

# Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Glenwood Springs Zip

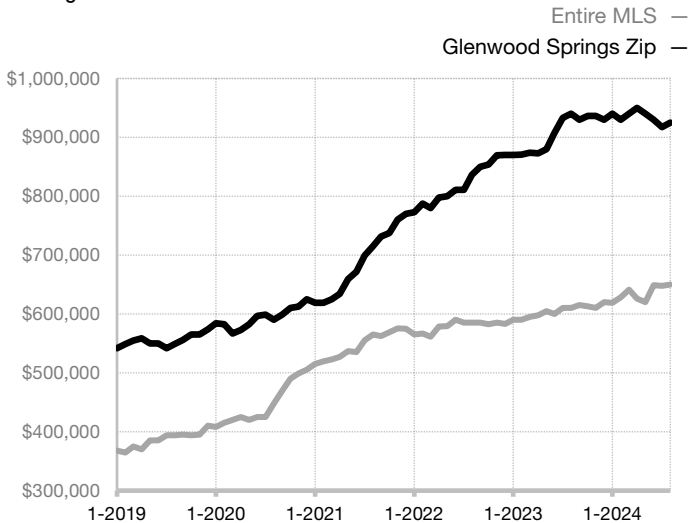
| Single Family                   | August    |                    |                                   | Year to Date |                    |                                   |
|---------------------------------|-----------|--------------------|-----------------------------------|--------------|--------------------|-----------------------------------|
|                                 | 2023      | 2024               | Percent Change from Previous Year | Thru 08-2023 | Thru 08-2024       | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |                    |                                   |              |                    |                                   |
| New Listings                    | 14        | 12                 | - 14.3%                           | 119          | 116                | - 2.5%                            |
| Sold Listings                   | 12        | 9                  | - 25.0%                           | 87           | 73                 | - 16.1%                           |
| Median Sales Price*             | \$975,000 | <b>\$1,025,000</b> | + 5.1%                            | \$933,084    | <b>\$930,000</b>   | - 0.3%                            |
| Average Sales Price*            | \$994,471 | <b>\$1,051,111</b> | + 5.7%                            | \$1,010,328  | <b>\$1,054,533</b> | + 4.4%                            |
| Percent of List Price Received* | 95.7%     | <b>95.9%</b>       | + 0.2%                            | 96.8%        | <b>97.6%</b>       | + 0.8%                            |
| Days on Market Until Sale       | 50        | 62                 | + 24.0%                           | 52           | 65                 | + 25.0%                           |
| Inventory of Homes for Sale     | 39        | 43                 | + 10.3%                           | --           | --                 | --                                |
| Months Supply of Inventory      | 3.5       | 4.2                | + 20.0%                           | --           | --                 | --                                |

\* 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 |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2023      | 2024             | Percent Change from Previous Year | Thru 08-2023 | Thru 08-2024     | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |                  |                                   |              |                  |                                   |
| New Listings                    | 6         | 8                | + 33.3%                           | 38           | 58               | + 52.6%                           |
| Sold Listings                   | 1         | 4                | + 300.0%                          | 32           | 47               | + 46.9%                           |
| Median Sales Price*             | \$645,000 | <b>\$549,000</b> | - 14.9%                           | \$497,500    | <b>\$548,000</b> | + 10.2%                           |
| Average Sales Price*            | \$645,000 | <b>\$496,000</b> | - 23.1%                           | \$500,889    | <b>\$510,881</b> | + 2.0%                            |
| Percent of List Price Received* | 98.5%     | <b>97.3%</b>     | - 1.2%                            | 97.9%        | <b>98.7%</b>     | + 0.8%                            |
| Days on Market Until Sale       | 13        | 35               | + 169.2%                          | 37           | 29               | - 21.6%                           |
| Inventory of Homes for Sale     | 9         | 10               | + 11.1%                           | --           | --               | --                                |
| Months Supply of Inventory      | 1.9       | 1.9              | 0.0%                              | --           | --               | --                                |

\* 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

