

Local Market Update for May 2020

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

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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.

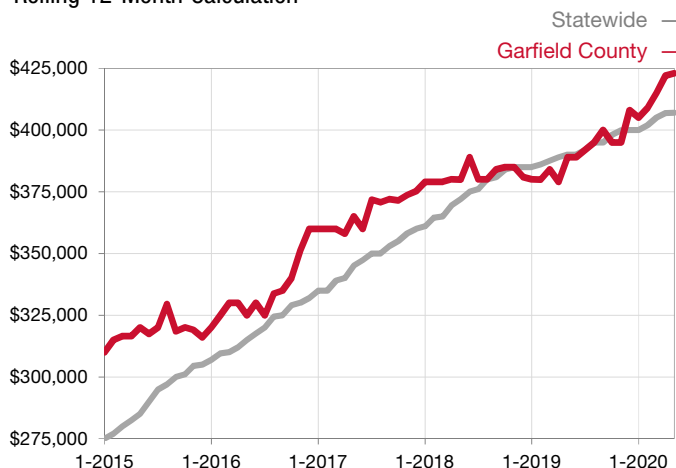
| Single Family | May | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics | 2019 | 2020 | Percent Change from Previous Year | Thru 05-2019 | Thru 05-2020 | Percent Change from Previous Year |
| New Listings | 128 | 86 | - 32.8% | 450 | 361 | - 19.8% |
| Sold Listings | 92 | 47 | - 48.9% | 286 | 254 | - 11.2% |
| Median Sales Price* | \$442,000 | \$440,000 | - 0.5% | \$393,500 | \$425,000 | + 8.0% |
| Average Sales Price* | \$528,683 | \$558,168 | + 5.6% | \$485,520 | \$540,656 | + 11.4% |
| Percent of List Price Received* | 98.1% | 97.5% | - 0.6% | 97.6% | 97.7% | + 0.1% |
| Days on Market Until Sale | 85 | 96 | + 12.9% | 90 | 87 | - 3.3% |
| Inventory of Homes for Sale | 331 | 191 | - 42.3% | -- | -- | -- |
| Months Supply of Inventory | 4.8 | 3.1 | - 35.4% | -- | -- | -- |

* 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 | May | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics | 2019 | 2020 | Percent Change from Previous Year | Thru 05-2019 | Thru 05-2020 | Percent Change from Previous Year |
| New Listings | 52 | 35 | - 32.7% | 196 | 146 | - 25.5% |
| Sold Listings | 40 | 21 | - 47.5% | 127 | 93 | - 26.8% |
| Median Sales Price* | \$279,750 | \$260,500 | - 6.9% | \$298,000 | \$291,000 | - 2.3% |
| Average Sales Price* | \$292,528 | \$315,855 | + 8.0% | \$316,771 | \$327,735 | + 3.5% |
| Percent of List Price Received* | 98.8% | 97.9% | - 0.9% | 98.4% | 98.6% | + 0.2% |
| Days on Market Until Sale | 63 | 83 | + 31.7% | 79 | 67 | - 15.2% |
| Inventory of Homes for Sale | 96 | 71 | - 26.0% | -- | -- | -- |
| Months Supply of Inventory | 3.7 | 2.7 | - 27.0% | -- | -- | -- |

* 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

