Monthly Indicators

July 2026

Percent changes calculated using year-over-year comparisons.

New Listings were down 11.5 percent for single family homes and 9.4 percent for townhouse-condo properties. Pending Sales decreased 6.0 percent for single family homes but increased 16.7 percent for townhouse-condo properties.

The Median Sales Price was down 4.3 percent to $665,000 for single family homes and 38.3 percent to $342,500 for townhouse-condo properties. Days on Market increased 10.5 percent for single family homes and 62.5 percent for townhouse-condo properties.

Nationally, the median existing-home price hit a new record of $440,600, a 1.8% increase from a year earlier, NAR reported. Home prices have now increased on an annual basis for 36 consecutive months, reflecting continued demand despite inventory remaining below historically balanced levels. Heading into July, there were 1.56 million properties for sale, down 0.6% month-over-month but up 1.3% from the same period last year, representing a 4.6-month supply at the current sales pace. Homes spent a median of 28 days on the market, with first-time homebuyers accounting for 33% of home purchases.

Activity Snapshot

- 19.3%	- 8.8%	+ 15.3%
One-Year Change in **Sold Listings All Properties**	One-Year Change in **Median Sales Price All Propterties**	One-Year Change in **Active Listings All Properties**

Residential real estate activity in Garfield County and Moffat County composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

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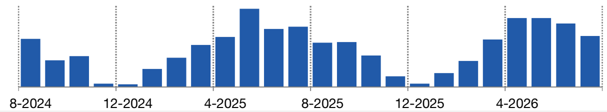
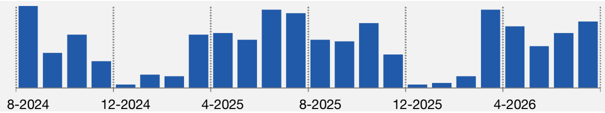
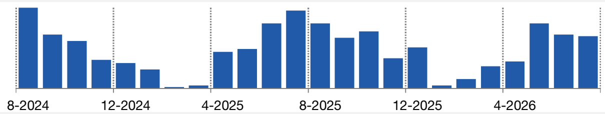
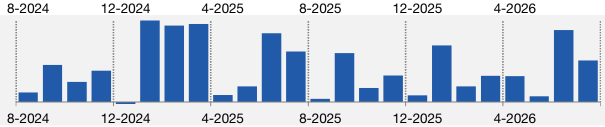
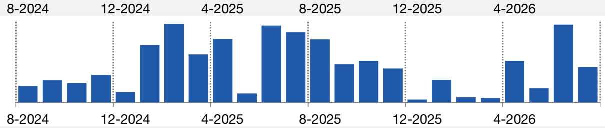
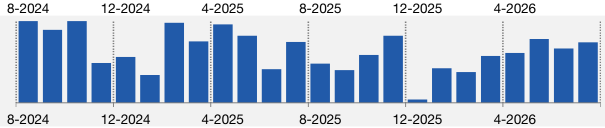
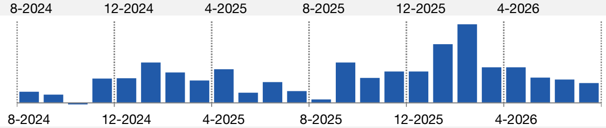
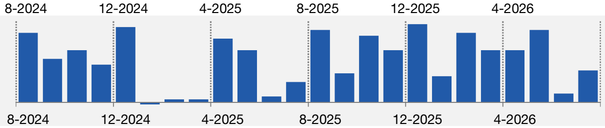
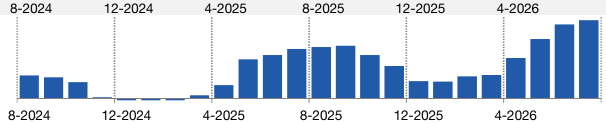
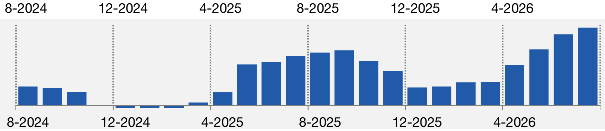
Key Metrics	Historical Sparkbars	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		131	**116**	- 11.5%	775	**782**	+ 0.9%
Pending Sales		83	**78**	- 6.0%	467	**458**	- 1.9%
Sold Listings		88	**72**	- 18.2%	426	**420**	- 1.4%
Median Sales Price		$694,850	**$665,000**	- 4.3%	$712,500	**$623,475**	- 12.5%
Avg. Sales Price		$1,087,322	**$920,986**	- 15.3%	$1,031,603	**$901,584**	- 12.6%
Pct. of List Price Received		97.1%	**97.1%**	0.0%	97.0%	**96.7%**	- 0.3%
Days on Market		86	**95**	+ 10.5%	98	**113**	+ 15.3%
Affordability Index		59	**63**	+ 6.8%	58	**67**	+ 15.5%
Active Listings		346	**432**	+ 24.9%	--	**--**	--
Months Supply		5.4	**6.7**	+ 24.1%	--	**--**	--

