

Local Market Update for February 2023

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

	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	65	35	- 46.2%	107	82	- 23.4%
Sold Listings	37	31	- 16.2%	82	65	- 20.7%
Median Sales Price*	\$579,000	\$479,000	- 17.3%	\$511,000	\$500,000	- 2.2%
Average Sales Price*	\$774,658	\$929,239	+ 20.0%	\$708,319	\$811,488	+ 14.6%
Percent of List Price Received*	97.3%	93.5%	- 3.9%	98.3%	95.6%	- 2.7%
Days on Market Until Sale	69	76	+ 10.1%	55	67	+ 21.8%
Inventory of Homes for Sale	120	116	- 3.3%	--	--	--
Months Supply of Inventory	1.6	2.1	+ 31.3%	--	--	--

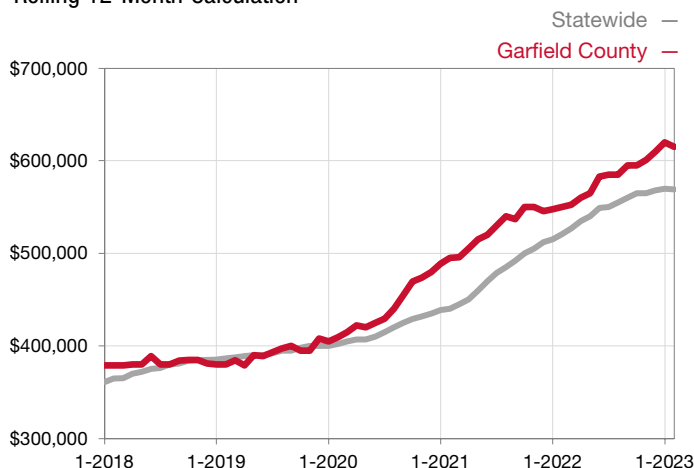
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	18	18	0.0%	38	27	- 28.9%
Sold Listings	25	13	- 48.0%	42	26	- 38.1%
Median Sales Price*	\$348,750	\$368,000	+ 5.5%	\$349,250	\$463,250	+ 32.6%
Average Sales Price*	\$418,916	\$606,223	+ 44.7%	\$466,827	\$589,089	+ 26.2%
Percent of List Price Received*	98.3%	98.7%	+ 0.4%	99.1%	98.2%	- 0.9%
Days on Market Until Sale	172	63	- 63.4%	131	49	- 62.6%
Inventory of Homes for Sale	33	26	- 21.2%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--

* 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

