

# Local Market Update for February 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.

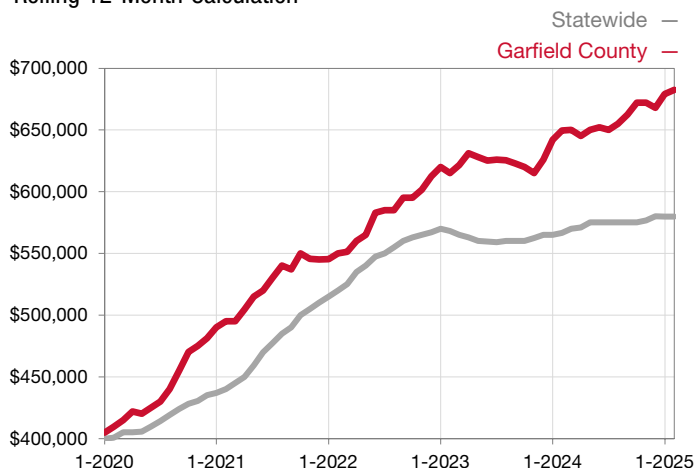
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	54	52	- 3.7%	93	104	+ 11.8%
Sold Listings	42	36	- 14.3%	68	79	+ 16.2%
Median Sales Price*	\$637,500	<b>\$733,675</b>	+ 15.1%	\$607,500	<b>\$800,000</b>	+ 31.7%
Average Sales Price*	\$747,576	<b>\$864,038</b>	+ 15.6%	\$849,701	<b>\$1,136,798</b>	+ 33.8%
Percent of List Price Received*	97.5%	<b>98.3%</b>	+ 0.8%	97.9%	<b>97.0%</b>	- 0.9%
Days on Market Until Sale	108	95	- 12.0%	103	118	+ 14.6%
Inventory of Homes for Sale	157	122	- 22.3%	--	--	--
Months Supply of Inventory	3.1	2.4	- 22.6%	--	--	--

\* 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	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	18	39	+ 116.7%	37	54	+ 45.9%
Sold Listings	18	9	- 50.0%	28	29	+ 3.6%
Median Sales Price*	\$517,000	<b>\$515,000</b>	- 0.4%	\$432,500	<b>\$480,000</b>	+ 11.0%
Average Sales Price*	\$584,194	<b>\$577,944</b>	- 1.1%	\$568,401	<b>\$489,776</b>	- 13.8%
Percent of List Price Received*	97.4%	<b>98.7%</b>	+ 1.3%	97.8%	<b>98.1%</b>	+ 0.3%
Days on Market Until Sale	116	86	- 25.9%	99	85	- 14.1%
Inventory of Homes for Sale	30	58	+ 93.3%	--	--	--
Months Supply of Inventory	1.9	3.3	+ 73.7%	--	--	--

\* 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

