

# Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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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.

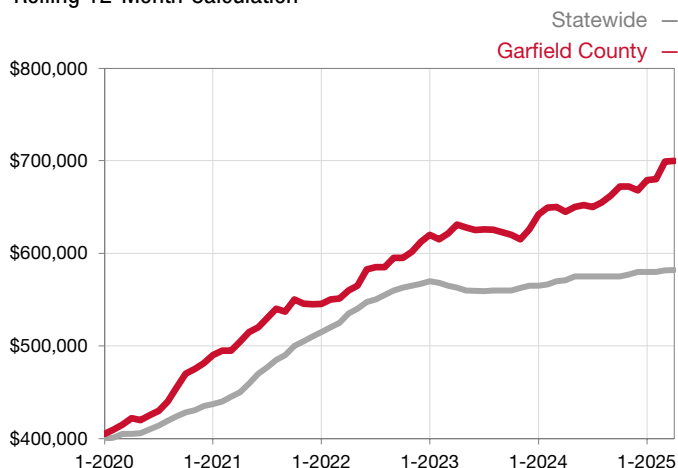
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	76	84	+ 10.5%	229	270	+ 17.9%
Sold Listings	56	50	- 10.7%	161	162	+ 0.6%
Median Sales Price*	\$640,000	<b>\$652,000</b>	+ 1.9%	\$625,000	<b>\$772,500</b>	+ 23.6%
Average Sales Price*	\$962,526	<b>\$1,167,528</b>	+ 21.3%	\$945,967	<b>\$1,128,777</b>	+ 19.3%
Percent of List Price Received*	97.6%	<b>98.1%</b>	+ 0.5%	97.9%	<b>97.4%</b>	- 0.5%
Days on Market Until Sale	96	91	- 5.2%	103	102	- 1.0%
Inventory of Homes for Sale	153	164	+ 7.2%	--	--	--
Months Supply of Inventory	2.9	3.2	+ 10.3%	--	--	--

\* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	20	42	+ 110.0%	76	124	+ 63.2%
Sold Listings	22	17	- 22.7%	61	58	- 4.9%
Median Sales Price*	\$455,000	<b>\$415,000</b>	- 8.8%	\$455,000	<b>\$445,250</b>	- 2.1%
Average Sales Price*	\$533,945	<b>\$630,876</b>	+ 18.2%	\$549,674	<b>\$562,050</b>	+ 2.3%
Percent of List Price Received*	99.5%	<b>99.0%</b>	- 0.5%	98.2%	<b>98.4%</b>	+ 0.2%
Days on Market Until Sale	57	82	+ 43.9%	92	84	- 8.7%
Inventory of Homes for Sale	31	73	+ 135.5%	--	--	--
Months Supply of Inventory	1.9	4.2	+ 121.1%	--	--	--

\* 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