Townhouse-Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

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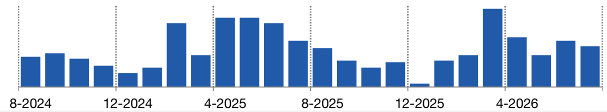
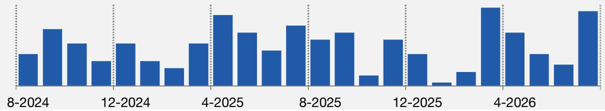
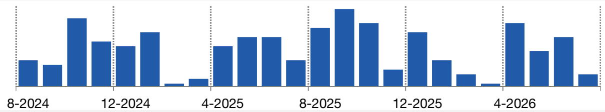
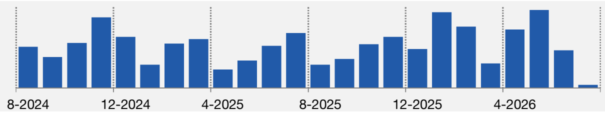
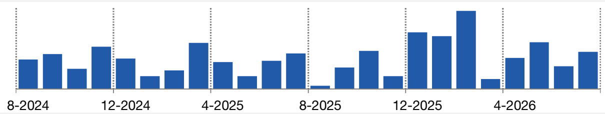
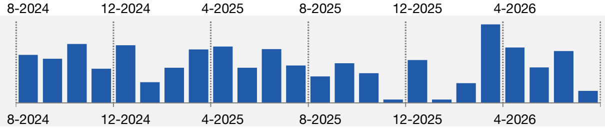
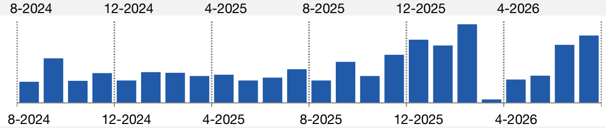
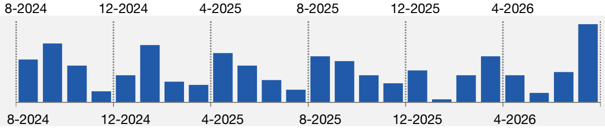
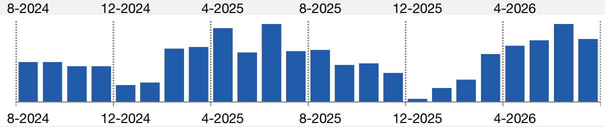
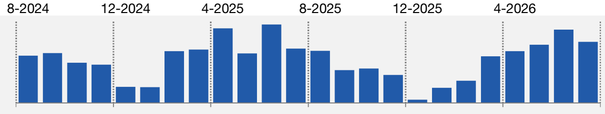
Key Metrics	Historical Sparkbars	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		32	**29**	- 9.4%	247	**214**	- 13.4%
Pending Sales		24	**28**	+ 16.7%	135	**127**	- 5.9%
Sold Listings		15	**12**	- 20.0%	115	**109**	- 5.2%
Median Sales Price		$555,000	**$342,500**	- 38.3%	$495,000	**$559,000**	+ 12.9%
Avg. Sales Price		$677,903	**$691,250**	+ 2.0%	$594,942	**$703,244**	+ 18.2%
Pct. of List Price Received		98.1%	**97.3%**	- 0.8%	98.2%	**98.1%**	- 0.1%
Days on Market		88	**143**	+ 62.5%	79	**105**	+ 32.9%
Affordability Index		66	**107**	+ 62.1%	74	**66**	- 10.8%
Active Listings		83	**92**	+ 10.8%	--	**--**	--
Months Supply		4.9	**5.2**	+ 6.1%	--	**--**	--

