MAY 2026

MONTHLY INDICATORS

COLDWELL BANKER MASON MORSE

A Coldwell Banker Mountain Properties Company

May 2026

U.S. existing-home sales edged up 0.2% from the previous month to a seasonally adjusted annual rate of 4.02 million, according to the National Association of REALTORS® (NAR). Sales remained unchanged year-over-year. Regionally, existing-home sales rose in the Midwest and South, were flat in the Northeast, and declined in the West. Year-over-year, sales increased in the South, held steady in the West, and fell in the Northeast and Midwest.

New Listings decreased 18.6 percent for Single Family and 46.7 percent for Townhouse/Condo/Duplex. Pending Sales increased 15.9 percent for Single Family but decreased 16.2 percent for Townhouse/Condo/Duplex. Inventory increased 6.1 percent for Single Family but decreased 14.8 percent for Townhouse/Condo/Duplex.

Median Sales Price decreased 17.1 percent to $580,000 for Single Family and 27.5 percent to $835,000 for Townhouse/Condo/Duplex. Days on Market decreased 2.5 percent for Single Family and 43.9 percent for Townhouse/Condo/Duplex. Months Supply of Inventory remained flat for Single Family but increased 7.9 percent for Townhouse/Condo/Duplex 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.

Quick Facts

- 9.4%	- 19.2%	- 0.7%
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

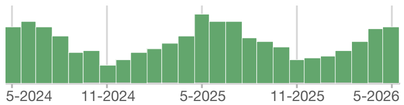
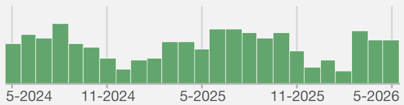
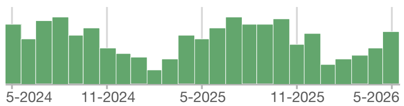
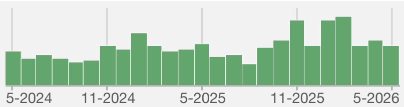
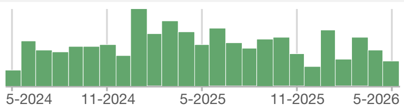
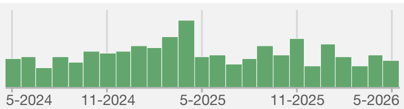
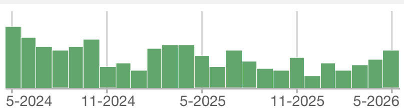
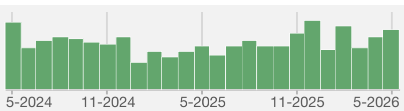
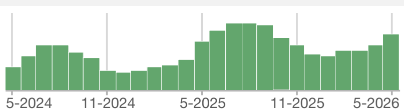
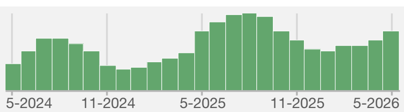
Current as of June 3, 2026. All data from Aspen Glenwood Multiple Listing Service. Report © 2026 ShowingTime Plus, LLC.

MAY 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	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		242	**197**	- 18.6%	784	**753**	- 4.0%
Pending Sales		88	**102**	+ 15.9%	434	**449**	+ 3.5%
Closed Sales		93	**102**	+ 9.7%	390	**390**	0.0%
Days on Market Until Sale		119	**116**	- 2.5%	118	**131**	+ 11.0%
Median Sales Price		$700,000	**$580,000**	- 17.1%	$797,500	**$634,000**	- 20.5%
Average Sales Price		$2,233,936	**$1,902,475**	- 14.8%	$3,335,840	**$2,139,039**	- 35.9%
Percent of List Price Received		96.3%	**96.7%**	+ 0.4%	96.5%	**96.0%**	- 0.5%
Housing Affordability Index		61	**76**	+ 24.6%	54	**70**	+ 29.6%
Inventory of Homes for Sale		591	**627**	+ 6.1%	—	**—**	—
Months Supply of Inventory		6.5	**6.5**	0.0%	—	**—**	—

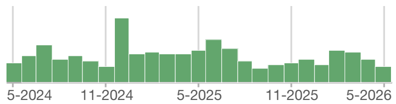
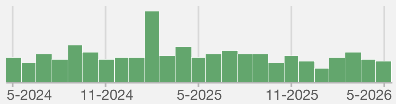
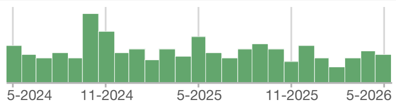
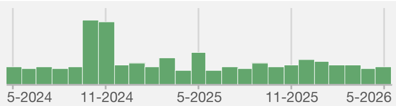
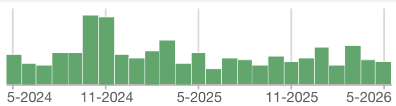
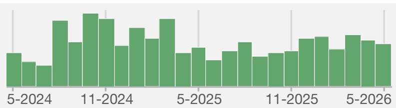
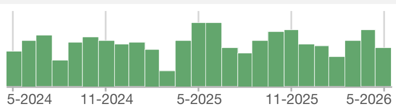
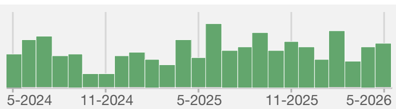
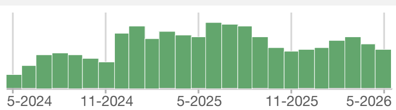
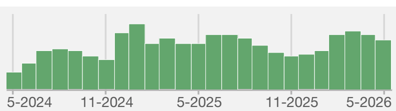
Aspen Glenwood MLS

MAY 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	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		75	**40**	- 46.7%	355	**282**	- 20.6%
Pending Sales		37	**31**	- 16.2%	267	**164**	- 38.6%
Closed Sales		56	**33**	- 41.1%	196	**150**	- 23.5%
Days on Market Until Sale		189	**106**	- 43.9%	142	**112**	- 21.1%
Median Sales Price		$1,152,500	**$835,000**	- 27.5%	$1,163,125	**$945,000**	- 18.8%
Average Sales Price		$1,885,370	**$2,074,394**	+ 10.0%	$2,369,065	**$2,205,432**	- 6.9%
Percent of List Price Received		97.8%	**96.4%**	- 1.4%	96.6%	**96.6%**	0.0%
Housing Affordability Index		37	**53**	+ 43.2%	37	**47**	+ 27.0%
Inventory of Homes for Sale		283	**241**	- 14.8%	—	**—**	—
Months Supply of Inventory		6.3	**6.8**	+ 7.9%	—	**—**	—

