MAY 2026

LOCAL MARKET UPDATE

NEW CASTLE

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	14	**12**	- 14.3%	49	**49**	0.0%
Sold Listings	9	**1**	- 88.9%	30	**28**	- 6.7%
Median Sales Price*	$755,000	**$320,000**	- 57.6%	$735,000	**$685,000**	- 6.8%
Average Sales Price*	$864,500	**$320,000**	- 63.0%	$805,367	**$705,429**	- 12.4%
Percent of List Price Received*	97.4%	**100.0%**	+ 2.7%	97.6%	**96.8%**	- 0.8%
Days on Market Until Sale	113	**314**	+ 177.9%	80	**109**	+ 36.3%
Inventory of Homes for Sale	22	**30**	+ 36.4%	--	**--**	--
Months Supply of Inventory	3.3	**4.9**	+ 48.5%	--	**--**	--

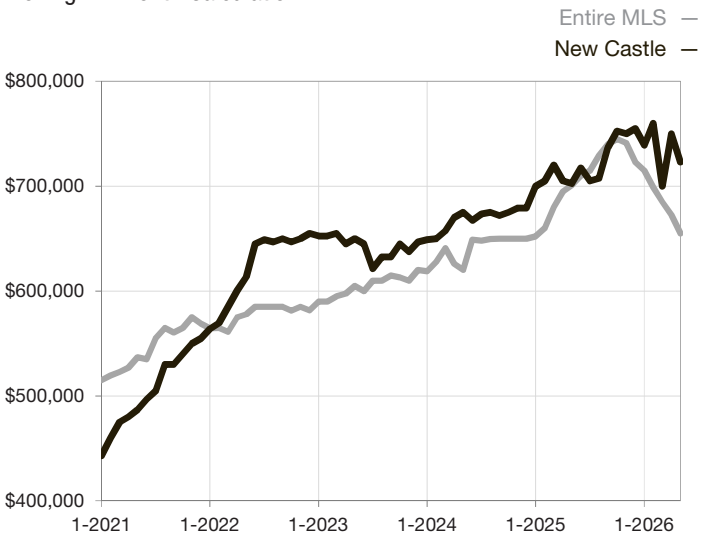
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

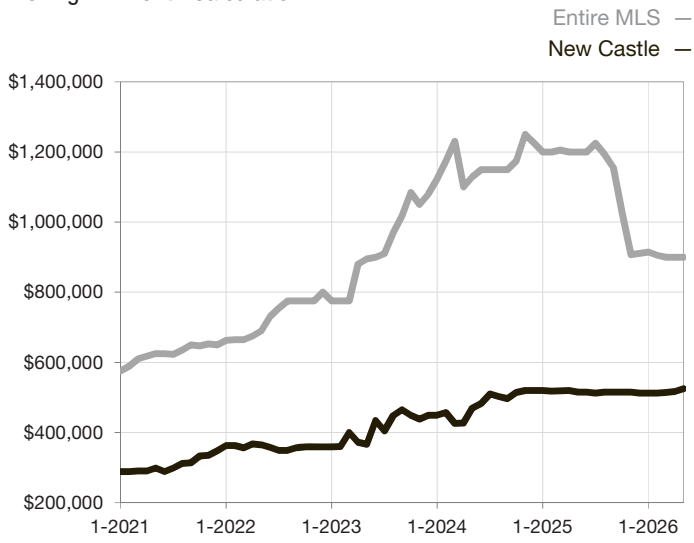
	May			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 05-2025**	**Thru 5-2026**	Percent Change from Previous Year
New Listings	10	**3**	- 70.0%	28	**33**	+ 17.9%
Sold Listings	3	**2**	- 33.3%	13	**10**	- 23.1%
Median Sales Price*	$375,000	**$554,500**	+ 47.9%	$415,000	**$537,000**	+ 29.4%
Average Sales Price*	$441,667	**$554,500**	+ 25.5%	$463,077	**$497,000**	+ 7.3%
Percent of List Price Received*	98.7%	**100.0%**	+ 1.3%	98.3%	**99.1%**	+ 0.8%
Days on Market Until Sale	58	**75**	+ 29.3%	93	**84**	- 9.7%
Inventory of Homes for Sale	14	**23**	+ 64.3%	--	**--**	--
Months Supply of Inventory	4.1	**8.1**	+ 97.6%	--	**--**	--

* 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



ASPEN BOARD OF REALTORS®

Current as of June 3, 2026. All data from the Aspen/Glenwood Springs MLS Inc. Report © 2026 ShowingTime Plus, LLC.