New Listings

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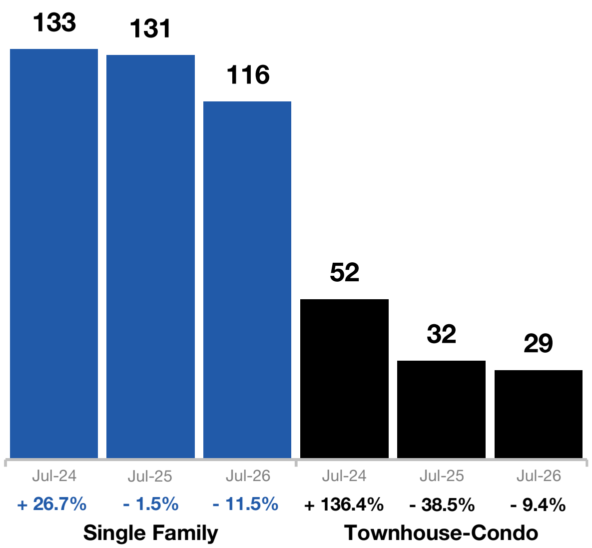
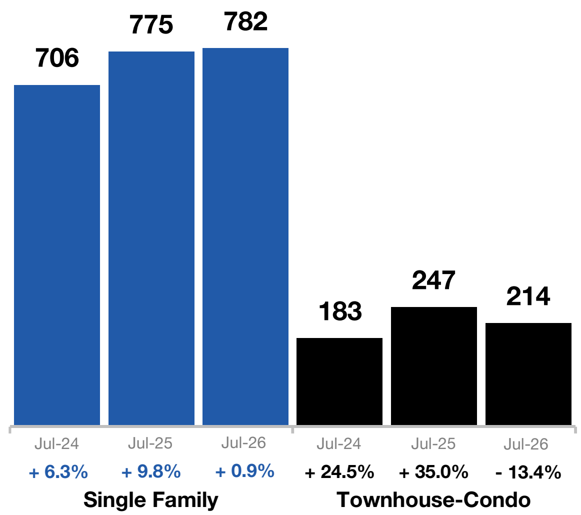
July

