

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Garfield County

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

Single Family

Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	52	47	- 9.6%	52	47	- 9.6%
Sold Listings	42	30	- 28.6%	42	30	- 28.6%
Median Sales Price*	\$912,500	\$812,500	- 11.0%	\$912,500	\$812,500	- 11.0%
Average Sales Price*	\$1,388,136	\$953,845	- 31.3%	\$1,388,136	\$953,845	- 31.3%
Percent of List Price Received*	96.0%	95.7%	- 0.3%	96.0%	95.7%	- 0.3%
Days on Market Until Sale	137	156	+ 13.9%	137	156	+ 13.9%
Inventory of Homes for Sale	129	194	+ 50.4%	--	--	--
Months Supply of Inventory	2.5	4.2	+ 68.0%	--	--	--

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

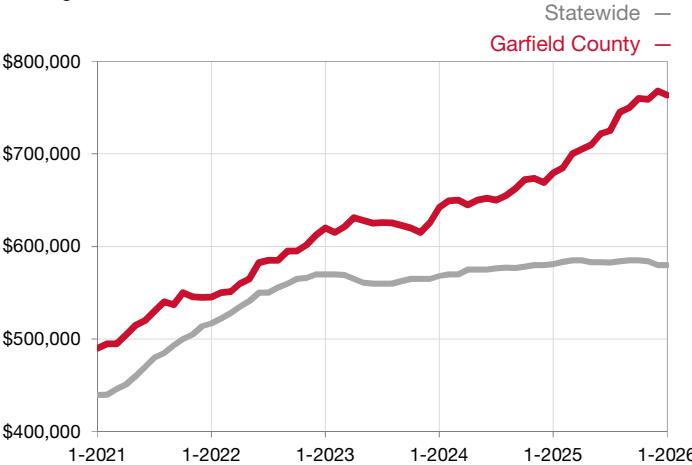
Townhouse/Condo

Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	16	14	- 12.5%	16	14	- 12.5%
Sold Listings	21	14	- 33.3%	21	14	- 33.3%
Median Sales Price*	\$405,000	\$632,500	+ 56.2%	\$405,000	\$632,500	+ 56.2%
Average Sales Price*	\$441,048	\$605,424	+ 37.3%	\$441,048	\$605,424	+ 37.3%
Percent of List Price Received*	97.9%	96.8%	- 1.1%	97.9%	96.8%	- 1.1%
Days on Market Until Sale	91	125	+ 37.4%	91	125	+ 37.4%
Inventory of Homes for Sale	37	44	+ 18.9%	--	--	--
Months Supply of Inventory	2.0	2.6	+ 30.0%	--	--	--

* 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

