	**+1.7%**

Historical Average Sales Price by Month



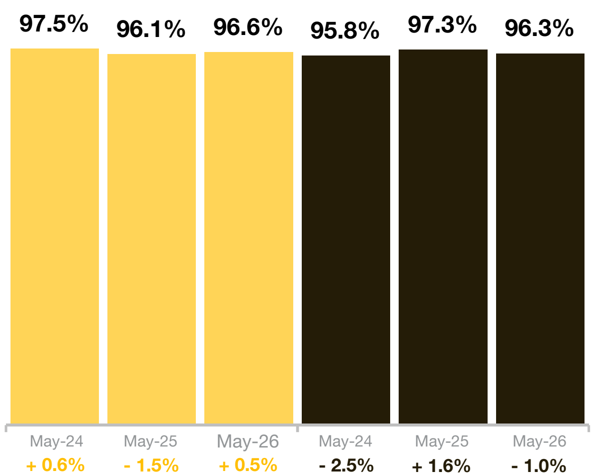
ASPEN BOARD OF REALTORS®

MAY 2026

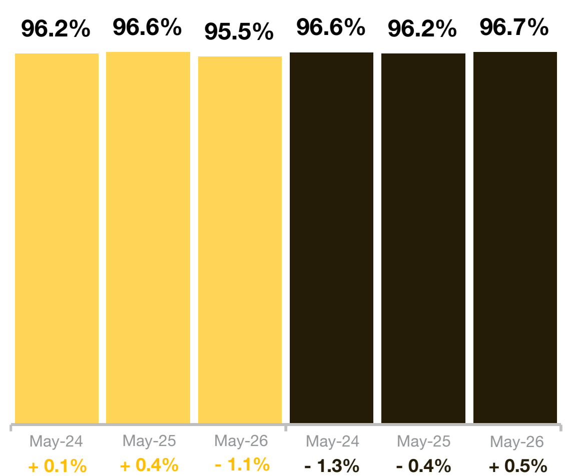
PERCENT OF LIST PRICE RECEIVED

COLDWELL BANKER MASON MORSE
A Coldwell Banker Mountain Properties Company

May

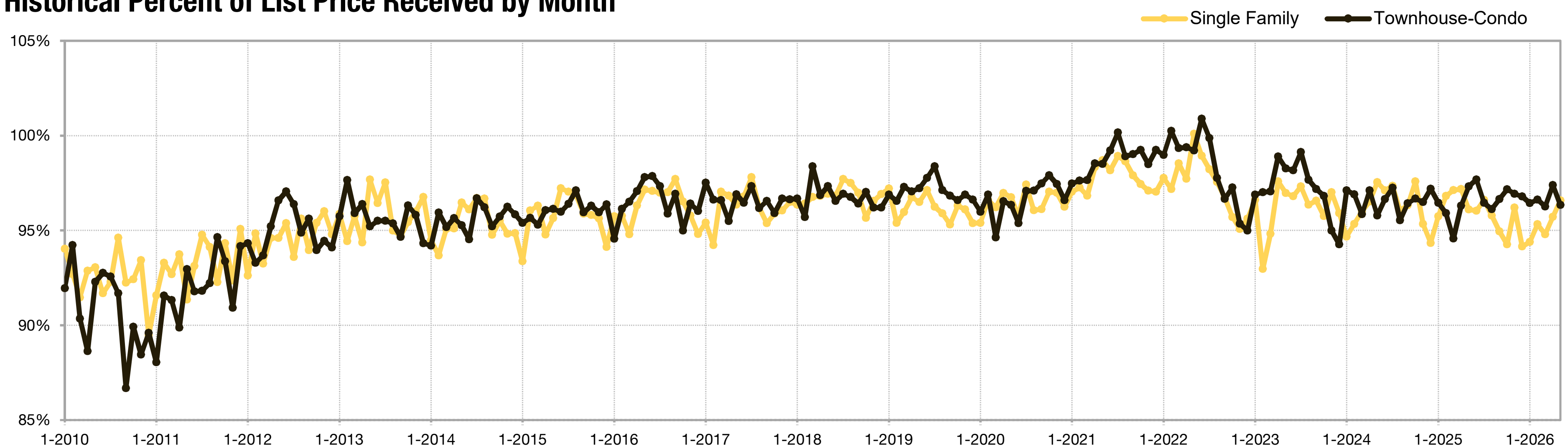


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	96.0%	-1.1%	97.7%	+1.1%
Jul-2025	96.6%	-0.7%	96.5%	-0.8%
Aug-2025	95.8%	-0.3%	96.1%	+0.6%
Sep-2025	95.0%	-1.3%	96.7%	+0.3%
Oct-2025	94.3%	-3.4%	97.2%	+0.5%
Nov-2025	96.2%	+0.9%	96.9%	+0.4%
Dec-2025	94.2%	-0.1%	96.8%	-0.4%
Jan-2026	94.4%	-1.4%	96.4%	-0.1%
Feb-2026	95.3%	-1.5%	96.6%	+0.7%
Mar-2026	94.8%	-2.4%	96.3%	+1.8%
Apr-2026	95.7%	-1.5%	97.4%	+1.1%
May-2026	**96.6%**	**+0.5%**	**96.3%**	**-1.0%**

