



August 2026: Aspen Snowmass Real Estate Market Snapshot

RELEASED 09.04.26 ON OR NEAR THE 1ST MONDAY EACH MONTH

v.1.1 The Estin Report publishes a 10-page monthly Aspen real estate market "Snapshot" on or near the 1st Monday of each month. The Snapshot presents a "bottom line" summary and raw data of the subject month and YTD performance for residential real estate sales in Aspen and Snowmass with three sections: 1) Total combined Aspen Snowmass Village Market; 2) The Aspen Market; 3) The Snowmass Village Market. It features charts, tables and 30-day live links to photos and details of sold properties and compares the subject month to the same time in prior years. The Monthly Snapshot is the only Aspen and Snowmass property sales information widely published in a timely and consistent manner early each month.

August 2026 Aspen & Snowmass Village Real Estate

Total Aspen Snowmass Market	Aug-26	% Change	Aug-25	% Change	Aug-24	% Change	Aug-23
Monthly Unit Sales:	20	-9%	22	-12%	25	-34%	38
Year-to-Date Unit Sales:	133	-30%	189	-9%	207	-10%	231
Monthly Dollar Sales:	\$ 124,142,000	-2%	\$ 126,937,000	-52%	\$ 262,963,575	-30%	\$ 376,215,820
Year-to-Date Dollar Sales:	\$ 1,256,315,037	-31%	\$ 1,827,950,272	9%	\$ 1,678,862,455	7%	\$ 1,562,810,395
Listing Inventory:	345	-3%	354	7%	330	14%	290
Aspen Market							
Monthly Unit Sales:	14	17%	12	-20%	15	-35%	23
Year-to-Date Unit Sales:	84	-32%	123	3%	119	14%	104
Monthly Dollar Sales:	\$ 97,345,000	83%	\$ 53,322,000	-76%	\$ 218,596,075	-28%	\$ 301,709,820
Year-to-Date Dollar Sales:	\$ 1,006,978,413	-30%	\$ 1,437,751,772	12%	\$ 1,284,577,700	12%	\$ 1,151,514,895
Listing Inventory:	216	-4%	224	-8%	243	25%	194
Snowmass Village Market							
Monthly Unit Sales:	6	-40%	10	0%	10	-33%	15
Year-to-Date Unit Sales:	49	-26%	66	-25%	88	-31%	127
Monthly Dollar Sales:	\$ 21,759,500	-69%	\$ 70,740,000	82%	\$ 38,967,500	-43%	\$ 68,706,000
Year-to-Date Dollar Sales:	\$ 223,560,124	-39%	\$ 368,128,500	5%	\$ 351,385,555	-10%	\$ 392,495,500
Listing Inventory:	129	-1%	130	49%	87	-9%	96
Total Property Sales \$10M and Over*							
Monthly Unit Sales:	5	-17%	6	-25%	8	0%	8
Year-to-Date Unit Sales:	41	-36%	64	33%	48	0%	48
Monthly Dollar Sales:	\$ 60,805,000	-28%	\$ 84,680,000	-58%	\$ 199,650,000	-11%	\$ 225,100,000
Year-to-Date Dollar Sales:	\$ 855,631,913	-36%	\$ 1,335,176,660	23%	\$ 1,082,390,000	-10%	\$ 1,199,193,000

*See breakdown of sales over \$10M by price point on Pg 3

© Estin Report: Aug 2026 • www.EstinAspen.com

Source data is the Aspen Glenwood MLS and is scrubbed to remove outlier or misleading sales (Pg 3). Sales by specific Aspen & Snowmass Village neighborhoods are on Pgs 7 and 9 respectively. Included property types: single family homes, condos, townhomes, duplexes & residential vacant lots at sold prices over \$250K except where otherwise indicated. Fractionals, mobile homes, deed restricted properties are not included.