

# Local Market Update for August 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.

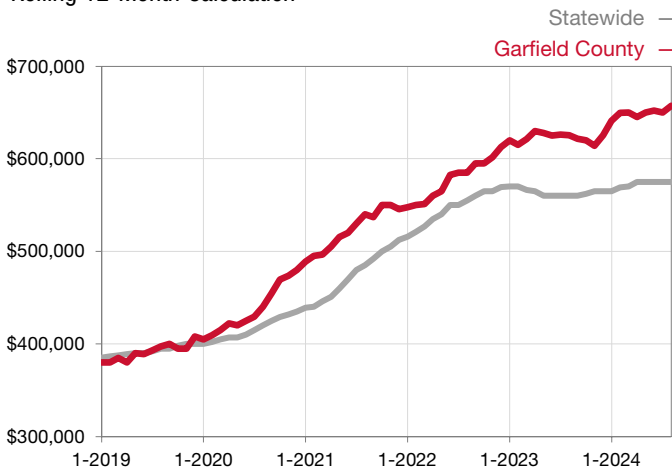
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	91	79	- 13.2%	585	600	+ 2.6%
Sold Listings	73	67	- 8.2%	412	412	0.0%
Median Sales Price*	\$610,000	<b>\$685,000</b>	+ 12.3%	\$619,000	<b>\$662,500</b>	+ 7.0%
Average Sales Price*	\$961,116	<b>\$1,038,295</b>	+ 8.0%	\$939,899	<b>\$982,737</b>	+ 4.6%
Percent of List Price Received*	96.8%	<b>97.0%</b>	+ 0.2%	97.3%	<b>97.8%</b>	+ 0.5%
Days on Market Until Sale	41	61	+ 48.8%	53	66	+ 24.5%
Inventory of Homes for Sale	218	209	- 4.1%	--	--	--
Months Supply of Inventory	4.2	4.1	- 2.4%	--	--	--

\* 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	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	3	2	- 33.3%	10	14	+ 40.0%
Sold Listings	0	2	--	6	14	+ 133.3%
Median Sales Price*	\$0	<b>\$374,500</b>	--	\$449,500	<b>\$438,500</b>	- 2.4%
Average Sales Price*	\$0	<b>\$374,500</b>	--	\$401,667	<b>\$465,679</b>	+ 15.9%
Percent of List Price Received*	0.0%	<b>96.6%</b>	--	97.7%	<b>98.3%</b>	+ 0.6%
Days on Market Until Sale	0	29	--	32	36	+ 12.5%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