Historical Percent of List Price Received by Month

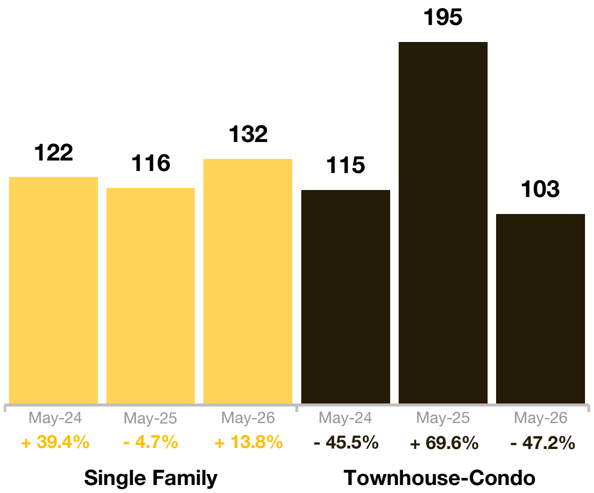


MAY 2026

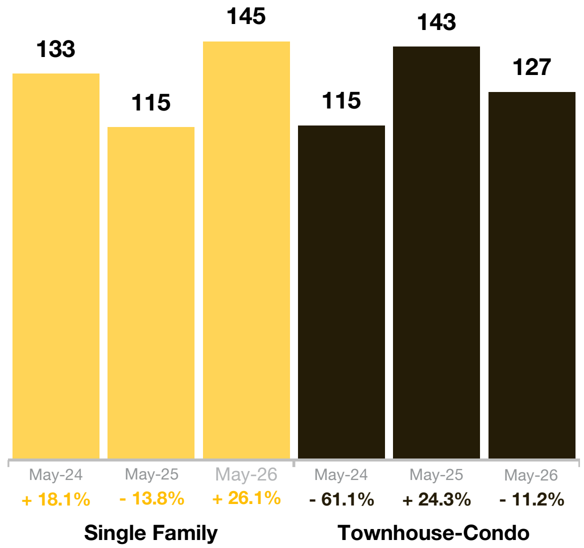
DAYS ON MARKET UNTIL SALE

COLDWELL BANKER MASON MORSE
A Coldwell Banker Mountain Properties Company

May

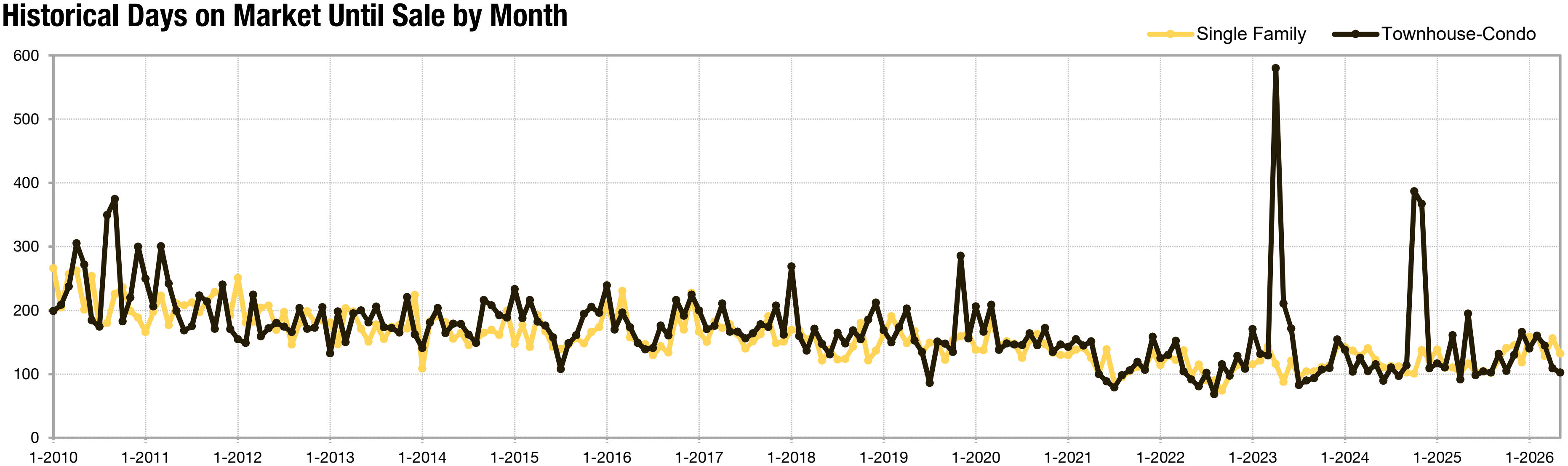


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	103	-6.4%	98	+10.1%
Jul-2025	105	-6.3%	104	-5.5%
Aug-2025	102	-8.9%	102	+5.2%
Sep-2025	122	+19.6%	132	+15.8%
Oct-2025	141	+39.6%	105	-72.9%
Nov-2025	145	+5.8%	130	-64.6%
Dec-2025	118	-3.3%	166	+52.3%
Jan-2026	158	+14.5%	140	+19.7%
Feb-2026	159	+44.5%	160	+45.5%
Mar-2026	128	+15.3%	145	-9.9%
Apr-2026	156	+52.9%	109	+19.8%
May-2026	**132**	**+13.8%**	**103**	**-47.2%**

