Local Market Update for October 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

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	64	**73**	+ 14.1%	797	**822**	+ 3.1%
Sold Listings	45	**31**	- 31.1%	477	**462**	- 3.1%
Median Sales Price*	$830,000	**$800,000**	- 3.6%	$785,000	**$722,500**	- 8.0%
Average Sales Price*	$1,109,014	**$1,428,250**	+ 28.8%	$1,128,042	**$1,050,020**	- 6.9%
Percent of List Price Received*	96.9%	**97.9%**	+ 1.0%	97.0%	**97.0%**	0.0%
Days on Market Until Sale	105	**125**	+ 19.0%	97	**118**	+ 21.6%
Inventory of Homes for Sale	261	**313**	+ 19.9%	--	**--**	--
Months Supply of Inventory	5.6	**6.8**	+ 21.4%	--	**--**	--

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

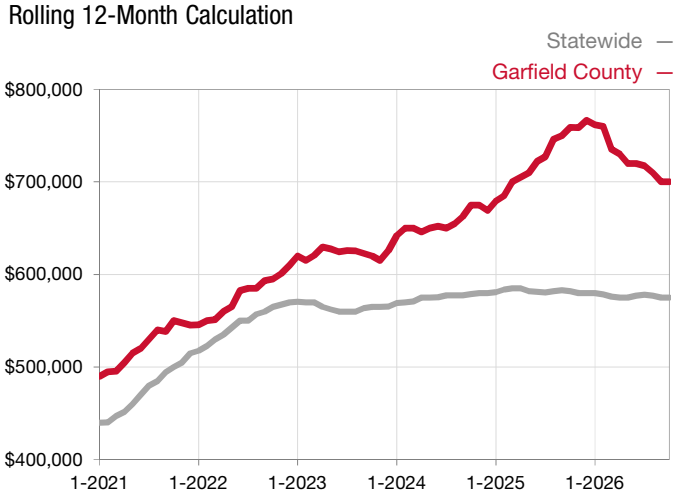
Townhouse/Condo

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	21	**14**	- 33.3%	308	**276**	- 10.4%
Sold Listings	23	**13**	- 43.5%	181	**159**	- 12.2%
Median Sales Price*	$510,000	**$500,000**	- 2.0%	$475,000	**$525,000**	+ 10.5%
Average Sales Price*	$696,217	**$715,077**	+ 2.7%	$569,979	**$655,383**	+ 15.0%
Percent of List Price Received*	97.9%	**96.2%**	- 1.7%	98.1%	**97.8%**	- 0.3%
Days on Market Until Sale	76	**149**	+ 96.1%	80	**108**	+ 35.0%
Inventory of Homes for Sale	75	**95**	+ 26.7%	--	**--**	--
Months Supply of Inventory	4.2	**5.9**	+ 40.5%	--	**--**	--

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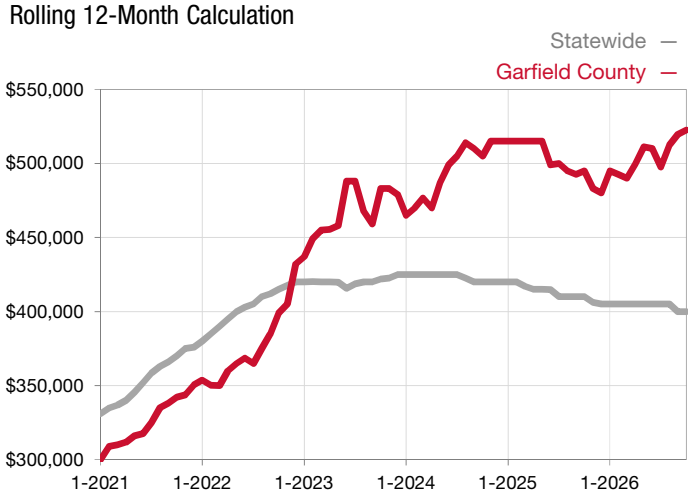
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Current as of November 4, 2026. All data from the multiple listing services in the state of Colorado. Report © 2026 ShowingTime Plus, LLC.