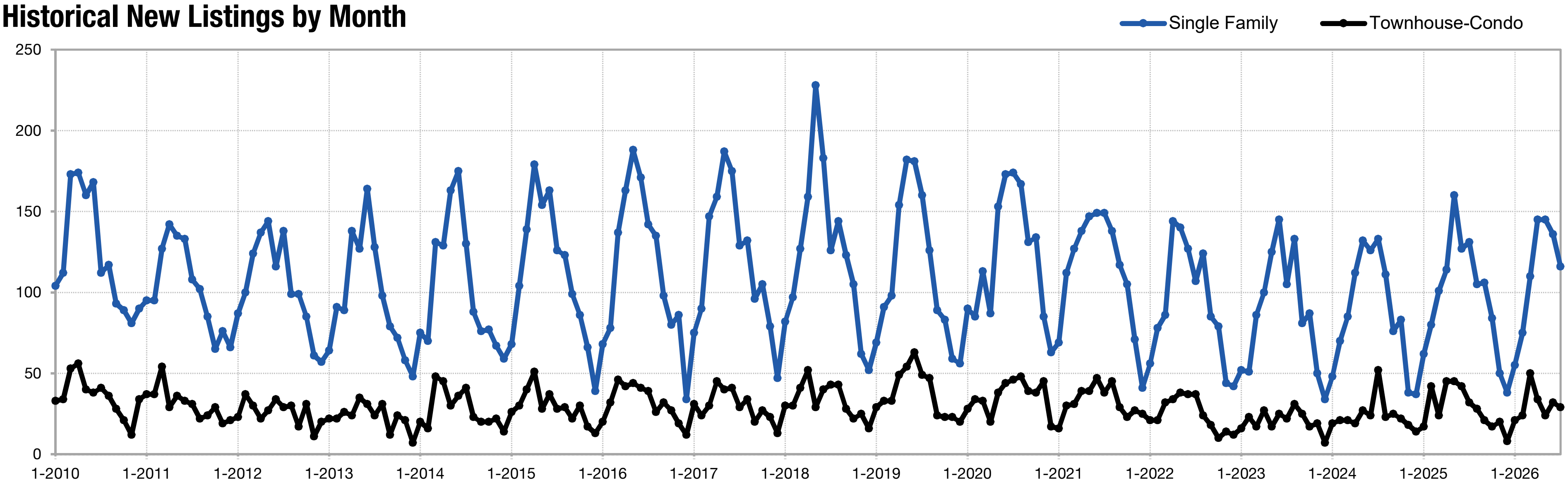


Year to Date



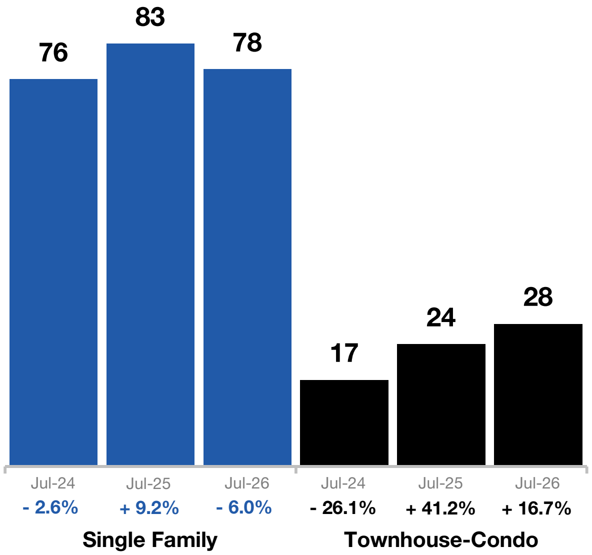
New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	105	-5.4%	28	+21.7%
Sep-2025	106	+39.5%	21	-16.0%
Oct-2025	84	+1.2%	17	-22.7%
Nov-2025	50	+31.6%	20	+11.1%
Dec-2025	38	+2.7%	8	-42.9%
Jan-2026	55	-11.3%	21	+23.5%
Feb-2026	75	-6.3%	24	-42.9%
Mar-2026	110	+8.9%	50	+108.3%
Apr-2026	145	+27.2%	34	-24.4%
May-2026	145	-9.4%	24	-46.7%
Jun-2026	136	+7.1%	32	-23.8%
Jul-2026	**116**	**-11.5%**	**29**	**-9.4%**