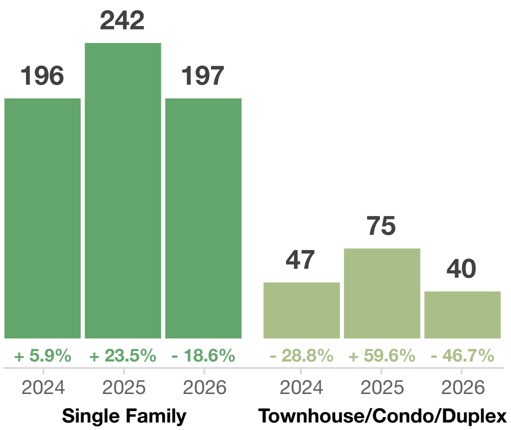
Aspen Glenwood MLS

NEW LISTINGS

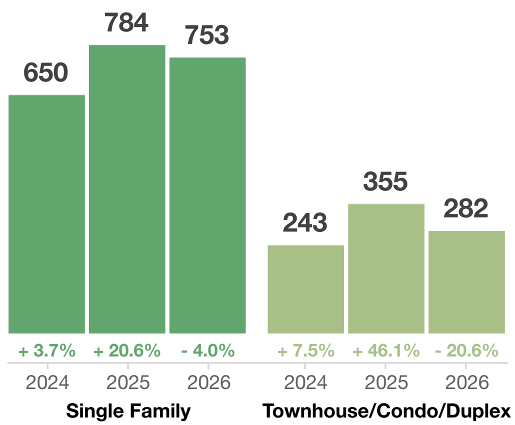
COLDWELL BANKER MASON MORSE
A Coldwell Banker Mountain Properties Company

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

May

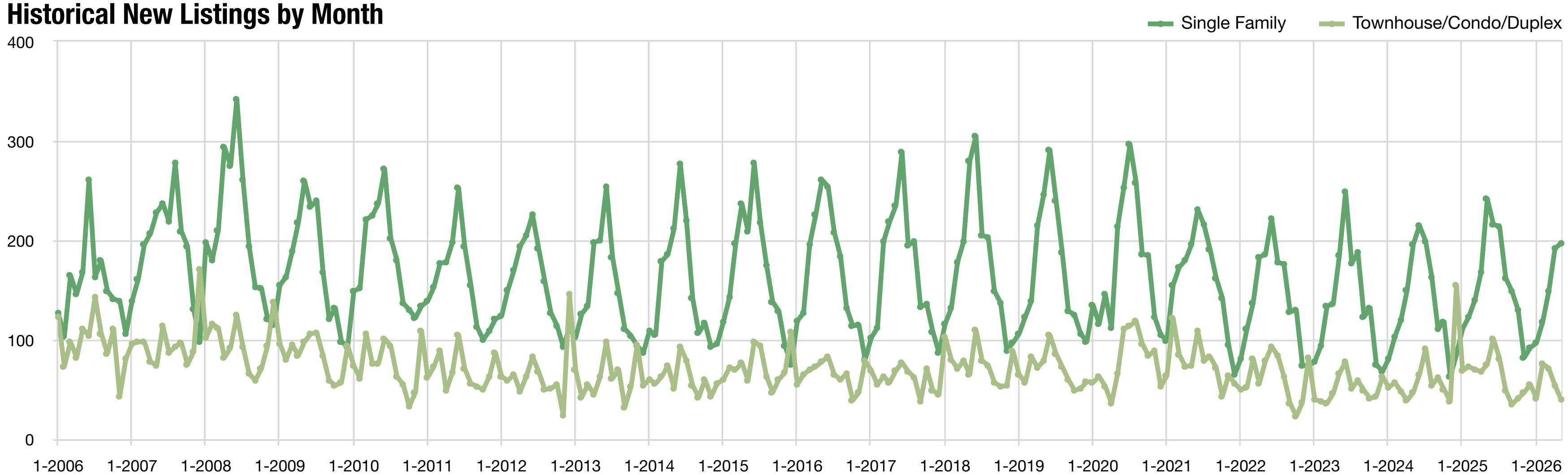


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo / Duplex	Year-Over-Year Change
6-2025	216	+ 0.5%	101	+ 55.4%
7-2025	214	+ 7.5%	81	- 11.0%
8-2025	162	- 0.6%	49	- 9.3%
9-2025	149	+ 34.2%	35	- 43.5%
10-2025	130	+ 10.2%	41	- 18.0%
11-2025	82	+ 30.2%	47	+ 23.7%
12-2025	92	+ 8.2%	55	- 64.5%
1-2026	97	- 12.6%	41	- 40.6%
2-2026	118	- 4.1%	76	+ 4.1%
3-2026	149	+ 6.4%	71	+ 1.4%
4-2026	192	+ 14.3%	54	- 20.6%
5-2026	**197**	**- 18.6%**	**40**	**- 46.7%**
12-Month Avg	150	+ 3.4%	58	- 20.5%

Historical New Listings by Month



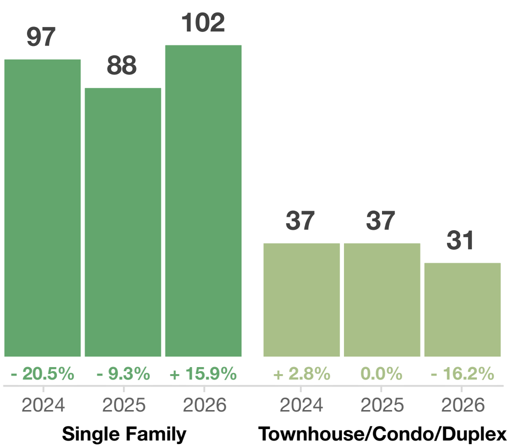
Aspen Glenwood MLS

PENDING SALES

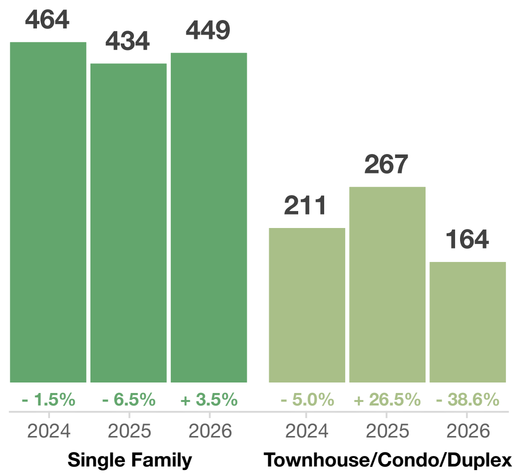
COLDWELL BANKER
MASON MORSE
A Coldwell Banker Mountain Properties Company