Historical Days on Market Until Sale by Month



ASPEN BOARD OF REALTORS®

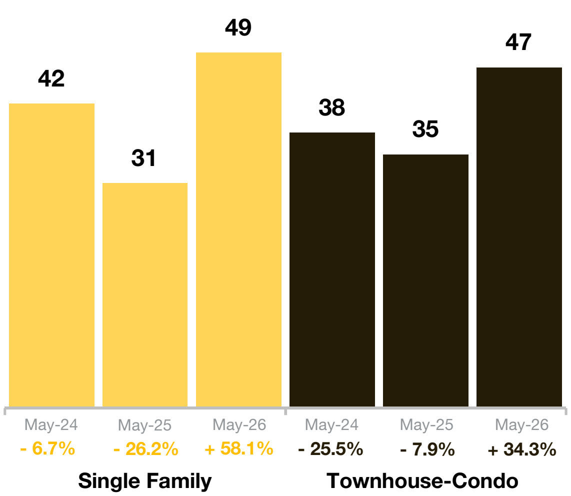
MAY 2026

HOUSING AFFORDABILITY INDEX

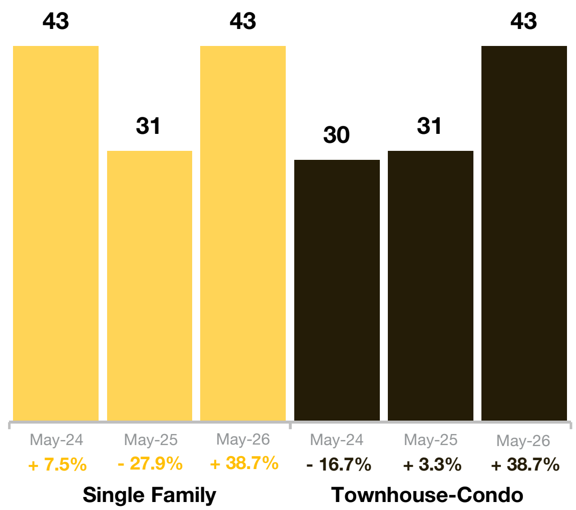
COLDWELL BANKER MASON MORSE

A Coldwell Banker Mountain Properties Company

May

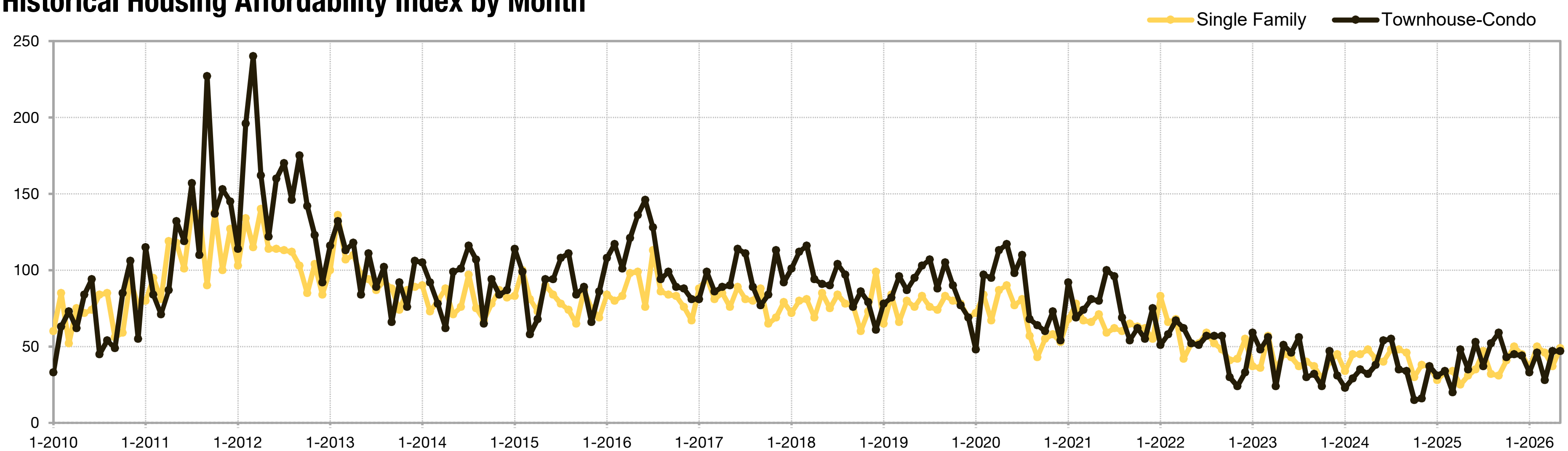


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	35	-12.5%	53	-1.9%
Jul-2025	47	-2.1%	37	-32.7%
