

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Glenwood Springs

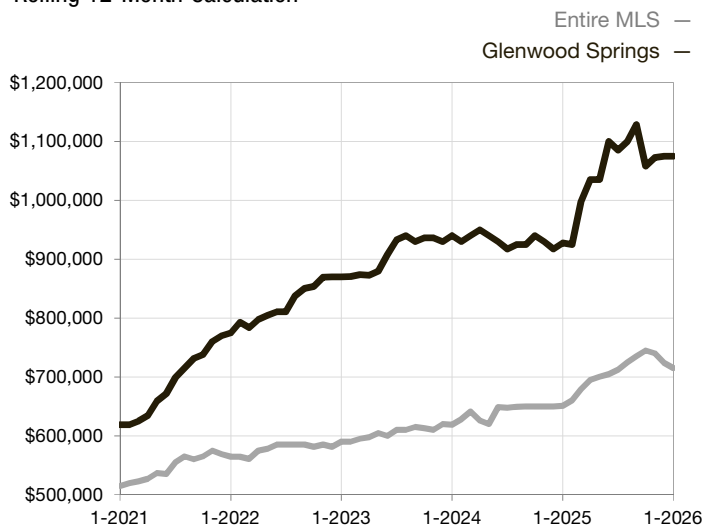
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 1-2026	Percent Change from Previous Year
New Listings	17	11	- 35.3%	17	11	- 35.3%
Sold Listings	7	7	0.0%	7	7	0.0%
Median Sales Price*	\$1,132,500	\$1,220,000	+ 7.7%	\$1,132,500	\$1,220,000	+ 7.7%
Average Sales Price*	\$1,207,971	\$1,188,771	- 1.6%	\$1,207,971	\$1,188,771	- 1.6%
Percent of List Price Received*	94.6%	94.7%	+ 0.1%	94.6%	94.7%	+ 0.1%
Days on Market Until Sale	153	171	+ 11.8%	153	171	+ 11.8%
Inventory of Homes for Sale	27	41	+ 51.9%	--	--	--
Months Supply of Inventory	2.8	3.8	+ 35.7%	--	--	--

* 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	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 1-2026	Percent Change from Previous Year
New Listings	4	3	- 25.0%	4	3	- 25.0%
Sold Listings	5	2	- 60.0%	5	2	- 60.0%
Median Sales Price*	\$515,000	\$598,000	+ 16.1%	\$515,000	\$598,000	+ 16.1%
Average Sales Price*	\$537,700	\$598,000	+ 11.2%	\$537,700	\$598,000	+ 11.2%
Percent of List Price Received*	97.6%	98.0%	+ 0.4%	97.6%	98.0%	+ 0.4%
Days on Market Until Sale	63	120	+ 90.5%	63	120	+ 90.5%
Inventory of Homes for Sale	13	18	+ 38.5%	--	--	--
Months Supply of Inventory	2.2	3.4	+ 54.5%	--	--	--

* 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

