

Local Market Update for December 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.

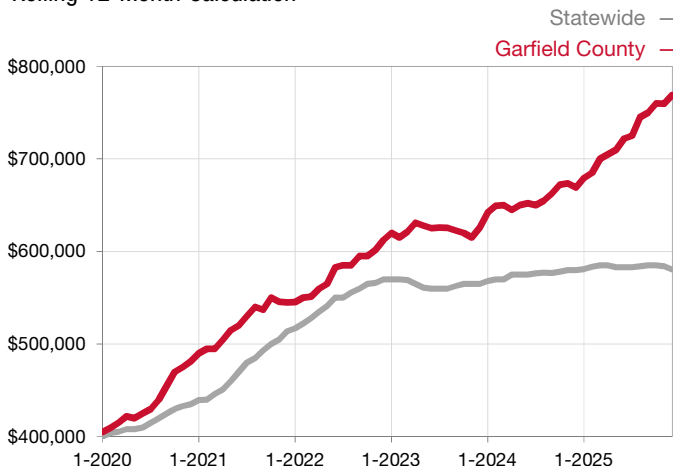
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	29	24	- 17.2%	782	857	+ 9.6%
Sold Listings	41	51	+ 24.4%	608	570	- 6.3%
Median Sales Price*	\$610,000	\$699,000	+ 14.6%	\$669,000	\$769,000	+ 14.9%
Average Sales Price*	\$897,405	\$937,914	+ 4.5%	\$1,004,588	\$1,112,224	+ 10.7%
Percent of List Price Received*	97.0%	93.9%	- 3.2%	97.7%	96.7%	- 1.0%
Days on Market Until Sale	98	122	+ 24.5%	95	97	+ 2.1%
Inventory of Homes for Sale	132	191	+ 44.7%	--	--	--
Months Supply of Inventory	2.6	4.0	+ 53.8%	--	--	--

* 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	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	14	8	- 42.9%	259	334	+ 29.0%
Sold Listings	18	20	+ 11.1%	213	211	- 0.9%
Median Sales Price*	\$540,000	\$480,072	- 11.1%	\$515,000	\$480,000	- 6.8%
Average Sales Price*	\$639,593	\$506,107	- 20.9%	\$583,106	\$558,120	- 4.3%
Percent of List Price Received*	98.8%	97.9%	- 0.9%	98.6%	98.0%	- 0.6%
Days on Market Until Sale	69	115	+ 66.7%	74	85	+ 14.9%
Inventory of Homes for Sale	35	45	+ 28.6%	--	--	--
Months Supply of Inventory	2.0	2.6	+ 30.0%	--	--	--

* 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

