

Local Market Update for February 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Glenwood Springs

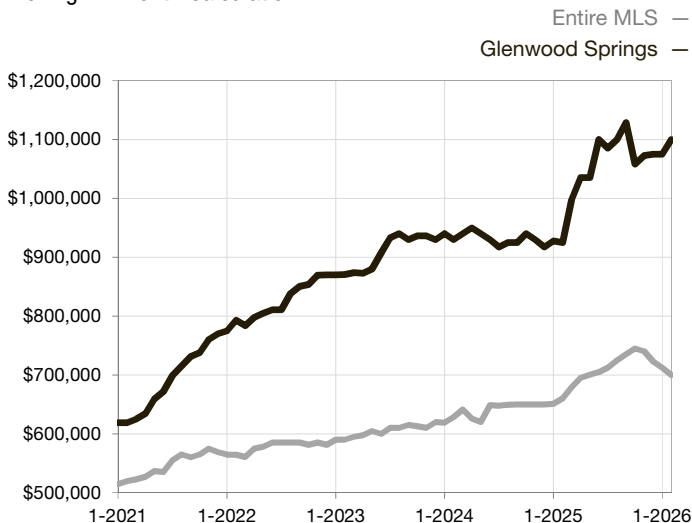
Single Family	February			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 2-2026	Percent Change from Previous Year
New Listings	17	11	- 35.3%	34	22	- 35.3%
Sold Listings	10	4	- 60.0%	17	11	- 35.3%
Median Sales Price*	\$890,000	\$896,500	+ 0.7%	\$1,025,000	\$993,000	- 3.1%
Average Sales Price*	\$1,100,900	\$1,004,500	- 8.8%	\$1,144,988	\$1,121,764	- 2.0%
Percent of List Price Received*	97.5%	93.9%	- 3.7%	96.3%	94.4%	- 2.0%
Days on Market Until Sale	122	165	+ 35.2%	135	168	+ 24.4%
Inventory of Homes for Sale	29	45	+ 55.2%	--	--	--
Months Supply of Inventory	3.0	4.4	+ 46.7%	--	--	--

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

Townhouse/Condo	February			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 2-2026	Percent Change from Previous Year
New Listings	26	7	- 73.1%	30	10	- 66.7%
Sold Listings	2	4	+ 100.0%	7	6	- 14.3%
Median Sales Price*	\$449,500	\$582,000	+ 29.5%	\$515,000	\$582,000	+ 13.0%
Average Sales Price*	\$449,500	\$574,750	+ 27.9%	\$512,500	\$582,500	+ 13.7%
Percent of List Price Received*	95.4%	96.7%	+ 1.4%	96.9%	97.1%	+ 0.2%
Days on Market Until Sale	230	130	- 43.5%	111	127	+ 14.4%
Inventory of Homes for Sale	36	17	- 52.8%	--	--	--
Months Supply of Inventory	6.3	3.1	- 50.8%	--	--	--

* 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

