Local Market Update for September 2026

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

	September			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 09-2025**	**Thru 09-2026**	Percent Change from Previous Year
New Listings	89	**63**	- 29.2%	733	**749**	+ 2.2%
Sold Listings	47	**45**	- 4.3%	432	**436**	+ 0.9%
Median Sales Price*	$720,000	**$678,000**	- 5.8%	$782,750	**$705,000**	- 9.9%
Average Sales Price*	$1,021,993	**$1,144,149**	+ 12.0%	$1,130,024	**$1,011,271**	- 10.5%
Percent of List Price Received*	95.9%	**95.3%**	- 0.6%	97.0%	**96.9%**	- 0.1%
Days on Market Until Sale	110	**135**	+ 22.7%	96	**118**	+ 22.9%
Inventory of Homes for Sale	274	**329**	+ 20.1%	--	**--**	--
Months Supply of Inventory	5.8	**6.9**	+ 19.0%	--	**--**	--

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

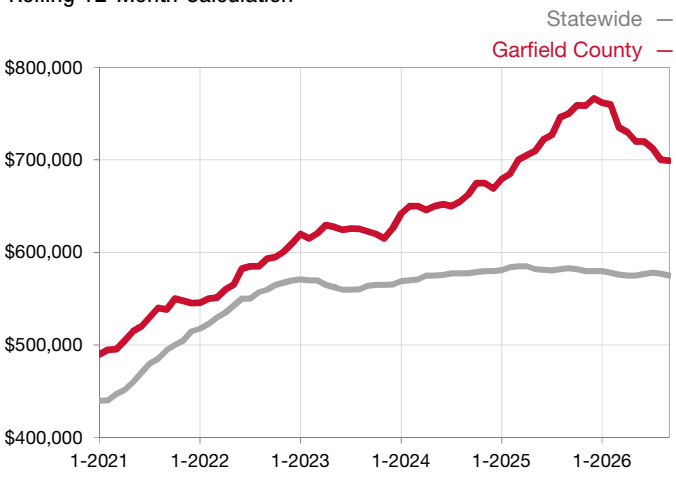
Townhouse/Condo

	September			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 09-2025**	**Thru 09-2026**	Percent Change from Previous Year
New Listings	19	**29**	+ 52.6%	287	**258**	- 10.1%
Sold Listings	25	**17**	- 32.0%	158	**146**	- 7.6%
Median Sales Price*	$449,000	**$565,000**	+ 25.8%	$465,500	**$527,500**	+ 13.3%
Average Sales Price*	$553,740	**$794,015**	+ 43.4%	$551,602	**$650,067**	+ 17.9%
Percent of List Price Received*	98.5%	**97.1%**	- 1.4%	98.1%	**97.9%**	- 0.2%
Days on Market Until Sale	101	**100**	- 1.0%	81	**104**	+ 28.4%
Inventory of Homes for Sale	69	**94**	+ 36.2%	--	**--**	--
Months Supply of Inventory	3.8	**5.6**	+ 47.4%	--	**--**	--

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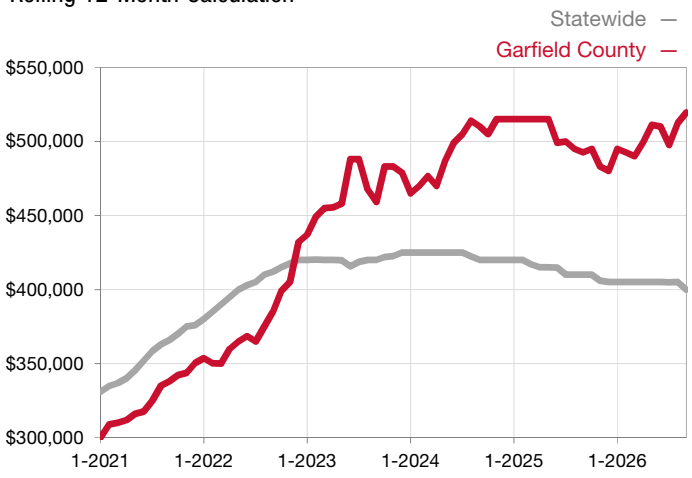
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Current as of October 5, 2026. All data from the multiple listing services in the state of Colorado. Report © 2026 ShowingTime Plus, LLC.