

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

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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, town-homes, duplexes & residential vacant lots at sold prices over \$250K except where otherwise indicated. Fractionals, mobile homes, deed restricted properties are not included.