

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Glenwood Springs

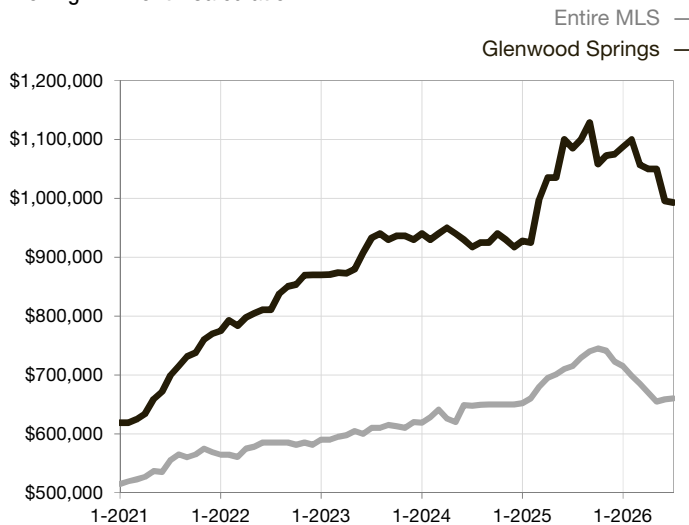
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 7-2026	Percent Change from Previous Year
New Listings	25	13	- 48.0%	136	127	- 6.6%
Sold Listings	14	13	- 7.1%	76	62	- 18.4%
Median Sales Price*	\$970,000	\$975,000	+ 0.5%	\$1,160,000	\$996,500	- 14.1%
Average Sales Price*	\$1,160,953	\$1,292,077	+ 11.3%	\$1,290,322	\$1,239,481	- 3.9%
Percent of List Price Received*	96.7%	96.9%	+ 0.2%	96.8%	95.6%	- 1.2%
Days on Market Until Sale	94	131	+ 39.4%	100	133	+ 33.0%
Inventory of Homes for Sale	46	68	+ 47.8%	--	--	--
Months Supply of Inventory	4.5	7.1	+ 57.8%	--	--	--

* 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	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 7-2026	Percent Change from Previous Year
New Listings	8	9	+ 12.5%	106	77	- 27.4%
Sold Listings	5	6	+ 20.0%	29	42	+ 44.8%
Median Sales Price*	\$645,000	\$320,500	- 50.3%	\$540,000	\$507,500	- 6.0%
Average Sales Price*	\$565,810	\$415,000	- 26.7%	\$560,705	\$555,295	- 1.0%
Percent of List Price Received*	99.1%	96.7%	- 2.4%	98.3%	98.3%	0.0%
Days on Market Until Sale	70	141	+ 101.4%	88	108	+ 22.7%
Inventory of Homes for Sale	27	27	0.0%	--	--	--
Months Supply of Inventory	5.9	4.1	- 30.5%	--	--	--

* 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

