

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Glenwood Springs

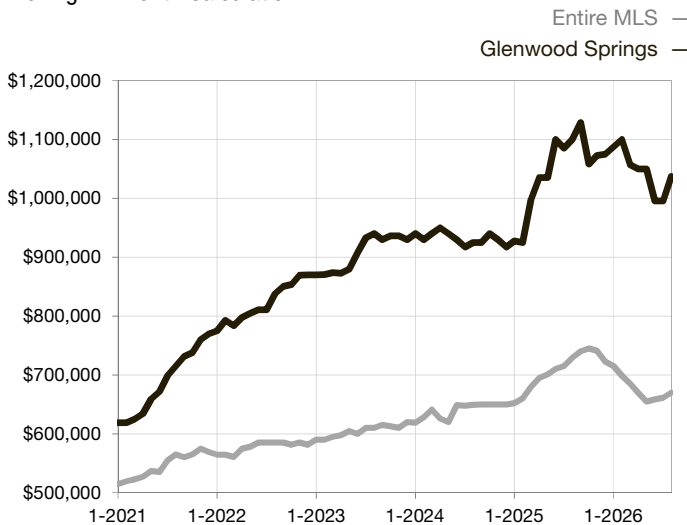
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 8-2026	Percent Change from Previous Year
New Listings	17	16	- 5.9%	153	143	- 6.5%
Sold Listings	16	16	0.0%	92	79	- 14.1%
Median Sales Price*	\$1,007,500	\$1,240,000	+ 23.1%	\$1,148,400	\$1,170,000	+ 1.9%
Average Sales Price*	\$1,088,169	\$1,252,313	+ 15.1%	\$1,255,165	\$1,246,327	- 0.7%
Percent of List Price Received*	98.8%	97.1%	- 1.7%	97.2%	95.9%	- 1.3%
Days on Market Until Sale	78	116	+ 48.7%	96	128	+ 33.3%
Inventory of Homes for Sale	50	71	+ 42.0%	--	--	--
Months Supply of Inventory	4.7	7.3	+ 55.3%	--	--	--

* 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	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 8-2026	Percent Change from Previous Year
New Listings	5	4	- 20.0%	111	82	- 26.1%
Sold Listings	7	5	- 28.6%	36	48	+ 33.3%
Median Sales Price*	\$465,000	\$394,000	- 15.3%	\$535,000	\$493,500	- 7.8%
Average Sales Price*	\$416,786	\$411,800	- 1.2%	\$532,721	\$545,863	+ 2.5%
Percent of List Price Received*	95.2%	97.8%	+ 2.7%	97.7%	98.3%	+ 0.6%
Days on Market Until Sale	60	202	+ 236.7%	83	116	+ 39.8%
Inventory of Homes for Sale	25	31	+ 24.0%	--	--	--
Months Supply of Inventory	5.2	4.7	- 9.6%	--	--	--

* 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