Historical New Listings by Month

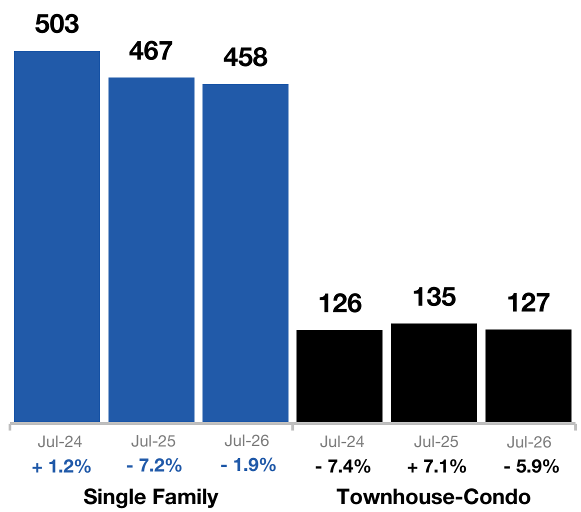


Pending Sales

July

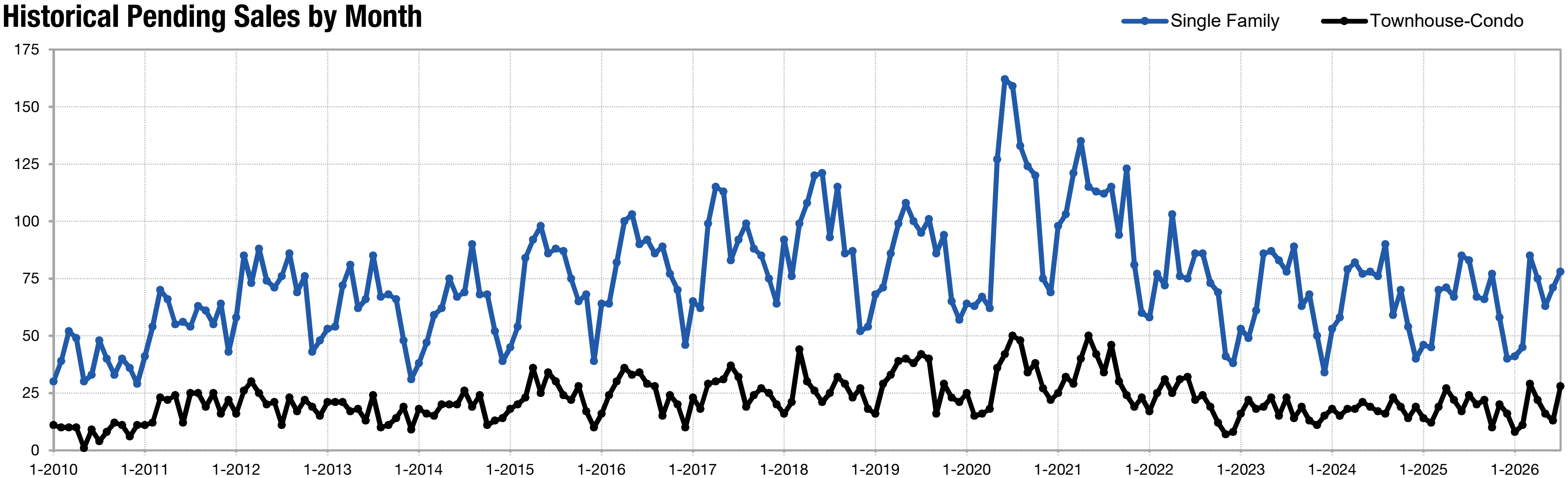


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	67	-25.6%	20	+25.0%
Sep-2025	66	+11.9%	22	-4.3%
Oct-2025	77	+10.0%	10	-47.4%
Nov-2025	58	+7.4%	20	+42.9%
Dec-2025	40	0.0%	16	-15.8%
Jan-2026	41	-10.9%	8	-42.9%
Feb-2026	45	0.0%	11	-8.3%
Mar-2026	85	+21.4%	29	+52.6%
Apr-2026	75	+5.6%	22	-18.5%
May-2026	63	-6.0%	16	-27.3%
Jun-2026	71	-16.5%	13	-23.5%
Jul-2026	**78**	**-6.0%**	**28**	**+16.7%**

Historical Pending Sales by Month



Sold Listings

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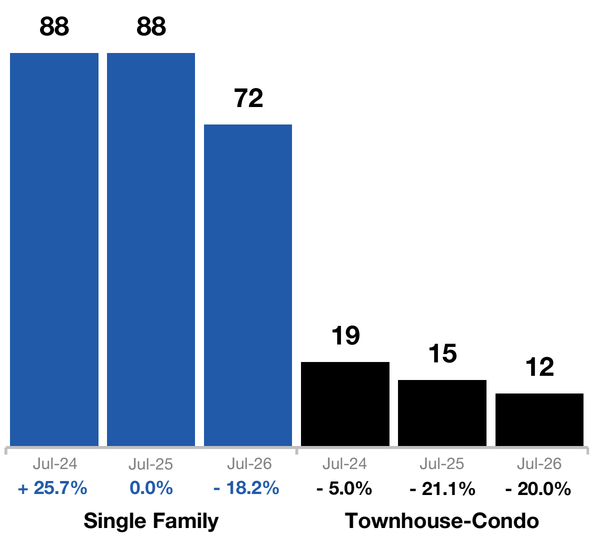
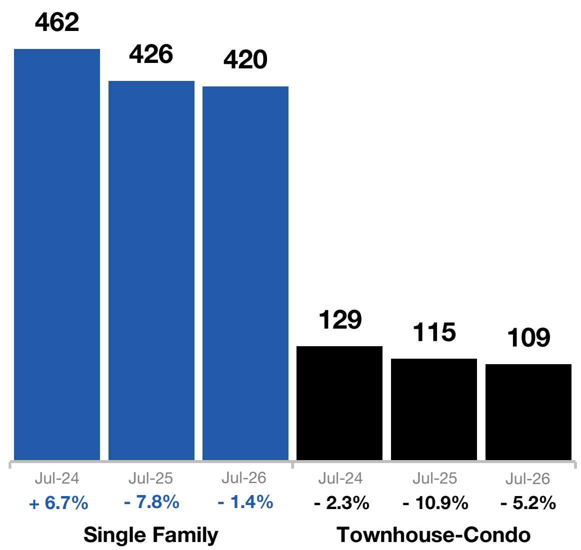
July

