

Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Routt County

Contact the Steamboat Springs Board of REALTORS® or Aspen Board of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

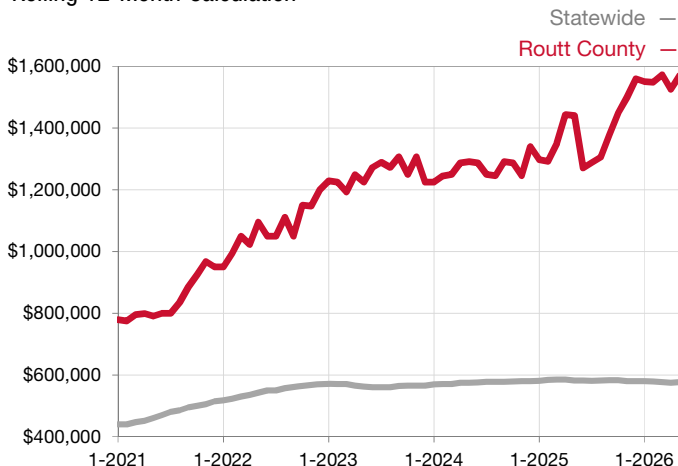
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	70	65	- 7.1%	191	179	- 6.3%
Sold Listings	17	21	+ 23.5%	69	64	- 7.2%
Median Sales Price*	\$949,000	\$1,545,000	+ 62.8%	\$1,225,000	\$1,417,500	+ 15.7%
Average Sales Price*	\$1,588,259	\$1,737,750	+ 9.4%	\$2,275,902	\$1,935,550	- 15.0%
Percent of List Price Received*	97.2%	96.6%	- 0.6%	96.7%	96.8%	+ 0.1%
Days on Market Until Sale	37	96	+ 159.5%	69	112	+ 62.3%
Inventory of Homes for Sale	143	167	+ 16.8%	--	--	--
Months Supply of Inventory	6.6	7.6	+ 15.2%	--	--	--

* 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		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	79	58	- 26.6%	306	241	- 21.2%
Sold Listings	28	28	0.0%	145	146	+ 0.7%
Median Sales Price*	\$640,000	\$1,640,000	+ 156.3%	\$815,000	\$942,500	+ 15.6%
Average Sales Price*	\$973,946	\$2,111,375	+ 116.8%	\$1,006,044	\$1,487,092	+ 47.8%
Percent of List Price Received*	96.8%	94.8%	- 2.1%	97.6%	96.0%	- 1.6%
Days on Market Until Sale	56	57	+ 1.8%	53	79	+ 49.1%
Inventory of Homes for Sale	222	236	+ 6.3%	--	--	--
Months Supply of Inventory	7.5	7.6	+ 1.3%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

