

# Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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## Garfield County

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

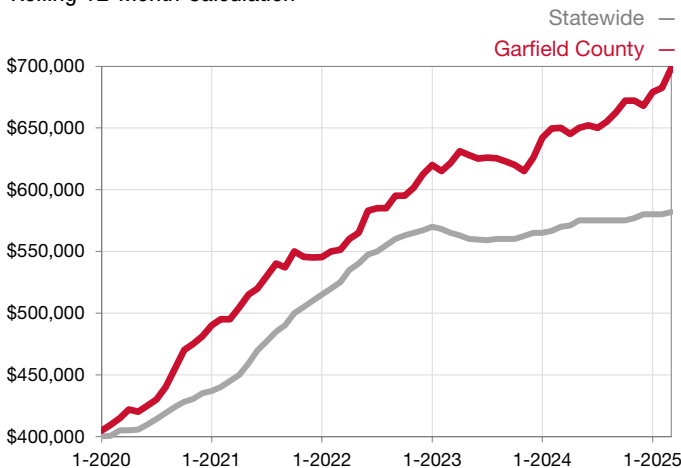
Single Family	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	60	75	+ 25.0%	153	182	+ 19.0%
Sold Listings	37	33	- 10.8%	105	112	+ 6.7%
Median Sales Price*	\$600,000	<b>\$795,000</b>	+ 32.5%	\$600,000	<b>\$797,500</b>	+ 32.9%
Average Sales Price*	\$1,097,827	<b>\$1,033,772</b>	- 5.8%	\$937,136	<b>\$1,106,442</b>	+ 18.1%
Percent of List Price Received*	98.3%	<b>97.3%</b>	- 1.0%	98.1%	<b>97.1%</b>	- 1.0%
Days on Market Until Sale	112	85	- 24.1%	106	108	+ 1.9%
Inventory of Homes for Sale	146	140	- 4.1%	--	--	--
Months Supply of Inventory	2.9	2.7	- 6.9%	--	--	--

\* 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	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	19	20	+ 5.3%	56	77	+ 37.5%
Sold Listings	11	10	- 9.1%	39	41	+ 5.1%
Median Sales Price*	\$455,000	<b>\$497,750</b>	+ 9.4%	\$455,000	<b>\$473,500</b>	+ 4.1%
Average Sales Price*	\$533,463	<b>\$709,550</b>	+ 33.0%	\$558,547	<b>\$533,512</b>	- 4.5%
Percent of List Price Received*	96.3%	<b>98.7%</b>	+ 2.5%	97.4%	<b>98.1%</b>	+ 0.7%
Days on Market Until Sale	144	77	- 46.5%	111	84	- 24.3%
Inventory of Homes for Sale	31	58	+ 87.1%	--	--	--
Months Supply of Inventory	2.1	3.3	+ 57.1%	--	--	--

\* 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

