

Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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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.

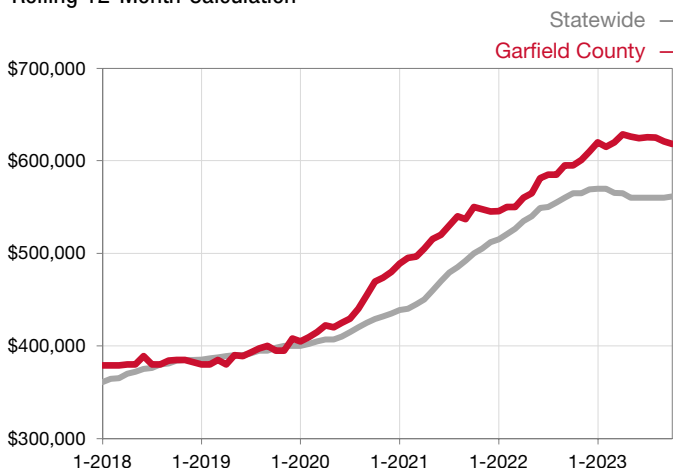
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	67	63	- 6.0%	786	715	- 9.0%
Sold Listings	61	56	- 8.2%	590	528	- 10.5%
Median Sales Price*	\$629,500	\$565,500	- 10.2%	\$610,000	\$614,000	+ 0.7%
Average Sales Price*	\$928,718	\$932,391	+ 0.4%	\$796,117	\$934,607	+ 17.4%
Percent of List Price Received*	96.7%	97.1%	+ 0.4%	98.5%	97.3%	- 1.2%
Days on Market Until Sale	47	55	+ 17.0%	42	53	+ 26.2%
Inventory of Homes for Sale	219	179	- 18.3%	--	--	--
Months Supply of Inventory	3.4	3.5	+ 2.9%	--	--	--

* 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	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	1	3	+ 200.0%	9	13	+ 44.4%
Sold Listings	0	1	--	18	7	- 61.1%
Median Sales Price*	\$0	\$457,000	--	\$348,875	\$457,000	+ 31.0%
Average Sales Price*	\$0	\$457,000	--	\$378,786	\$409,571	+ 8.1%
Percent of List Price Received*	0.0%	101.6%	--	98.3%	98.3%	0.0%
Days on Market Until Sale	0	4	--	156	28	- 82.1%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.3	1.9	+ 533.3%	--	--	--

* 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