Aug-2025	32	-33.3%	52	+48.6%
Sep-2025	31	-32.6%	59	+73.5%
Oct-2025	41	+36.7%	43	+186.7%
Nov-2025	50	+31.6%	45	+181.3%
Dec-2025	45	+21.6%	44	+18.9%
Jan-2026	36	+28.6%	33	+6.5%
Feb-2026	50	+51.5%	46	+35.3%
Mar-2026	46	+35.3%	28	+40.0%
Apr-2026	37	+48.0%	47	-2.1%
May-2026	**49**	**+58.1%**	**47**	**+34.3%**

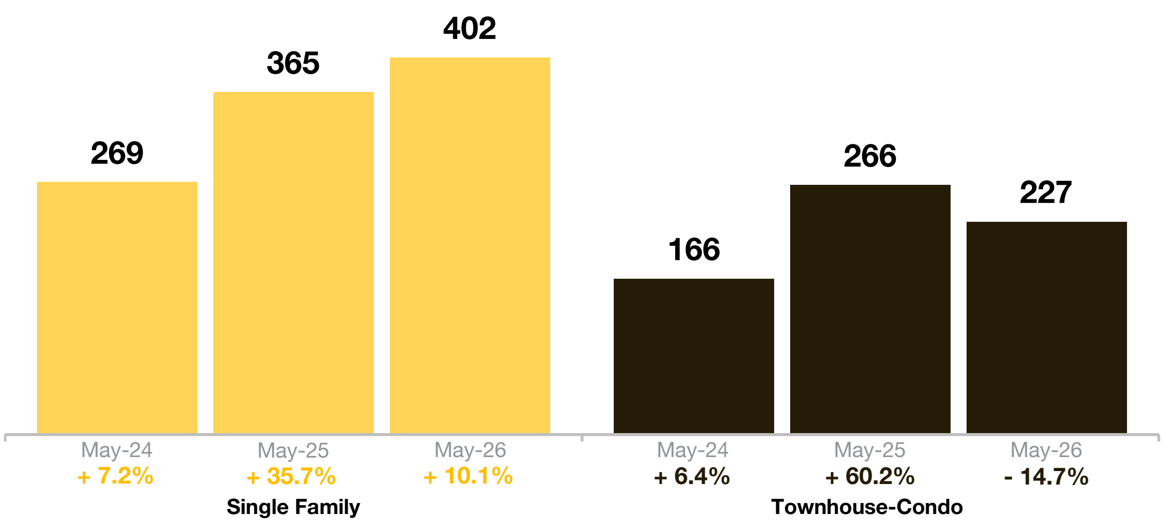
Historical Housing Affordability Index by Month