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

May

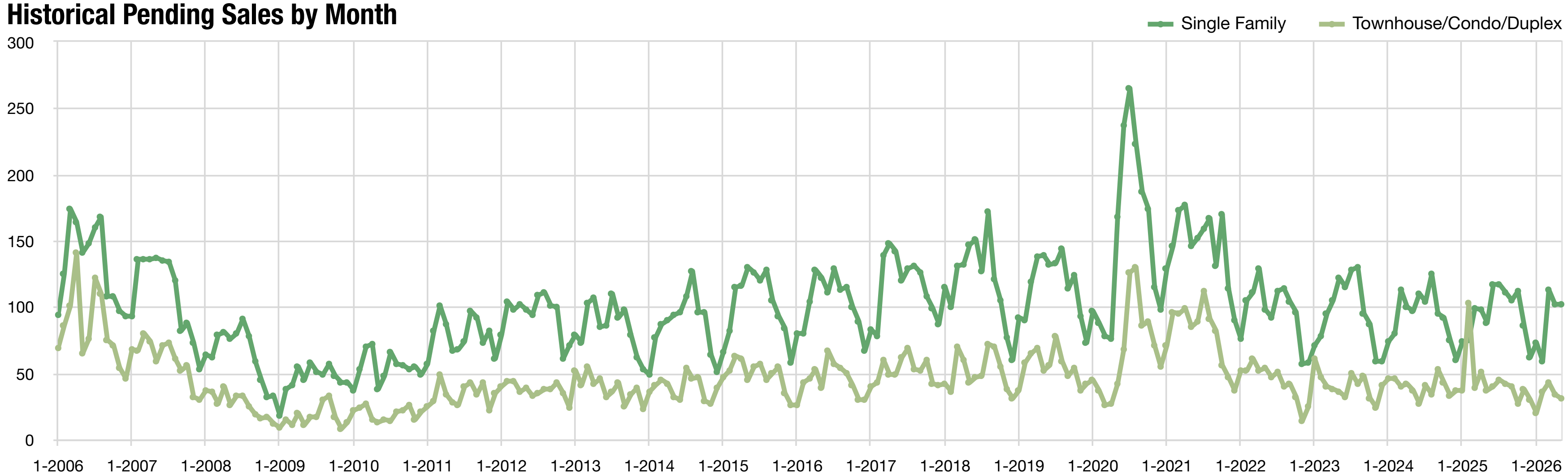


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo / Duplex	Year-Over-Year Change
6-2025	117	+ 6.4%	40	+ 48.1%
7-2025	117	+ 12.5%	45	+ 9.8%
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	62	+ 3.3%	30	- 18.9%
1-2026	73	- 1.4%	20	- 45.9%
2-2026	59	- 21.3%	36	- 65.0%
3-2026	113	+ 14.1%	43	+ 10.3%
4-2026	102	+ 4.1%	34	- 33.3%
5-2026	**102**	**+ 15.9%**	**31**	**- 16.2%**
12-Month Avg	97	+ 6.6%	36	- 20.0%

Historical Pending Sales by Month



Aspen Glenwood MLS

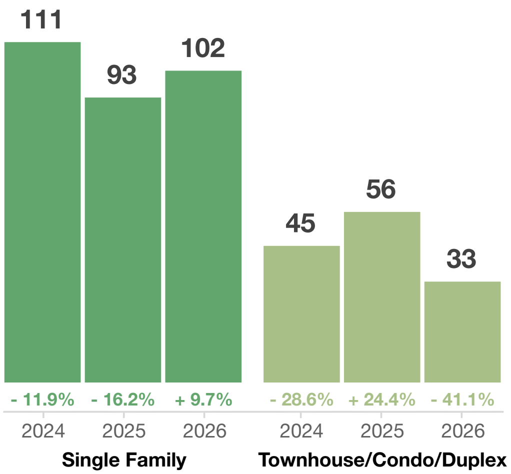
MAY 2026

CLOSED SALES

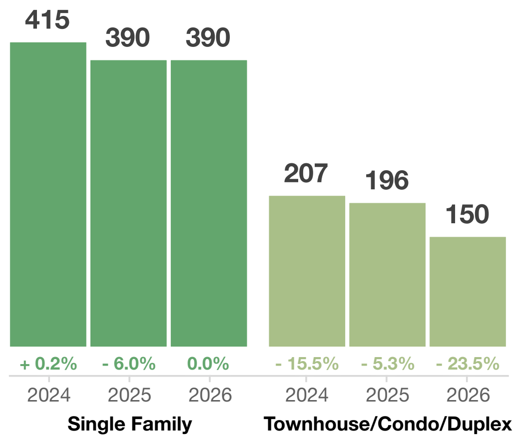
COLDWELL BANKER
MASON MORSE
A Coldwell Banker Mountain Properties Company

A count of the actual sales in a given month.

May

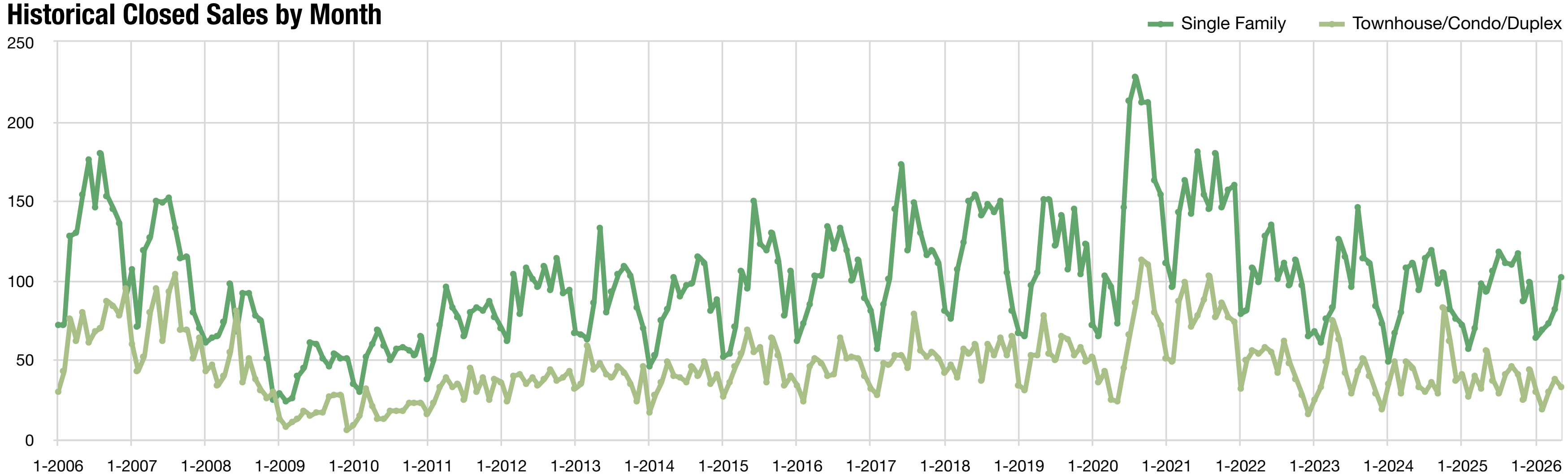


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo / Duplex	Year-Over-Year Change
6-2025	106	+ 12.8%	37	+ 12.1%
7-2025	118	+ 3.5%	29	- 3.3%
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	82	- 16.3%	38	+ 18.8%
5-2026	**102**	**+ 9.7%**	**33**	**- 41.1%**
12-Month Avg	95	+ 5.6%	34	- 19.0%

