

Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents are the same!



Garfield County

Contact the Glenwood Springs Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

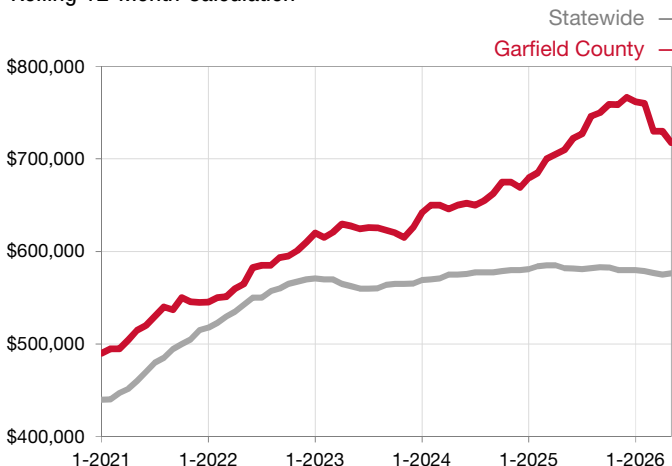
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	102	98	- 3.9%	374	403	+ 7.8%
Sold Listings	41	56	+ 36.6%	201	213	+ 6.0%
Median Sales Price*	\$755,000	\$624,500	- 17.3%	\$775,000	\$631,000	- 18.6%
Average Sales Price*	\$944,326	\$981,268	+ 3.9%	\$1,102,699	\$910,022	- 17.5%
Percent of List Price Received*	97.9%	97.5%	- 0.4%	97.5%	97.0%	- 0.5%
Days on Market Until Sale	81	114	+ 40.7%	100	127	+ 27.0%
Inventory of Homes for Sale	212	287	+ 35.4%	--	--	--
Months Supply of Inventory	4.3	5.9	+ 37.2%	--	--	--

* 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	43	20	- 53.5%	168	135	- 19.6%
Sold Listings	19	17	- 10.5%	79	77	- 2.5%
Median Sales Price*	\$445,995	\$565,000	+ 26.7%	\$445,995	\$565,000	+ 26.7%
Average Sales Price*	\$526,289	\$729,529	+ 38.6%	\$549,416	\$636,904	+ 15.9%
Percent of List Price Received*	97.7%	98.3%	+ 0.6%	98.2%	98.2%	0.0%
Days on Market Until Sale	72	88	+ 22.2%	82	90	+ 9.8%
Inventory of Homes for Sale	60	69	+ 15.0%	--	--	--
Months Supply of Inventory	3.4	3.9	+ 14.7%	--	--	--

* 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

