

Local Market Update for February 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Garfield County

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

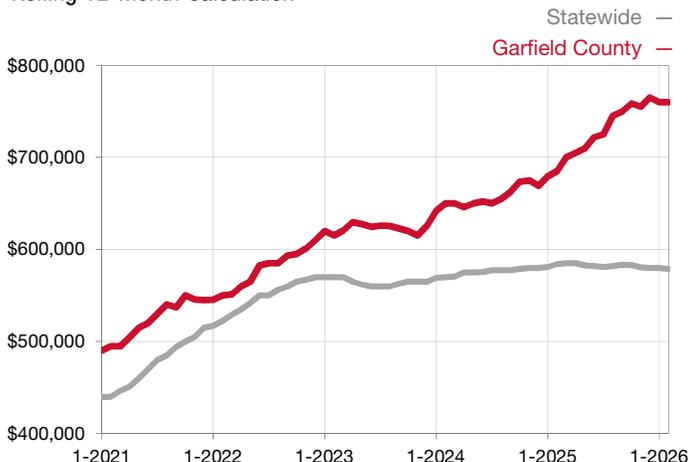
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Key Metrics						
New Listings	56	56	0.0%	108	103	- 4.6%
Sold Listings	37	33	- 10.8%	79	64	- 19.0%
Median Sales Price*	\$725,000	\$629,000	- 13.2%	\$800,000	\$703,200	- 12.1%
Average Sales Price*	\$850,820	\$863,254	+ 1.5%	\$1,136,482	\$894,480	- 21.3%
Percent of List Price Received*	98.1%	97.0%	- 1.1%	97.0%	96.4%	- 0.6%
Days on Market Until Sale	94	147	+ 56.4%	117	153	+ 30.8%
Inventory of Homes for Sale	133	212	+ 59.4%	--	--	--
Months Supply of Inventory	2.6	4.6	+ 76.9%	--	--	--

* 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		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Key Metrics						
New Listings	42	22	- 47.6%	58	36	- 37.9%
Sold Listings	10	10	0.0%	31	24	- 22.6%
Median Sales Price*	\$512,000	\$582,500	+ 13.8%	\$473,500	\$626,500	+ 32.3%
Average Sales Price*	\$551,650	\$823,000	+ 49.2%	\$476,726	\$696,081	+ 46.0%
Percent of List Price Received*	98.0%	97.0%	- 1.0%	98.0%	96.9%	- 1.1%
Days on Market Until Sale	78	176	+ 125.6%	87	146	+ 67.8%
Inventory of Homes for Sale	62	52	- 16.1%	--	--	--
Months Supply of Inventory	3.4	3.0	- 11.8%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