Historical Closed Sales by Month



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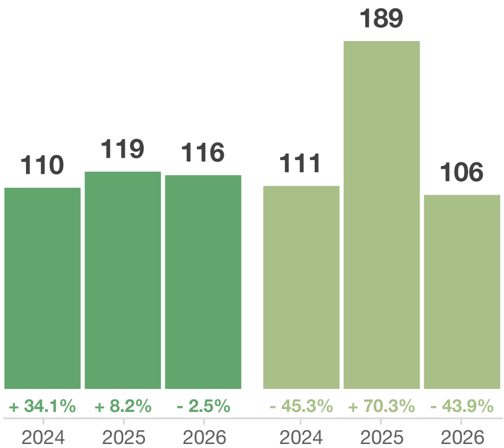
DAYS ON MARKET UNTIL SALE

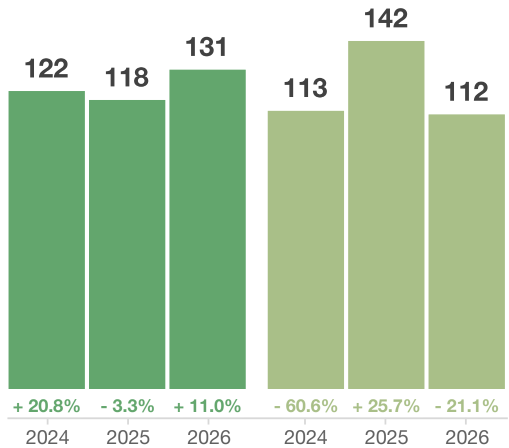
COLDWELL BANKER
MASON MORSE
A Coldwell Banker Mountain Properties Company

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

May



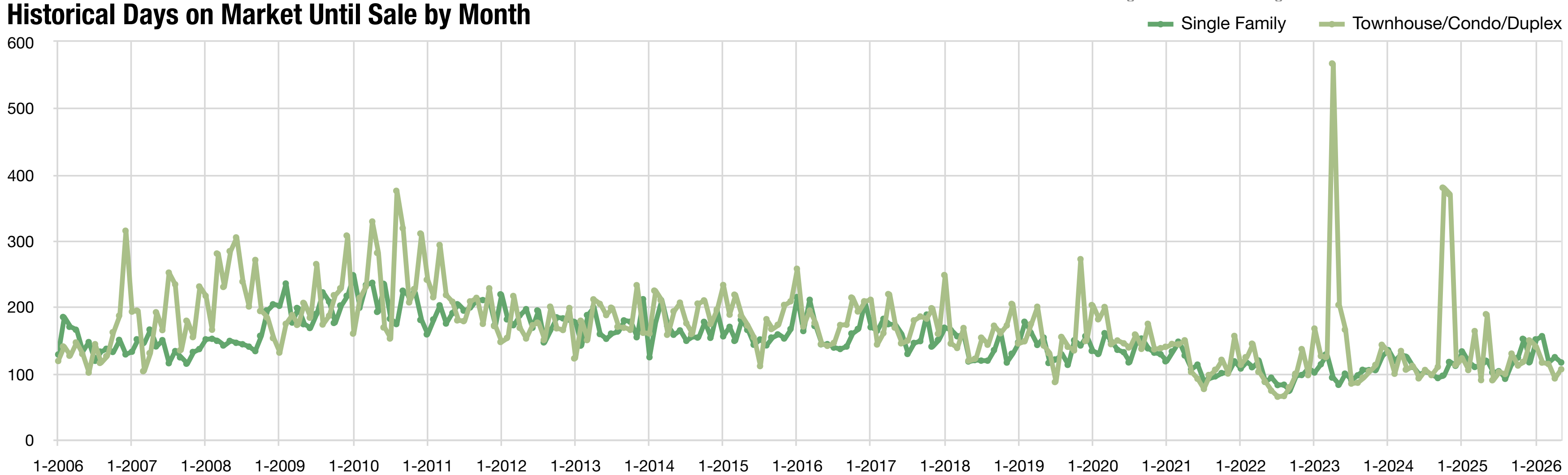
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo / Duplex	Year-Over-Year Change
6-2025	101	+ 3.1%	89	- 3.3%
7-2025	103	0.0%	102	- 2.9%
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	124	+ 10.7%	92	+ 2.2%
5-2026	**116**	**- 2.5%**	**106**	**- 43.9%**
12-Month Avg*	119	+ 11.1%	114	- 41.8%

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

Historical Days on Market Until Sale by Month



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MAY 2026

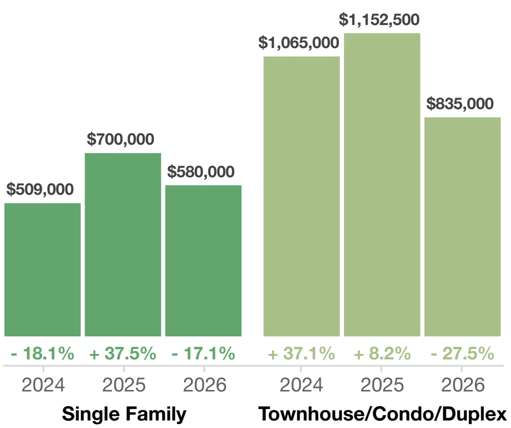
MEDIAN SALES PRICE

COLDWELL BANKER MASON MORSE

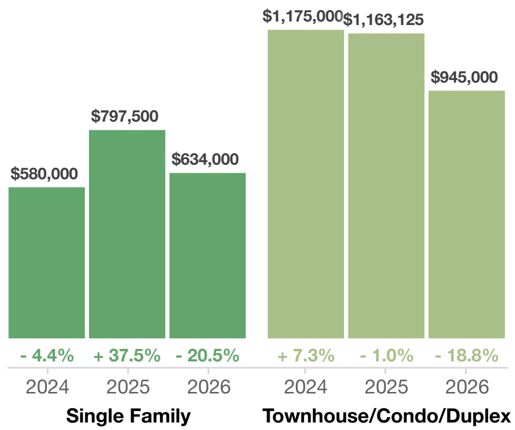
A Coldwell Banker Mountain Properties Company

