

# Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®

**Make Sure  
Your Agent is a REALTOR®**

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

Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	72	76	+ 5.6%	222	232	+ 4.5%
Sold Listings	33	54	+ 63.6%	143	161	+ 12.6%
Median Sales Price*	\$775,000	\$640,000	- 17.4%	\$590,000	\$605,000	+ 2.5%
Average Sales Price*	\$959,931	\$966,747	+ 0.7%	\$834,577	\$937,102	+ 12.3%
Percent of List Price Received*	98.5%	97.6%	- 0.9%	96.4%	97.9%	+ 1.6%
Days on Market Until Sale	58	70	+ 20.7%	68	68	0.0%
Inventory of Homes for Sale	153	141	- 7.8%	--	--	--
Months Supply of Inventory	2.9	2.7	- 6.9%	--	--	--

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

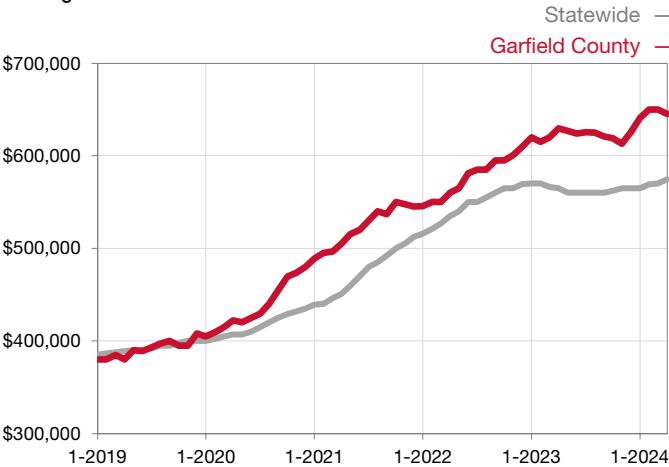
## Townhouse/Condo

Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	2	7	+ 250.0%	4	10	+ 150.0%
Sold Listings	0	1	--	1	4	+ 300.0%
Median Sales Price*	\$0	\$256,000	--	\$400,000	\$322,000	- 19.5%
Average Sales Price*	\$0	\$256,000	--	\$400,000	\$353,250	- 11.7%
Percent of List Price Received*	0.0%	96.6%	--	100.0%	96.3%	- 3.7%
Days on Market Until Sale	0	12	--	2	68	+ 3300.0%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--

\* 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

