

Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

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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.

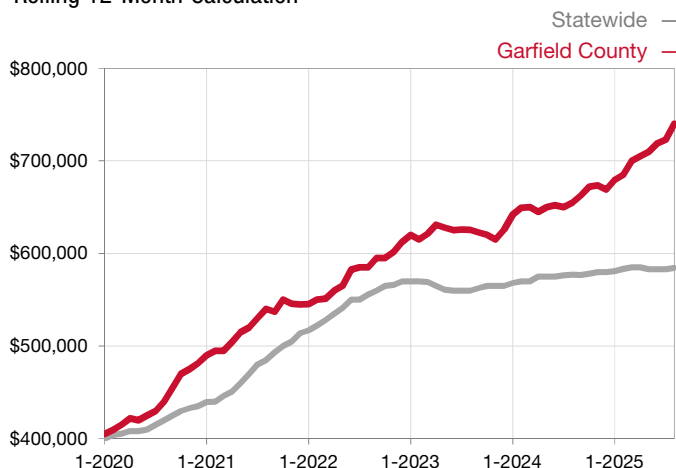
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	82	75	- 8.5%	605	649	+ 7.3%
Sold Listings	68	52	- 23.5%	413	394	- 4.6%
Median Sales Price*	\$680,000	\$859,500	+ 26.4%	\$660,000	\$782,500	+ 18.6%
Average Sales Price*	\$1,030,379	\$1,346,579	+ 30.7%	\$981,568	\$1,119,715	+ 14.1%
Percent of List Price Received*	97.1%	96.4%	- 0.7%	97.8%	97.1%	- 0.7%
Days on Market Until Sale	93	79	- 15.1%	98	93	- 5.1%
Inventory of Homes for Sale	207	255	+ 23.2%	--	--	--
Months Supply of Inventory	4.1	5.2	+ 26.8%	--	--	--

* 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	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	22	24	+ 9.1%	183	262	+ 43.2%
Sold Listings	15	22	+ 46.7%	139	131	- 5.8%
Median Sales Price*	\$495,000	\$425,000	- 14.1%	\$510,000	\$473,500	- 7.2%
Average Sales Price*	\$554,333	\$438,215	- 20.9%	\$566,765	\$551,772	- 2.6%
Percent of List Price Received*	98.2%	97.7%	- 0.5%	98.5%	98.1%	- 0.4%
Days on Market Until Sale	66	66	0.0%	76	76	0.0%
Inventory of Homes for Sale	52	76	+ 46.2%	--	--	--
Months Supply of Inventory	3.3	4.4	+ 33.3%	--	--	--

* 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