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

May



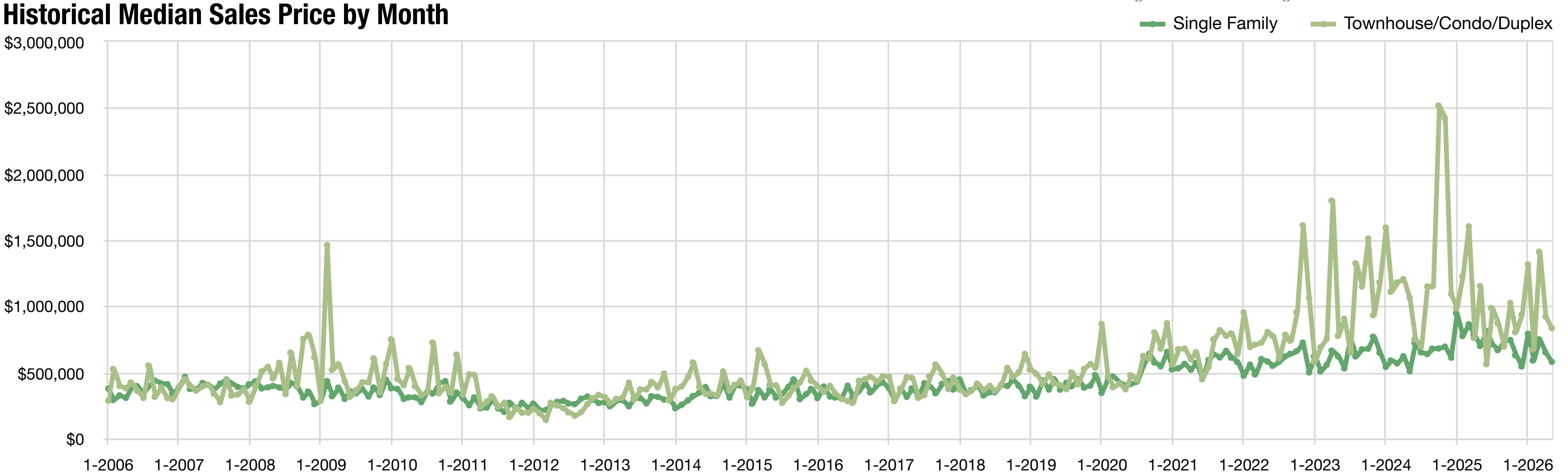
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo / Duplex	Year-Over-Year Change
6-2025	$812,500	+ 12.5%	$562,000	- 25.1%
7-2025	$712,500	+ 9.4%	$986,000	+ 41.9%
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	$651,000	- 16.5%	$922,500	+ 21.3%
5-2026	**$580,000**	**- 17.1%**	**$835,000**	**- 27.5%**
12-Month Avg*	$655,000	- 6.6%	$895,000	- 26.2%

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

Historical Median Sales Price by Month



Aspen Glenwood MLS

MAY 2026

AVERAGE SALES PRICE

COLDWELL BANKER MASON MORSE

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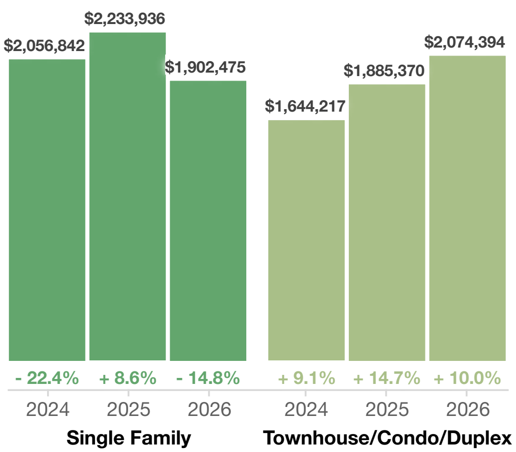
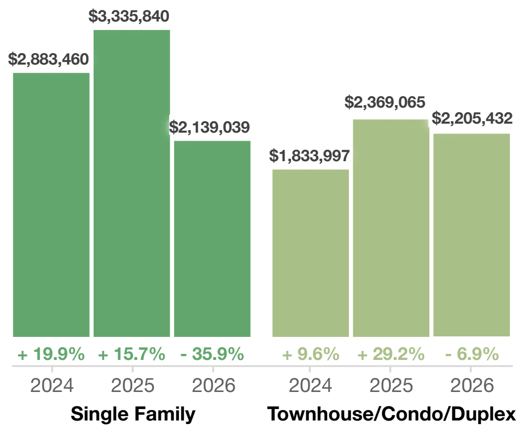
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

May



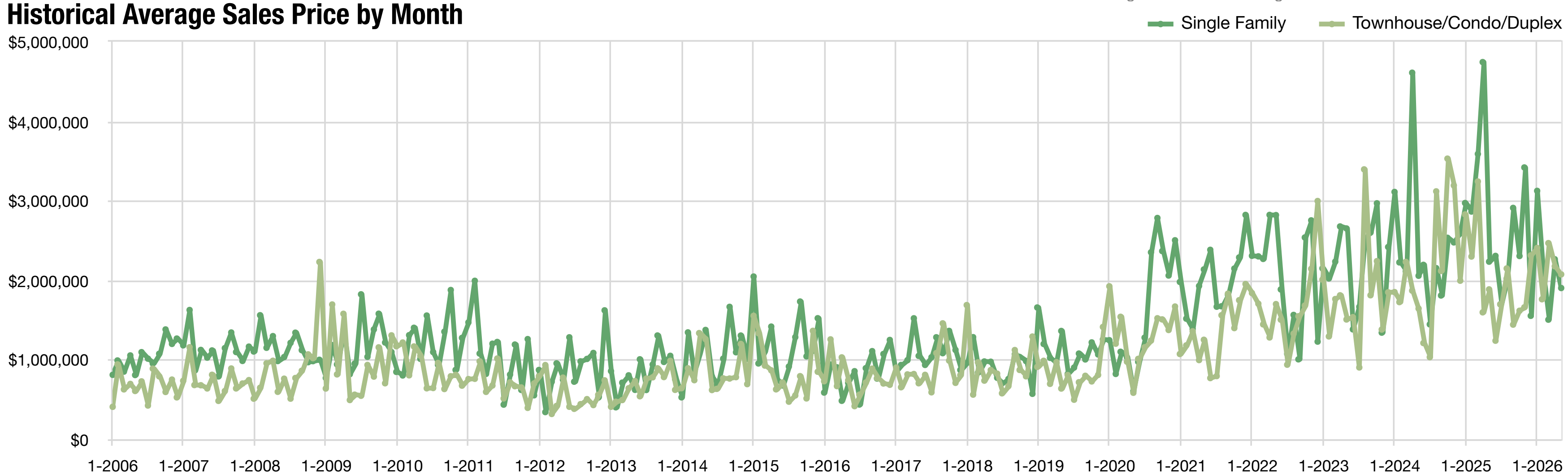
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo / Duplex	Year-Over-Year Change
6-2025	$2,306,266	+ 5.1%	$1,240,011	+ 2.4%
7-2025	$1,698,134	+ 17.5%	$1,697,209	+ 64.2%
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	$2,264,276	- 52.3%	$2,176,145	+ 36.3%
5-2026	**$1,902,475**	**- 14.8%**	**$2,074,394**	**+ 10.0%**
12-Month Avg*	$2,235,937	- 13.0%	$1,912,499	- 24.0%

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

Historical Average Sales Price by Month

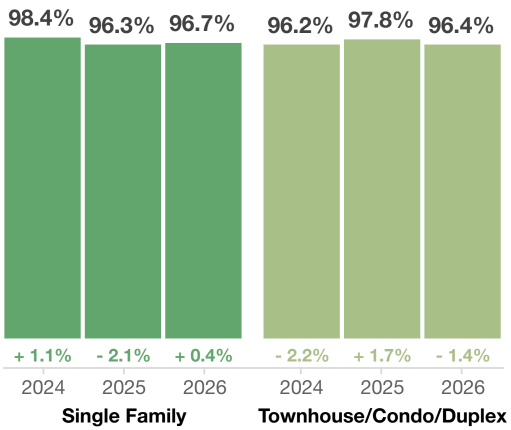


PERCENT OF LIST PRICE RECEIVED

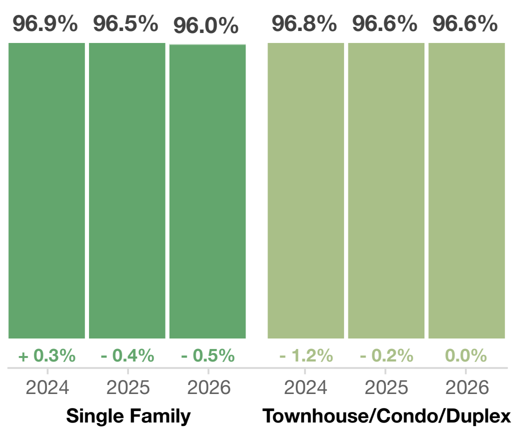
COLDWELL BANKER MASON MORSE
A Coldwell Banker Mountain Properties Company

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.

