

Local Market Update for December 2024

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.

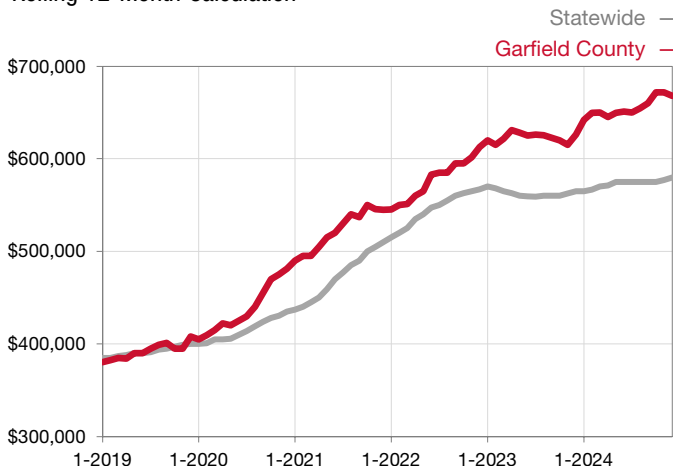
Single Family	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Key Metrics						
New Listings	26	39	+ 50.0%	784	795	+ 1.4%
Sold Listings	37	41	+ 10.8%	607	611	+ 0.7%
Median Sales Price*	\$655,000	\$610,000	- 6.9%	\$626,000	\$668,000	+ 6.7%
Average Sales Price*	\$896,547	\$897,405	+ 0.1%	\$942,640	\$1,002,523	+ 6.4%
Percent of List Price Received*	97.1%	97.0%	- 0.1%	97.4%	97.7%	+ 0.3%
Days on Market Until Sale	120	98	- 18.3%	91	95	+ 4.4%
Inventory of Homes for Sale	158	141	- 10.8%	--	--	--
Months Supply of Inventory	3.1	2.8	- 9.7%	--	--	--

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

Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Key Metrics						
New Listings	7	10	+ 42.9%	225	254	+ 12.9%
Sold Listings	4	18	+ 350.0%	190	209	+ 10.0%
Median Sales Price*	\$415,000	\$540,000	+ 30.1%	\$479,000	\$515,000	+ 7.5%
Average Sales Price*	\$452,500	\$639,593	+ 41.3%	\$581,255	\$582,536	+ 0.2%
Percent of List Price Received*	98.4%	98.8%	+ 0.4%	98.3%	98.5%	+ 0.2%
Days on Market Until Sale	85	69	- 18.8%	79	74	- 6.3%
Inventory of Homes for Sale	33	32	- 3.0%	--	--	--
Months Supply of Inventory	2.1	1.8	- 14.3%	--	--	--

* 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

