Local Market Update for September 2026

A Research Tool Provided by the Colorado Association of REALTORS®

ASPEN BOARD OF REALTORS®

Glenwood Springs

Single Family

	September			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 09-2025**	**Thru 9-2026**	Percent Change from Previous Year
New Listings	18	**7**	- 61.1%	171	**152**	- 11.1%
Sold Listings	12	**11**	- 8.3%	104	**90**	- 13.5%
Median Sales Price*	$1,225,000	**$1,050,000**	- 14.3%	$1,148,400	**$1,142,500**	- 0.5%
Average Sales Price*	$1,293,458	**$1,136,409**	- 12.1%	$1,259,584	**$1,232,893**	- 2.1%
Percent of List Price Received*	94.9%	**95.4%**	+ 0.5%	96.9%	**95.9%**	- 1.0%
Days on Market Until Sale	133	**101**	- 24.1%	101	**125**	+ 23.8%
Inventory of Homes for Sale	50	**64**	+ 28.0%	--	**--**	--
Months Supply of Inventory	4.7	**6.7**	+ 42.6%	--	**--**	--

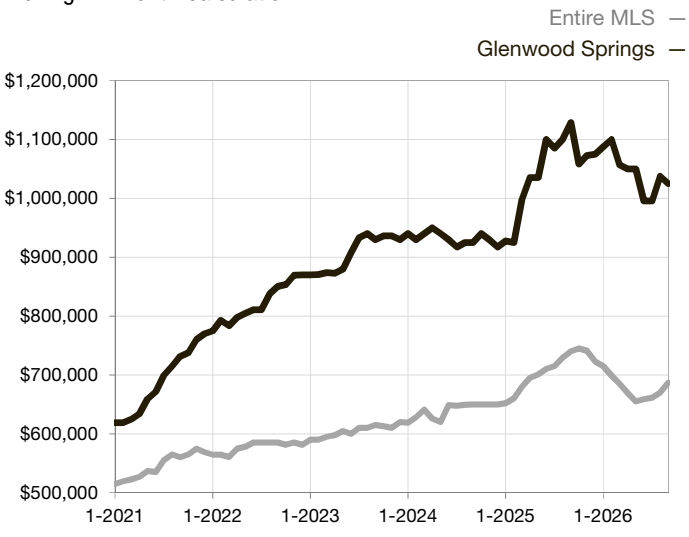
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

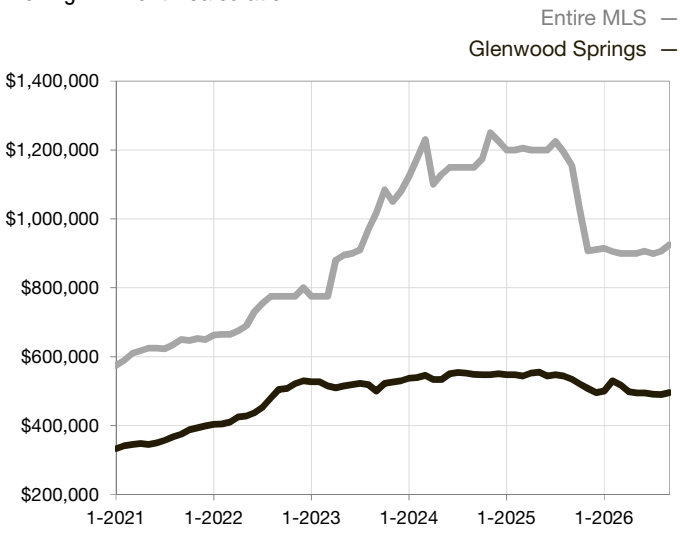
	September			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 09-2025**	**Thru 9-2026**	Percent Change from Previous Year
New Listings	5	**14**	+ 180.0%	116	**98**	- 15.5%
Sold Listings	12	**3**	- 75.0%	48	**51**	+ 6.3%
Median Sales Price*	$391,500	**$825,000**	+ 110.7%	$498,000	**$496,000**	- 0.4%
Average Sales Price*	$453,042	**$659,512**	+ 45.6%	$512,801	**$552,548**	+ 7.8%
Percent of List Price Received*	98.6%	**96.8%**	- 1.8%	97.9%	**98.2%**	+ 0.3%
Days on Market Until Sale	119	**75**	- 37.0%	92	**114**	+ 23.9%
Inventory of Homes for Sale	23	**39**	+ 69.6%	--	**--**	--
Months Supply of Inventory	4.1	**6.7**	+ 63.4%	--	**--**	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Current as of October 5, 2026. All data from the Aspen/Glenwood Springs MLS Inc. Report © 2026 ShowingTime Plus, LLC.