

Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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Garfield County

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

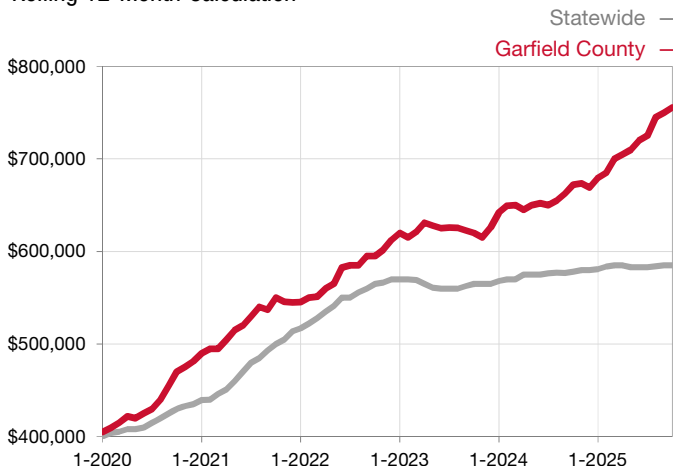
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	59	63	+ 6.8%	724	795	+ 9.8%
Sold Listings	50	48	- 4.0%	523	484	- 7.5%
Median Sales Price*	\$715,900	\$795,000	+ 11.0%	\$672,000	\$779,000	+ 15.9%
Average Sales Price*	\$1,031,661	\$1,157,886	+ 12.2%	\$982,888	\$1,123,712	+ 14.3%
Percent of List Price Received*	98.8%	96.4%	- 2.4%	97.9%	96.9%	- 1.0%
Days on Market Until Sale	69	108	+ 56.5%	93	96	+ 3.2%
Inventory of Homes for Sale	186	248	+ 33.3%	--	--	--
Months Supply of Inventory	3.7	5.2	+ 40.5%	--	--	--

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

Townhouse/Condo	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	21	20	- 4.8%	229	303	+ 32.3%
Sold Listings	25	22	- 12.0%	178	175	- 1.7%
Median Sales Price*	\$515,000	\$504,500	- 2.0%	\$512,000	\$473,500	- 7.5%
Average Sales Price*	\$562,393	\$686,273	+ 22.0%	\$567,944	\$560,370	- 1.3%
Percent of List Price Received*	98.9%	97.8%	- 1.1%	98.6%	98.0%	- 0.6%
Days on Market Until Sale	70	77	+ 10.0%	75	80	+ 6.7%
Inventory of Homes for Sale	50	66	+ 32.0%	--	--	--
Months Supply of Inventory	3.0	3.8	+ 26.7%	--	--	--

* 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

