Local Market Update for September 2025

A Research Tool Provided by the Colorado Association of REALTORS®



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	September			Year to Date			
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year	
New Listings	60	83	+ 38.3%	665	731	+ 9.9%	
Sold Listings	60	46	- 23.3%	473	434	- 8.2%	
Median Sales Price*	\$692,000	\$722,500	+ 4.4%	\$670,000	\$780,250	+ 16.5%	
Average Sales Price*	\$951,330	\$1,030,573	+ 8.3%	\$977,732	\$1,123,251	+ 14.9%	
Percent of List Price Received*	97.3%	95.7%	- 1.6%	97.8%	97.0%	- 0.8%	
Days on Market Until Sale	74	109	+ 47.3%	95	95	0.0%	
Inventory of Homes for Sale	204	262	+ 28.4%				
Months Supply of Inventory	4.0	5.5	+ 37.5%				

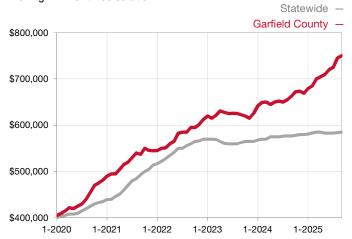
^{*} Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	September			Year to Date			
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year	
New Listings	25	18	- 28.0%	208	282	+ 35.6%	
Sold Listings	14	22	+ 57.1%	153	153	0.0%	
Median Sales Price*	\$383,000	\$437,000	+ 14.1%	\$505,000	\$465,000	- 7.9%	
Average Sales Price*	\$589,571	\$485,659	- 17.6%	\$568,851	\$542,266	- 4.7%	
Percent of List Price Received*	98.8%	98.4%	- 0.4%	98.6%	98.1%	- 0.5%	
Days on Market Until Sale	77	102	+ 32.5%	76	80	+ 5.3%	
Inventory of Homes for Sale	53	69	+ 30.2%				
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.



Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

