

Local Market Update for April 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.

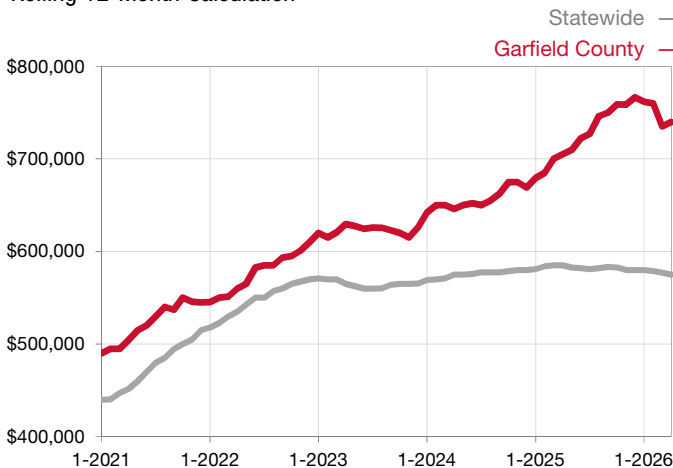
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	83	109	+ 31.3%	272	307	+ 12.9%
Sold Listings	48	45	- 6.3%	160	153	- 4.4%
Median Sales Price*	\$664,500	\$654,000	- 1.6%	\$776,500	\$650,000	- 16.3%
Average Sales Price*	\$1,210,305	\$1,023,677	- 15.4%	\$1,143,282	\$896,707	- 21.6%
Percent of List Price Received*	98.1%	97.3%	- 0.8%	97.4%	96.8%	- 0.6%
Days on Market Until Sale	97	121	+ 24.7%	106	134	+ 26.4%
Inventory of Homes for Sale	173	255	+ 47.4%	--	--	--
Months Supply of Inventory	3.4	5.4	+ 58.8%	--	--	--

* 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	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	43	31	- 27.9%	125	112	- 10.4%
Sold Listings	18	23	+ 27.8%	60	60	0.0%
Median Sales Price*	\$405,000	\$555,000	+ 37.0%	\$445,250	\$564,500	+ 26.8%
Average Sales Price*	\$614,717	\$604,435	- 1.7%	\$556,740	\$610,660	+ 9.7%
Percent of List Price Received*	98.8%	98.9%	+ 0.1%	98.3%	98.2%	- 0.1%
Days on Market Until Sale	79	61	- 22.8%	85	91	+ 7.1%
Inventory of Homes for Sale	75	68	- 9.3%	--	--	--
Months Supply of Inventory	4.2	3.8	- 9.5%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

