

Local Market Update for November 2024

A Research Tool Provided by the Colorado Association of REALTORS®

Garfield County

Contact the Glenwood Springs Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

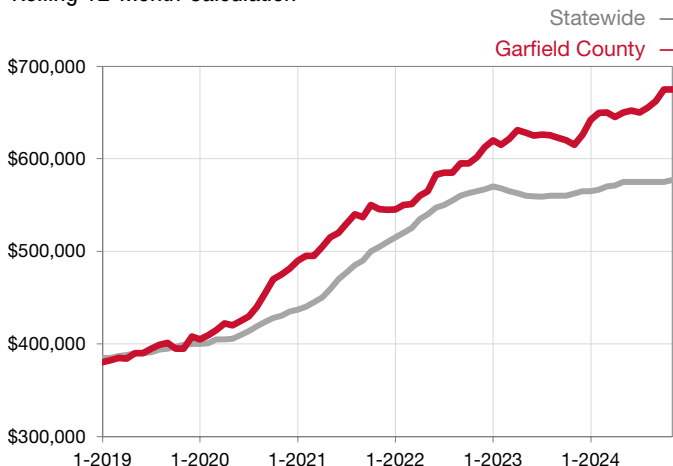
Single Family	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Key Metrics						
New Listings	46	32	- 30.4%	758	755	- 0.4%
Sold Listings	47	45	- 4.3%	570	568	- 0.4%
Median Sales Price*	\$770,000	\$690,000	- 10.4%	\$620,750	\$675,000	+ 8.7%
Average Sales Price*	\$936,836	\$1,340,919	+ 43.1%	\$945,632	\$1,012,258	+ 7.0%
Percent of List Price Received*	97.5%	96.8%	- 0.7%	97.4%	97.8%	+ 0.4%
Days on Market Until Sale	88	122	+ 38.6%	89	95	+ 6.7%
Inventory of Homes for Sale	175	155	- 11.4%	--	--	--
Months Supply of Inventory	3.5	3.1	- 11.4%	--	--	--

* 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	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Key Metrics						
New Listings	15	15	0.0%	218	235	+ 7.8%
Sold Listings	15	14	- 6.7%	186	189	+ 1.6%
Median Sales Price*	\$426,100	\$647,500	+ 52.0%	\$479,000	\$515,000	+ 7.5%
Average Sales Price*	\$514,307	\$712,193	+ 38.5%	\$584,024	\$578,478	- 0.9%
Percent of List Price Received*	98.1%	97.5%	- 0.6%	98.3%	98.5%	+ 0.2%
Days on Market Until Sale	55	77	+ 40.0%	79	75	- 5.1%
Inventory of Homes for Sale	42	46	+ 9.5%	--	--	--
Months Supply of Inventory	2.6	2.9	+ 11.5%	--	--	--

* 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