May



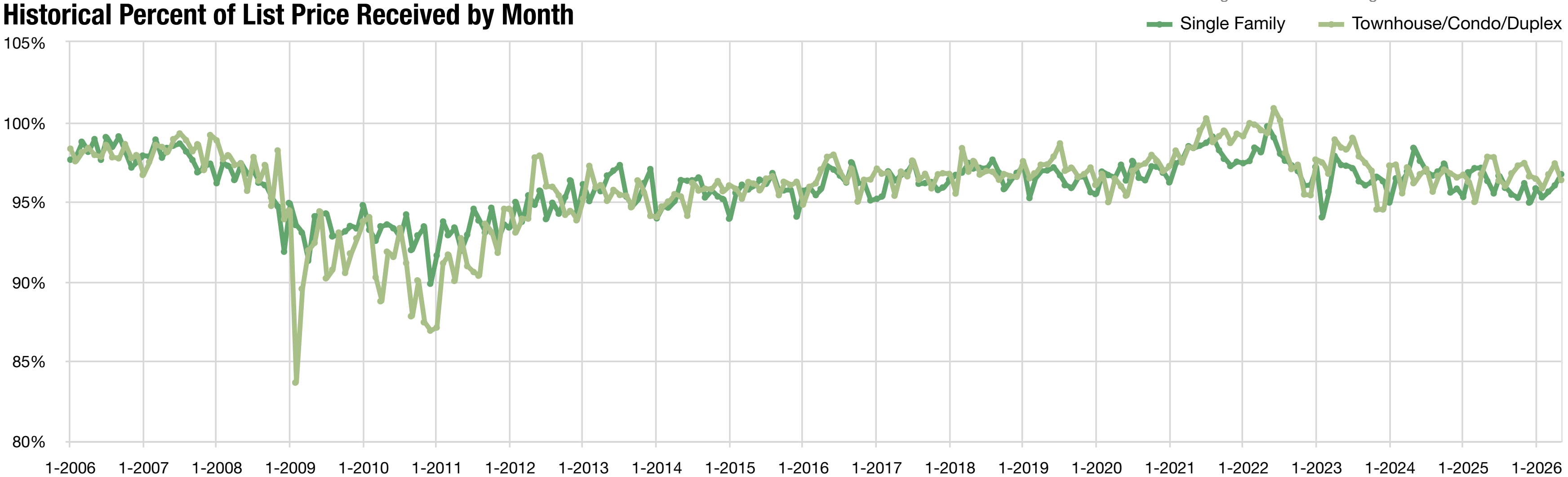
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo / Duplex	Year-Over-Year Change
6-2025	95.5%	- 2.2%	97.8%	+ 1.1%
7-2025	96.6%	- 0.3%	96.3%	- 0.7%
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%	97.4%	+ 0.7%
5-2026	**96.7%**	**+ 0.4%**	**96.4%**	**- 1.4%**
12-Month Avg*	95.8%	- 0.9%	96.8%	+ 0.1%

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

Historical Percent of List Price Received by Month



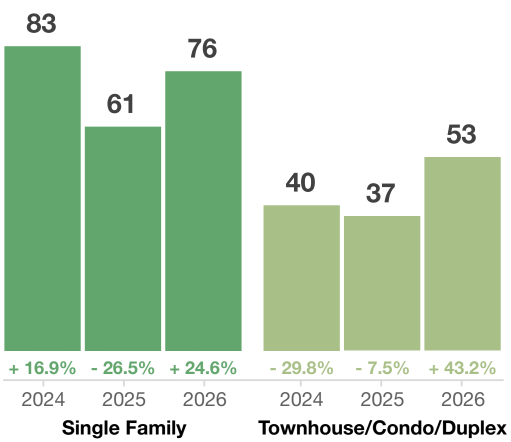
Aspen Glenwood MLS

MAY 2026
HOUSING AFFORDABILITY INDEX

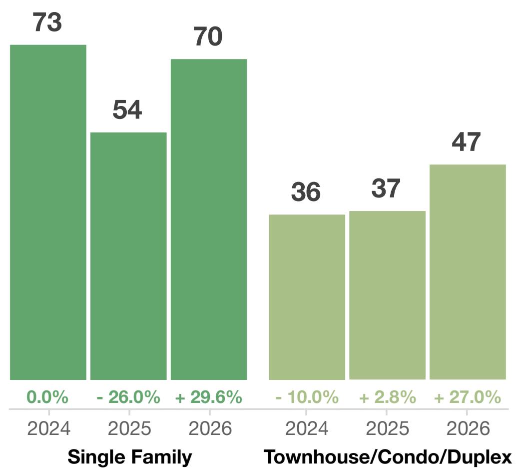
COLDWELL BANKER MASON MORSE
A Coldwell Banker Mountain Properties Company

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.