ASPEN BOARD OF REALTORS®

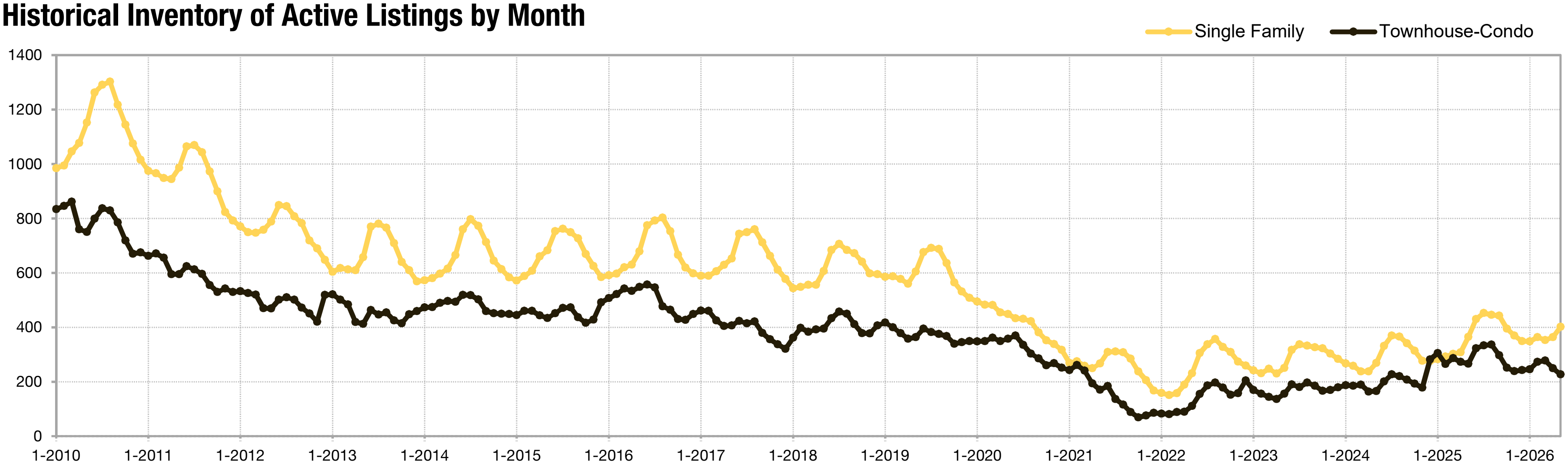
INVENTORY OF ACTIVE LISTINGS

May



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	430	+29.5%	323	+60.7%
Jul-2025	453	+22.4%	334	+47.1%
Aug-2025	446	+21.9%	336	+52.7%
Sep-2025	443	+29.9%	297	+42.8%
Oct-2025	395	+25.8%	252	+30.6%
Nov-2025	370	+33.6%	239	+34.3%
Dec-2025	349	+26.4%	243	-13.8%
Jan-2026	348	+23.0%	246	-19.3%
Feb-2026	364	+24.2%	273	+3.0%
Mar-2026	353	+16.9%	278	-3.1%
Apr-2026	364	+18.2%	250	-8.4%
May-2026	**402**	**+10.1%**	**227**	**-14.7%**

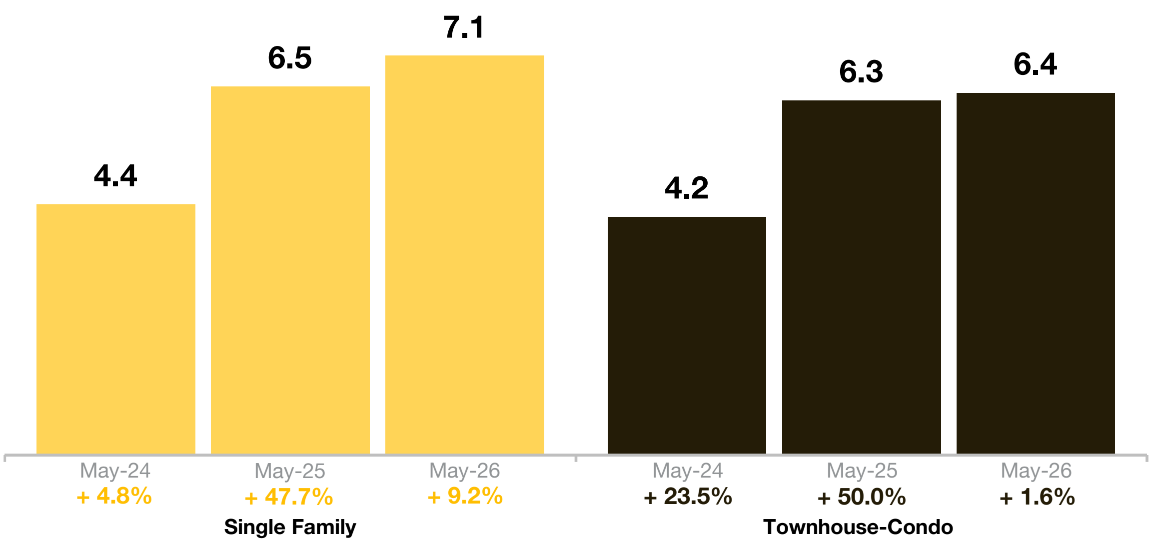
Historical Inventory of Active Listings by Month



