Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

ASPEN BOARD OF REALTORS®

Glenwood Springs

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	11	**13**	+ 18.2%	182	**167**	- 8.2%
Sold Listings	13	**3**	- 76.9%	117	**93**	- 20.5%
Median Sales Price*	$920,000	**$1,478,000**	+ 60.7%	$1,100,000	**$1,160,000**	+ 5.5%
Average Sales Price*	$1,341,904	**$1,198,333**	- 10.7%	$1,268,730	**$1,231,778**	- 2.9%
Percent of List Price Received*	95.6%	**94.7%**	- 0.9%	96.8%	**95.8%**	- 1.0%
Days on Market Until Sale	84	**97**	+ 15.5%	99	**124**	+ 25.3%
Inventory of Homes for Sale	49	**61**	+ 24.5%	--	**--**	--
Months Supply of Inventory	4.4	**7.0**	+ 59.1%	--	**--**	--

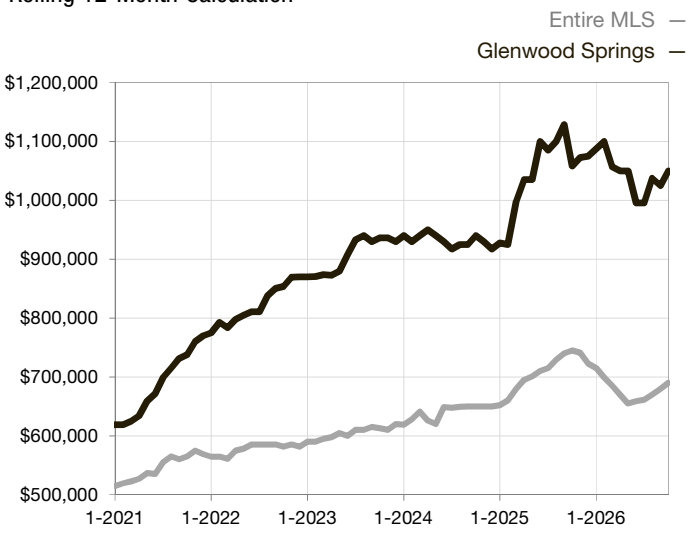
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

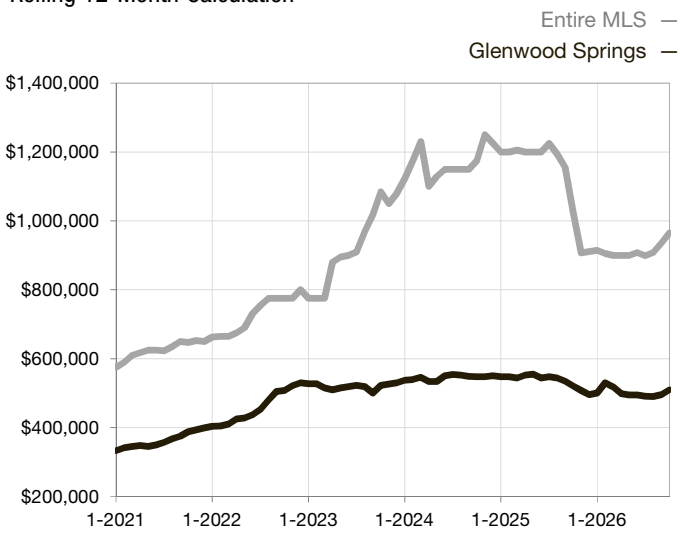
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	7	**6**	- 14.3%	123	**104**	- 15.4%
Sold Listings	5	**5**	0.0%	53	**56**	+ 5.7%
Median Sales Price*	$394,000	**$500,000**	+ 26.9%	$495,000	**$498,000**	+ 0.6%
Average Sales Price*	$394,700	**$542,400**	+ 37.4%	$501,659	**$551,642**	+ 10.0%
Percent of List Price Received*	98.6%	**97.4%**	- 1.2%	98.0%	**98.1%**	+ 0.1%
Days on Market Until Sale	69	**154**	+ 123.2%	90	**118**	+ 31.1%
Inventory of Homes for Sale	25	**44**	+ 76.0%	--	**--**	--
Months Supply of Inventory	4.7	**7.5**	+ 59.6%	--	**--**	--

* 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



Current as of November 4, 2026. All data from the Aspen/Glenwood Springs MLS Inc. Report © 2026 ShowingTime Plus, LLC.