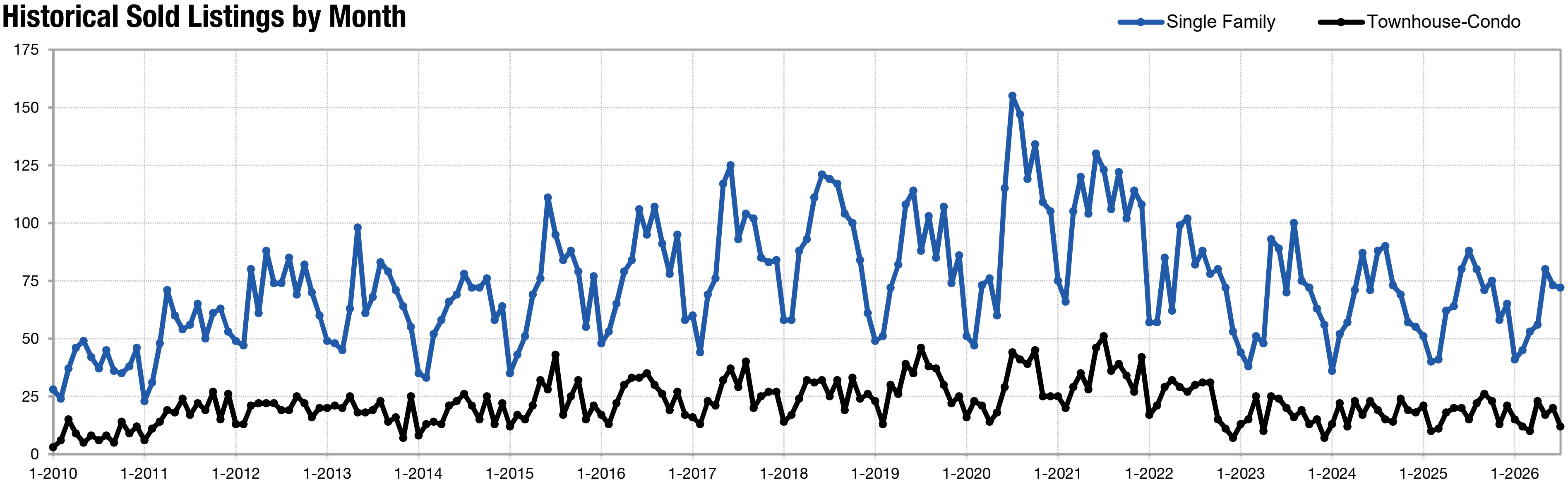


Year to Date



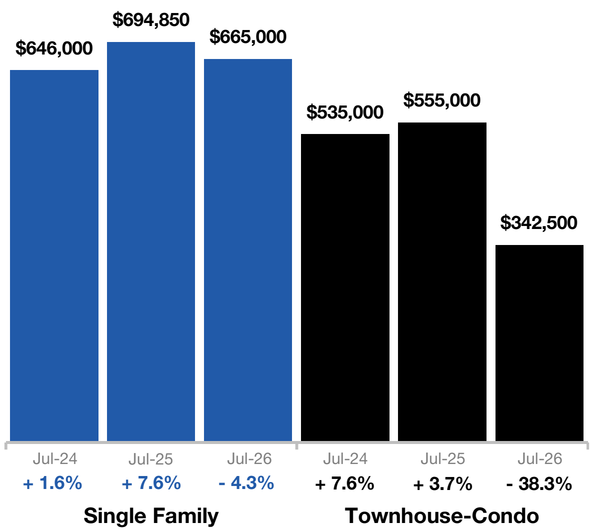
Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	80	-11.1%	22	+46.7%
Sep-2025	71	-2.7%	26	+85.7%
Oct-2025	75	+8.7%	23	-4.2%
Nov-2025	58	+1.8%	13	-31.6%
Dec-2025	65	+18.2%	21	+16.7%
Jan-2026	41	-19.6%	15	-28.6%
Feb-2026	45	+12.5%	12	+20.0%
Mar-2026	53	+29.3%	10	-9.1%
Apr-2026	56	-9.7%	23	+27.8%
May-2026	80	+25.0%	17	-15.0%
Jun-2026	73	-8.8%	20	0.0%
Jul-2026	**72**	**-18.2%**	**12**	**-20.0%**