MONTHS SUPPLY OF INVENTORY

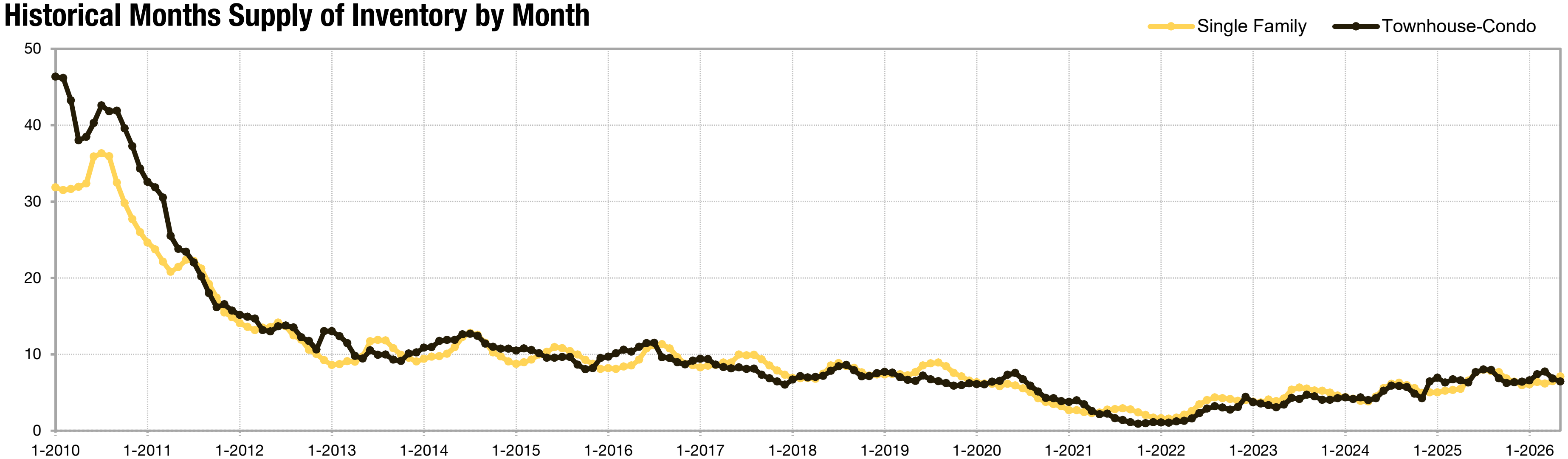
COLDWELL BANKER MASON MORSE
A Coldwell Banker Mountain Properties Company

May



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	7.6	+35.7%	7.7	+48.1%
Jul-2025	8.0	+31.1%	8.0	+35.6%
Aug-2025	7.8	+23.8%	7.9	+36.2%
Sep-2025	7.6	+26.7%	6.8	+19.3%
Oct-2025	6.8	+21.4%	6.2	+29.2%
Nov-2025	6.4	+30.6%	6.3	+50.0%
Dec-2025	5.9	+18.0%	6.4	0.0%
Jan-2026	6.0	+20.0%	6.6	-4.3%
Feb-2026	6.3	+21.2%	7.4	+17.5%
Mar-2026	6.1	+15.1%	7.7	+14.9%
Apr-2026	6.5	+18.2%	6.8	+3.0%
May-2026	**7.1**	**+9.2%**	**6.4**	**+1.6%**

