

Local Market Update for January 2025

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.

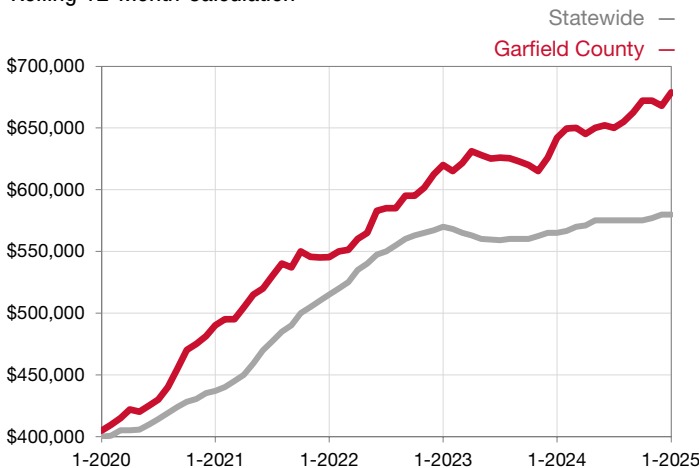
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Key Metrics						
New Listings	39	51	+ 30.8%	39	51	+ 30.8%
Sold Listings	26	43	+ 65.4%	26	43	+ 65.4%
Median Sales Price*	\$531,000	\$900,000	+ 69.5%	\$531,000	\$900,000	+ 69.5%
Average Sales Price*	\$1,014,673	\$1,367,158	+ 34.7%	\$1,014,673	\$1,367,158	+ 34.7%
Percent of List Price Received*	98.6%	95.9%	- 2.7%	98.6%	95.9%	- 2.7%
Days on Market Until Sale	96	135	+ 40.6%	96	135	+ 40.6%
Inventory of Homes for Sale	146	125	- 14.4%	--	--	--
Months Supply of Inventory	2.9	2.4	- 17.2%	--	--	--

* 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	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Key Metrics						
New Listings	19	15	- 21.1%	19	15	- 21.1%
Sold Listings	10	21	+ 110.0%	10	21	+ 110.0%
Median Sales Price*	\$340,000	\$360,000	+ 5.9%	\$340,000	\$360,000	+ 5.9%
Average Sales Price*	\$539,974	\$399,143	- 26.1%	\$539,974	\$399,143	- 26.1%
Percent of List Price Received*	98.6%	98.3%	- 0.3%	98.6%	98.3%	- 0.3%
Days on Market Until Sale	68	81	+ 19.1%	68	81	+ 19.1%
Inventory of Homes for Sale	31	35	+ 12.9%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--

* 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

