

MAY 2026

# LOCAL MARKET UPDATE

## ASPEN



**COLDWELL BANKER**  
MASON MORSE

A Research Tool Provided by the Colorado Association of REALTORS®

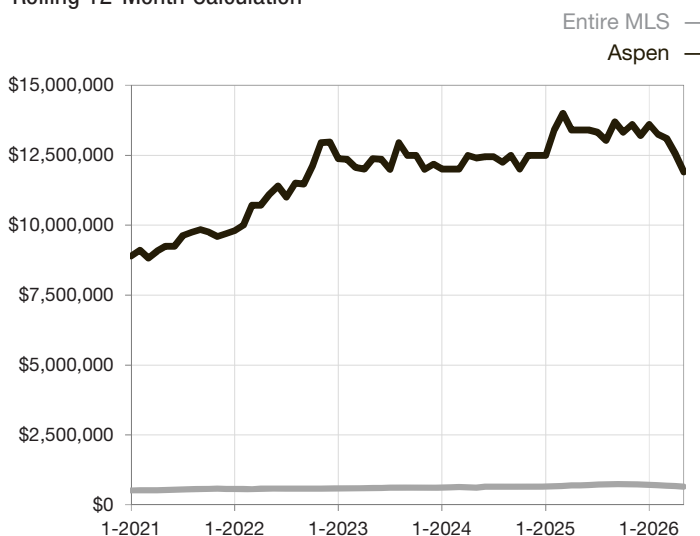
| Single Family                   | May          |                     |                                   | Year to Date |                     |                                   |
|---------------------------------|--------------|---------------------|-----------------------------------|--------------|---------------------|-----------------------------------|
| Key Metrics                     | 2025         | 2026                | Percent Change from Previous Year | Thru 05-2025 | Thru 5-2026         | Percent Change from Previous Year |
| New Listings                    | 19           | 10                  | - 47.4%                           | 76           | 46                  | - 39.5%                           |
| Sold Listings                   | 9            | 6                   | - 33.3%                           | 41           | 24                  | - 41.5%                           |
| Median Sales Price*             | \$14,000,000 | <b>\$4,600,000</b>  | - 67.1%                           | \$14,690,000 | <b>\$10,625,000</b> | - 27.7%                           |
| Average Sales Price*            | \$14,339,167 | <b>\$13,019,167</b> | - 9.2%                            | \$18,180,507 | <b>\$14,554,768</b> | - 19.9%                           |
| Percent of List Price Received* | 90.1%        | <b>90.6%</b>        | + 0.6%                            | 94.3%        | <b>91.6%</b>        | - 2.9%                            |
| Days on Market Until Sale       | 210          | <b>206</b>          | - 1.9%                            | 153          | <b>261</b>          | + 70.6%                           |
| Inventory of Homes for Sale     | 91           | <b>77</b>           | - 15.4%                           | --           | --                  | --                                |
| Months Supply of Inventory      | 13.8         | <b>13.2</b>         | - 4.3%                            | --           | --                  | --                                |

\* 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                 | May         |                    |                                   | Year to Date |                    |                                   |
|---------------------------------|-------------|--------------------|-----------------------------------|--------------|--------------------|-----------------------------------|
| Key Metrics                     | 2025        | 2026               | Percent Change from Previous Year | Thru 05-2025 | Thru 5-2026        | Percent Change from Previous Year |
| New Listings                    | 13          | 4                  | - 69.2%                           | 62           | 49                 | - 21.0%                           |
| Sold Listings                   | 5           | 6                  | + 20.0%                           | 43           | 35                 | - 18.6%                           |
| Median Sales Price*             | \$1,900,000 | <b>\$3,850,000</b> | + 102.6%                          | \$3,300,000  | <b>\$3,400,000</b> | + 3.0%                            |
| Average Sales Price*            | \$2,113,000 | <b>\$7,080,000</b> | + 235.1%                          | \$5,750,488  | <b>\$5,291,664</b> | - 8.0%                            |
| Percent of List Price Received* | 94.5%       | <b>92.8%</b>       | - 1.8%                            | 93.3%        | <b>94.8%</b>       | + 1.6%                            |
| Days on Market Until Sale       | 107         | <b>152</b>         | + 42.1%                           | 178          | <b>180</b>         | + 1.1%                            |
| Inventory of Homes for Sale     | 66          | <b>58</b>          | - 12.1%                           | --           | --                 | --                                |
| Months Supply of Inventory      | 8.1         | <b>7.0</b>         | - 13.6%                           | --           | --                 | --                                |

\* 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 Calculation



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