Historical Months Supply of Inventory by Month



ASPEN BOARD OF REALTORS®

MAY 2026

TOTAL MARKET OVERVIEW

COLDWELL BANKER MASON MORSE

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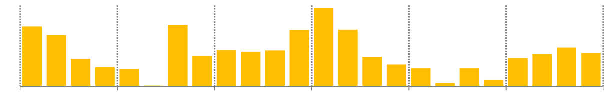
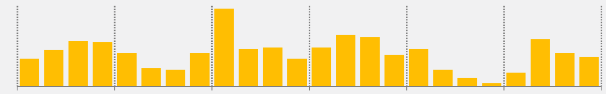
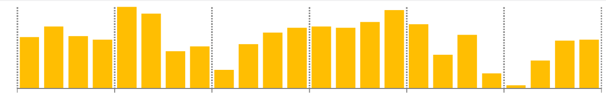
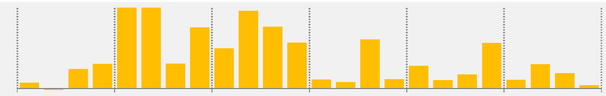
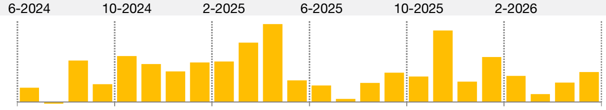
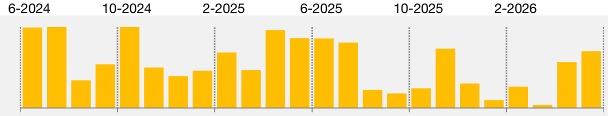
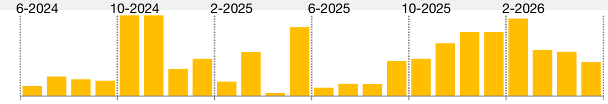
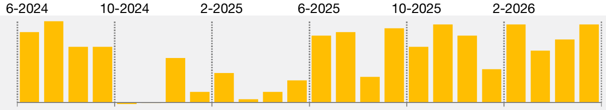
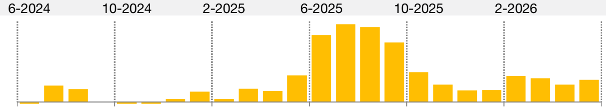
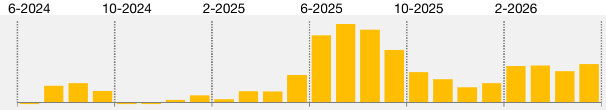
Key Metrics	Historical Sparkbars	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		219	**163**	- 25.6%	879	**747**	- 15.0%
Pending Sales		94	**96**	+ 2.1%	572	**453**	- 20.8%
Sold Listings		107	**97**	- 9.3%	465	**398**	- 14.4%
Median Sales Price		$1,200,000	**$865,500**	- 27.9%	$1,250,000	**$960,000**	- 23.2%
Avg. Sales Price		$2,757,342	**$3,068,608**	+ 11.3%	$3,750,168	**$2,881,299**	- 23.2%
Pct. of List Price Received		96.7%	**96.4%**	- 0.3%	96.4%	**95.9%**	- 0.5%
Days on Market		154	**123**	- 20.1%	124	**138**	+ 11.3%
Affordability Index		34	**49**	+ 44.1%	33	**45**	+ 36.4%
Active Listings		656	**641**	- 2.3%	--	**--**	--
Months Supply		6.4	**6.7**	+ 4.7%	--	**--**	--

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

ASPEN BOARD OF REALTORS®

MAY 2026

SOLD LISTINGS

Actual sales that have closed in a given month.

COLDWELL BANKER MASON MORSE

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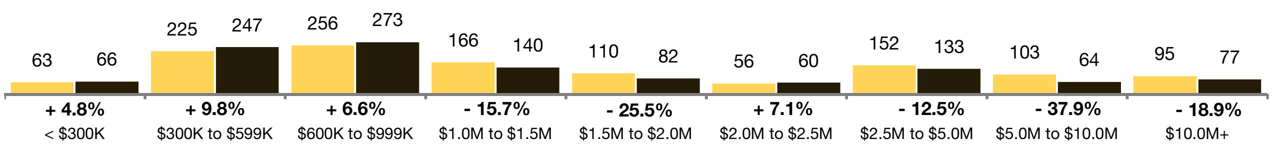
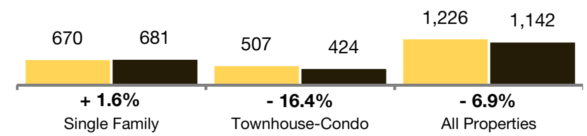
By Price Range – All Properties – Rolling 12 Months