May

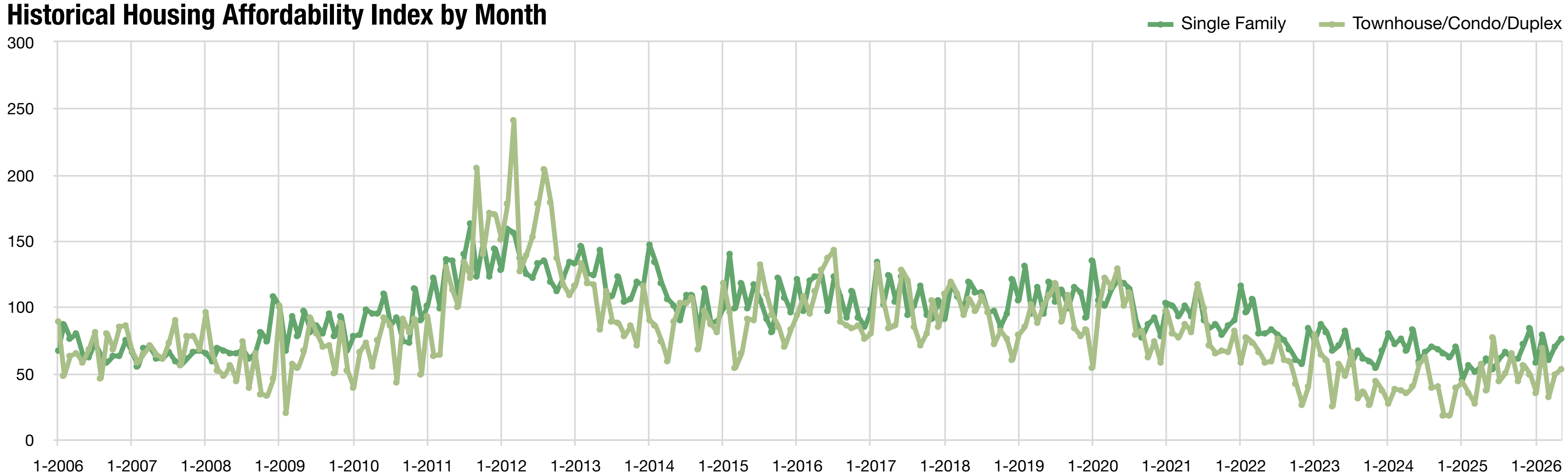


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo / Duplex	Year-Over-Year Change
6-2025	53	- 10.2%	77	+ 35.1%
7-2025	61	- 7.6%	44	- 29.0%
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	70	+ 27.3%	49	- 14.0%
5-2026	**76**	**+ 24.6%**	**53**	**+ 43.2%**
12-Month Avg	67	+ 9.8%	52	+ 33.3%

Historical Housing Affordability Index by Month



Aspen Glenwood MLS

INVENTORY OF HOMES FOR SALE

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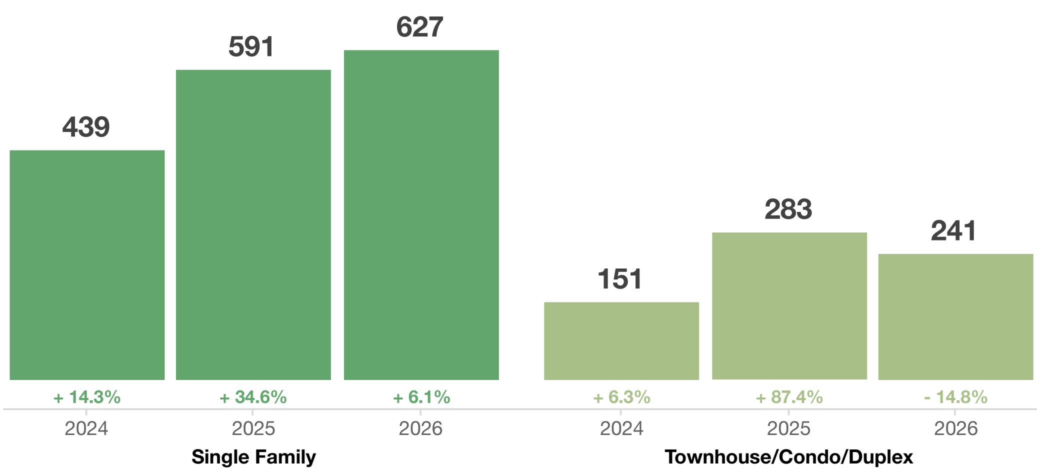
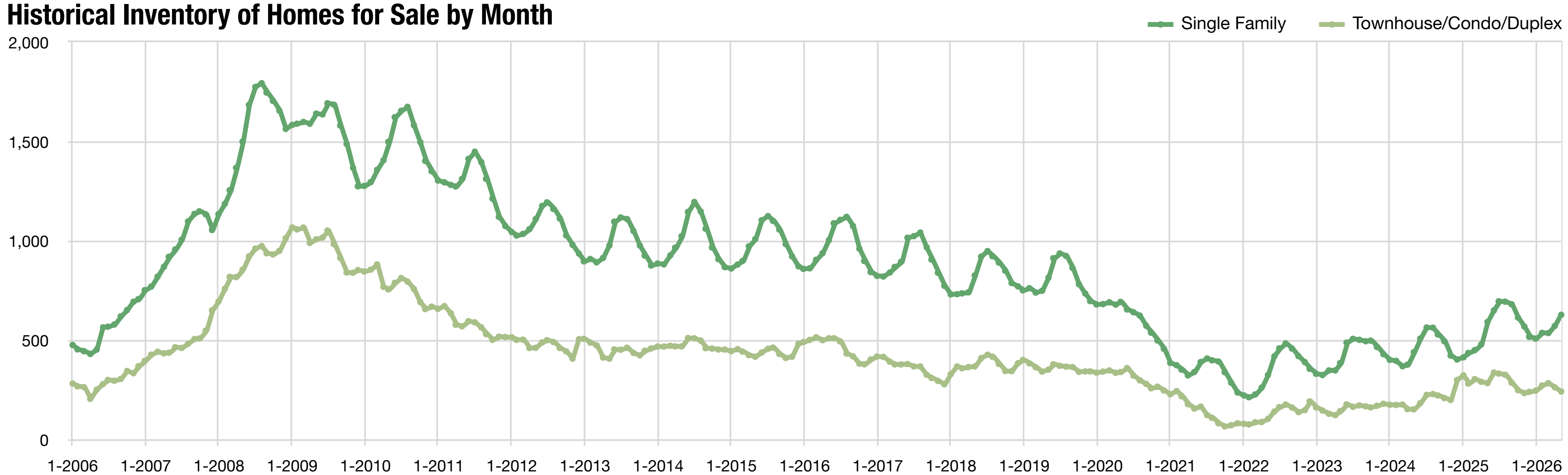
The number of properties available for sale in active status at the end of a given month.

May



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo / Duplex	Year-Over-Year Change
6-2025	649	+ 28.0%	336	+ 84.6%
7-2025	695	+ 23.4%	331	+ 47.8%
8-2025	693	+ 23.3%	325	+ 42.5%
9-2025	680	+ 28.8%	285	+ 29.0%
10-2025	613	+ 24.1%	248	+ 19.2%
11-2025	568	+ 34.6%	233	+ 17.7%
12-2025	516	+ 28.4%	239	- 20.1%
1-2026	507	+ 22.8%	245	- 23.9%
2-2026	536	+ 23.2%	271	- 3.6%
3-2026	535	+ 19.2%	283	- 6.6%
4-2026	571	+ 19.7%	262	- 9.7%
5-2026	**627**	**+ 6.1%**	**241**	**- 14.8%**
12-Month Avg	599	+ 23.0%	275	+ 8.7%