Historical Sold Listings by Month

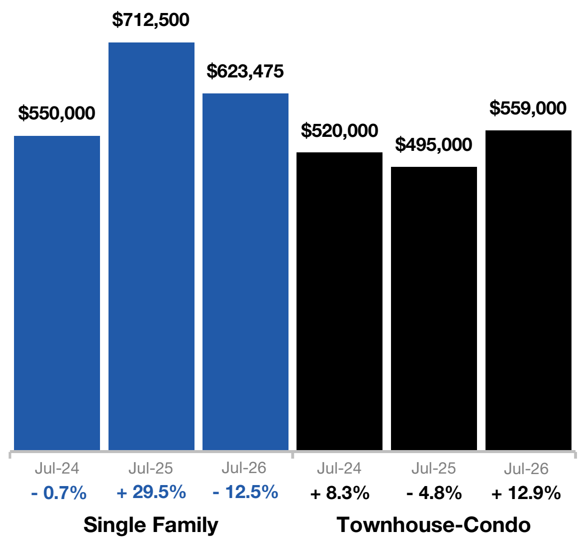


Median Sales Price

July

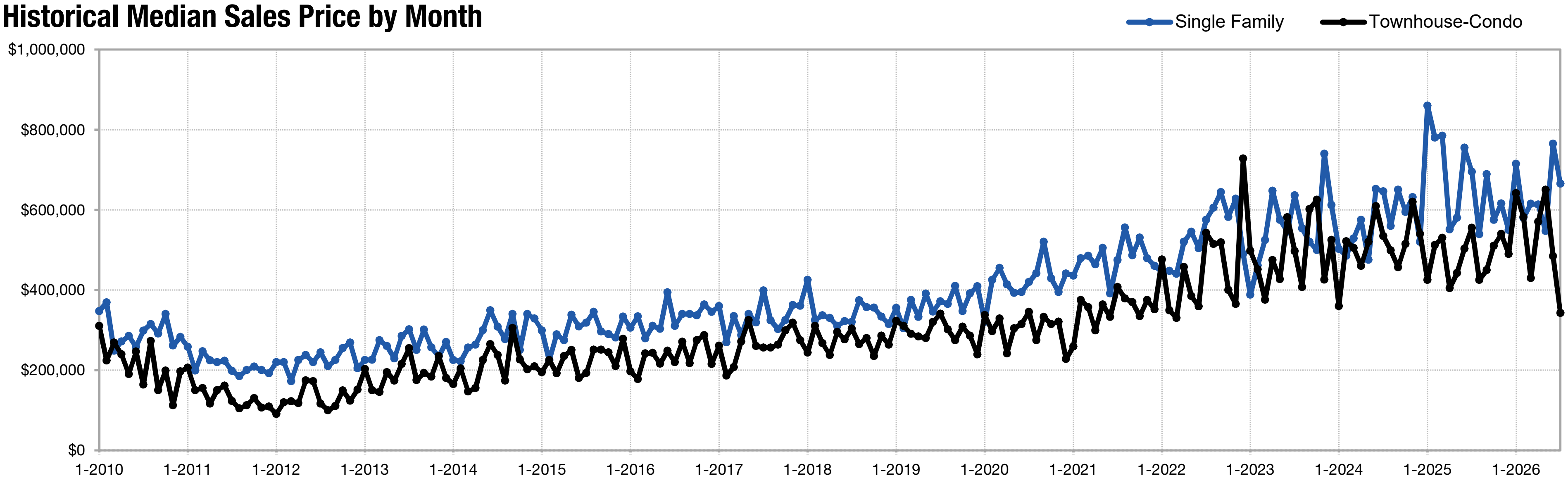


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	$539,000	-3.8%	$425,000	-14.8%
Sep-2025	$689,000	+6.0%	$449,500	-1.6%
Oct-2025	$575,000	-3.4%	$510,000	-1.0%
Nov-2025	$615,750	-2.5%	$540,000	-12.9%
Dec-2025	$550,000	+5.8%	$490,000	-9.3%
Jan-2026	$715,000	-16.9%	$641,609	+51.0%
Feb-2026	$580,000	-25.6%	$582,500	+13.8%
Mar-2026	$615,000	-21.7%	$430,000	-18.9%
Apr-2026	$613,500	+11.3%	$570,000	+40.7%
May-2026	$547,500	-5.6%	$650,000	+47.1%
Jun-2026	$765,000	+1.3%	$484,500	-3.7%
Jul-2026	**$665,000**	**-4.3%**	**$342,500**	**-38.3%**