By Property Type

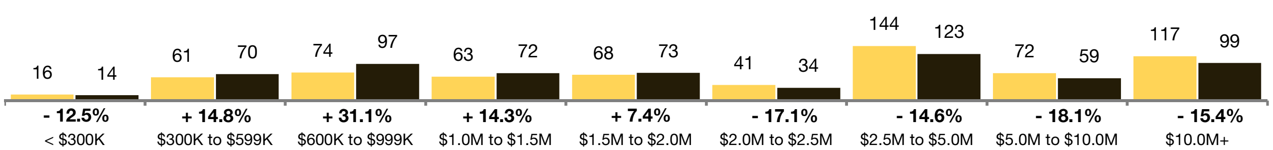


	Rolling 12 Months						Compared to Prior Month						Year to Date					
	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
By Price Range	5-2025	5-2026	Change	5-2025	5-2026	Change	4-2026	5-2026	Change	4-2026	5-2026	Change	5-2025	5-2026	Change	5-2025	5-2026	Change
$299,999 and Below	8	14	+ 75.0%	16	23	+ 43.8%	1	2	+ 100.0%	1	0	- 100.0%	1	5	+ 400.0%	8	3	- 62.5%
$300,000 to $599,999	116	128	+ 10.3%	101	115	+ 13.9%	9	18	+ 100.0%	13	8	- 38.5%	39	51	+ 30.8%	38	35	- 7.9%
$600,000 to $999,999	172	184	+ 7.0%	84	88	+ 4.8%	14	13	- 7.1%	7	13	+ 85.7%	59	65	+ 10.2%	32	38	+ 18.8%
$1,000,000 to $1,499,999	105	106	+ 1.0%	60	34	- 43.3%	6	9	+ 50.0%	10	2	- 80.0%	40	29	- 27.5%	18	18	0.0%
$1,500,00 to $1,999,999	67	53	- 20.9%	43	27	- 37.2%	4	3	- 25.0%	0	3	--	32	20	- 37.5%	19	11	- 42.1%
$2,000,000 to $2,499,999	26	34	+ 30.8%	30	26	- 13.3%	4	1	- 75.0%	3	3	0.0%	9	10	+ 11.1%	13	8	- 38.5%
$2,500,000 to $4,999,999	55	63	+ 14.5%	97	70	- 27.8%	3	6	+ 100.0%	5	4	- 20.0%	16	19	+ 18.8%	34	26	- 23.5%
$5,000,000 to $9,999,999	50	38	- 24.0%	53	26	- 50.9%	5	3	- 40.0%	1	1	0.0%	21	15	- 28.6%	16	9	- 43.8%
$10,000,000 and Above	71	61	- 14.1%	23	15	- 34.8%	4	3	- 25.0%	1	1	0.0%	39	18	- 53.8%	7	5	- 28.6%
All Price Ranges	**670**	**681**	**+ 1.6%**	**507**	**424**	**- 16.4%**	**50**	**58**	**+ 16.0%**	**41**	**35**	**- 14.6%**	**256**	**232**	**- 9.4%**	**185**	**153**	**- 17.3%**

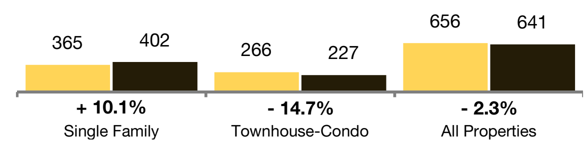
INVENTORY OF ACTIVE LISTINGS

A measure of the number of homes available for sale at a given time.

By Price Range – All Properties



By Property Type



	Compared to Prior Year						Compared to Prior Month					
	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
By Price Range	5-2025	5-2026	Change	5-2025	5-2026	Change	4-2026	5-2026	Change	4-2026	5-2026	Change
$299,999 and Below	4	2	- 50.0%	2	4	+ 100.0%	2	2	0.0%	1	4	+ 300.0%
$300,000 to $599,999	21	35	+ 66.7%	35	33	- 5.7%	36	35	- 2.8%	33	33	0.0%
$600,000 to $999,999	46	62	+ 34.8%	26	35	+ 34.6%	62	62	0.0%	40	35	- 12.5%
$1,000,000 to $1,499,999	32	45	+ 40.6%	27	27	0.0%	37	45	+ 21.6%	25	27	+ 8.0%
$1,500,00 to $1,999,999	45	48	+ 6.7%	22	25	+ 13.6%	37	48	+ 29.7%	24	25	+ 4.2%
$2,000,000 to $2,499,999	21	19	- 9.5%	18	15	- 16.7%	14	19	+ 35.7%	16	15	- 6.3%
$2,500,000 to $4,999,999	64	76	+ 18.8%	80	47	- 41.3%	63	76	+ 20.6%	55	47	- 14.5%
$5,000,000 to $9,999,999	36	32	- 11.1%	36	27	- 25.0%	31	32	+ 3.2%	38	27	- 28.9%
$10,000,000 and Above	96	83	- 13.5%	20	14	- 30.0%	82	83	+ 1.2%	18	14	- 22.2%
All Price Ranges	**365**	**402**	**+ 10.1%**	**266**	**227**	**- 14.7%**	**364**	**402**	**+ 10.4%**	**250**	**227**	**- 9.2%**

Year to Date

Single Family	Townhouse-Condo

There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

ASPEN BOARD OF REALTORS®

GLOSSARY OF TERMS

COLDWELL BANKER MASON MORSE

A Coldwell Banker Mountain Properties Company

New Listings	A measure of how much new supply is coming onto the market from sellers.
Pending Sales	A count of all the listings that went into pending status during the reported period. Pending listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Pending, out of Pending, then back into Pending all in one reported period, this listing would only be counted once. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a "leading indicator" of buyer demand.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Median Sales Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Average Sales Price	A sum of all home sales prices divided by total number of sales.
Percent of List Price Received	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
Housing Affordability Index	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.
Inventory of Active Listings	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
Months Supply of Inventory	A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A seller's market has a lower number, reflecting more buyers relative to homes for sale.

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