Historical Inventory of Homes for Sale by Month



Aspen Glenwood MLS

MAY 2026

MONTHS SUPPLY OF INVENTORY

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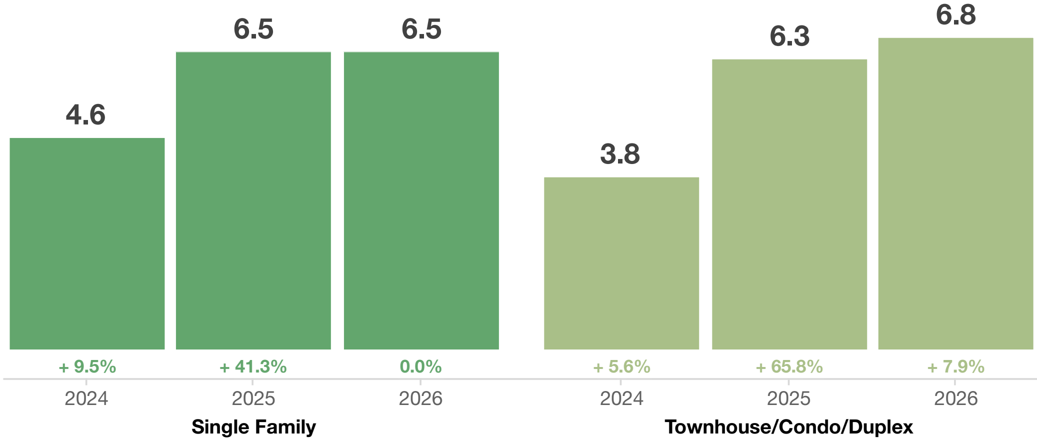
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

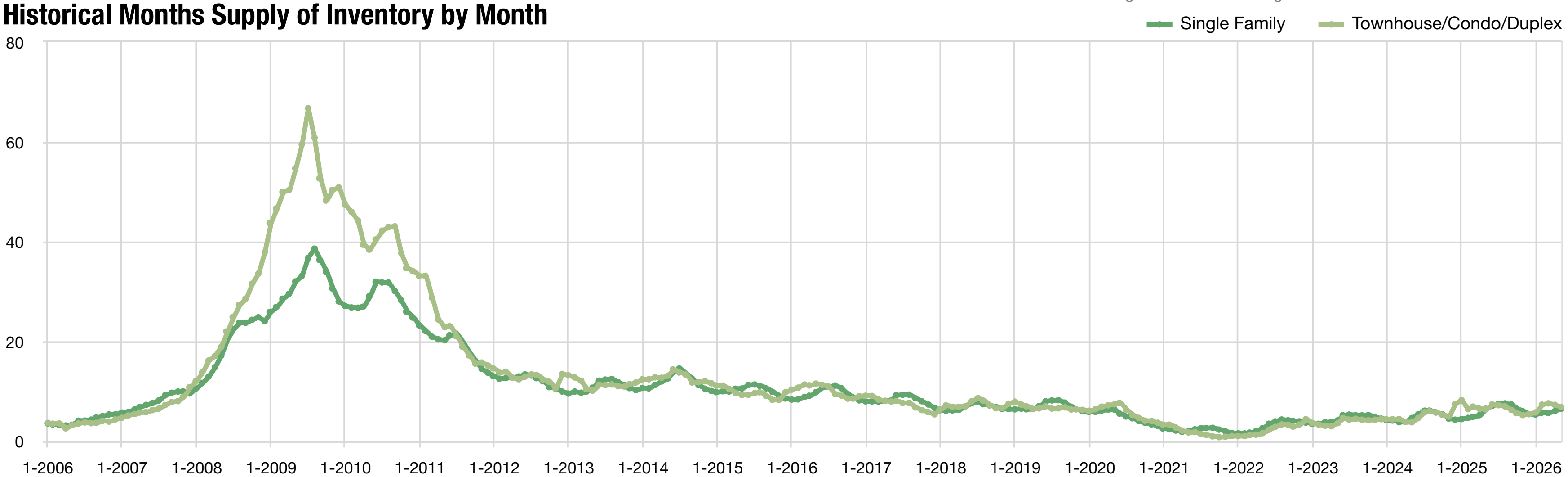
May



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo / Duplex	Year-Over-Year Change
6-2025	7.1	+ 31.5%	7.4	+ 60.9%
7-2025	7.5	+ 23.0%	7.2	+ 24.1%
8-2025	7.6	+ 24.6%	7.0	+ 16.7%
9-2025	7.3	+ 28.1%	6.3	+ 10.5%
10-2025	6.5	+ 20.4%	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%	5.7	- 30.5%
2-2026	5.7	+ 21.3%	7.3	+ 14.1%
3-2026	5.6	+ 14.3%	7.6	+ 10.1%
4-2026	6.0	+ 15.4%	7.3	+ 12.3%
5-2026	**6.5**	**0.0%**	**6.8**	**+ 7.9%**
12-Month Avg*	6.4	+ 21.2%	6.6	+ 6.1%

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

Historical Months Supply of Inventory by Month



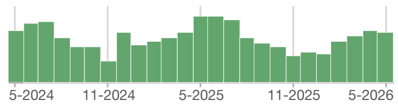
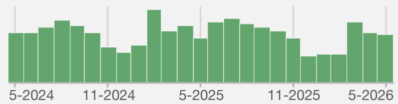
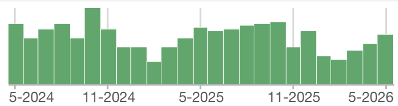
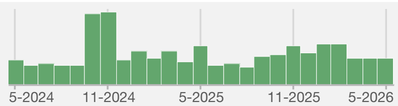
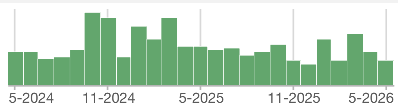
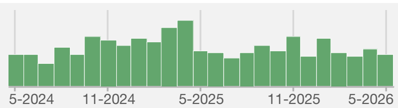
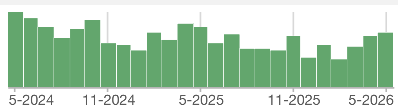
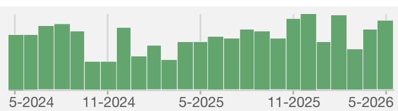
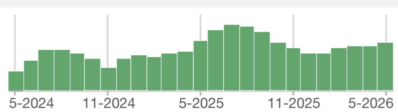
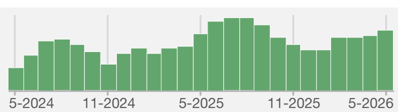
MAY 2026

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	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		317	**237**	- 25.2%	1,139	**1,035**	- 9.1%
Pending Sales		125	**133**	+ 6.4%	701	**613**	- 12.6%
Closed Sales		149	**135**	- 9.4%	586	**540**	- 7.8%
Days on Market Until Sale		145	**114**	- 21.4%	126	**126**	0.0%
Median Sales Price		$780,000	**$630,000**	- 19.2%	$850,000	**$706,500**	- 16.9%
Average Sales Price		$2,102,932	**$1,944,500**	- 7.5%	$3,012,482	**$2,157,550**	- 28.4%
Percent of List Price Received		96.9%	**96.6%**	- 0.3%	96.6%	**96.2%**	- 0.4%
Housing Affordability Index		55	**70**	+ 27.3%	50	**63**	+ 26.0%
Inventory of Homes for Sale		874	**868**	- 0.7%	—	**—**	—
Months Supply of Inventory		6.4	**6.6**	+ 3.1%	—	**—**	—

Aspen Glenwood MLS