Historical Median Sales Price by Month



Average Sales Price

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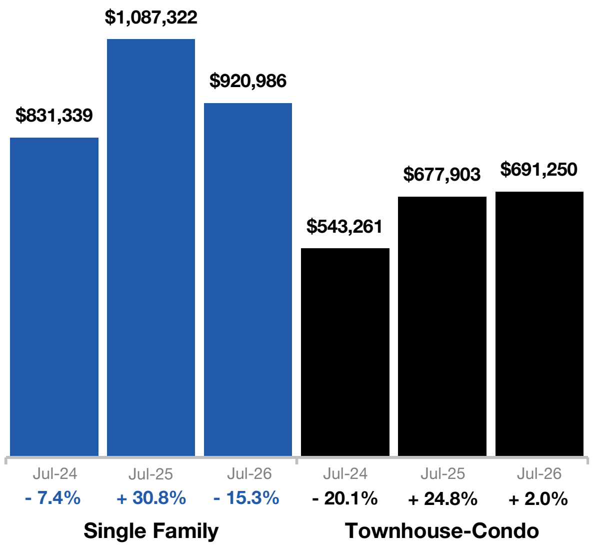
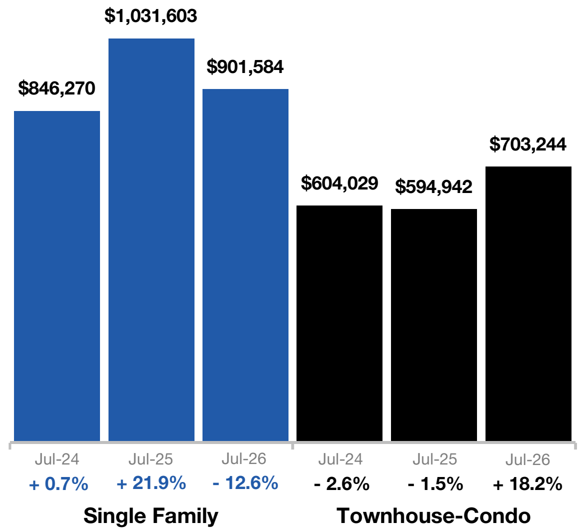
ASSOCIATION OF REALTORS®

July

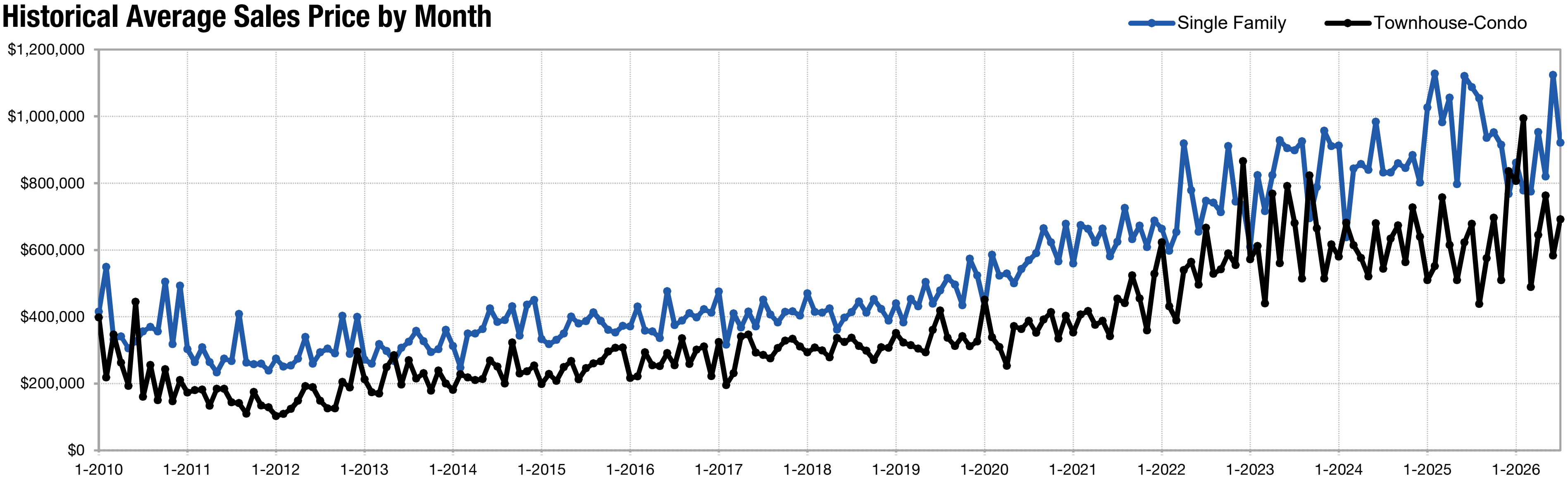


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	$1,053,974	+26.7%	$438,215	-30.8%
Sep-2025	$935,682	+8.9%	$574,750	-14.6%
Oct-2025	$951,714	+12.6%	$696,217	+23.6%
Nov-2025	$914,977	+3.5%	$509,663	-29.9%
Dec-2025	$767,394	-4.3%	$835,333	+30.6%
Jan-2026	$860,938	-16.1%	$805,956	+58.1%
Feb-2026	$778,197	-31.0%	$994,167	+80.2%
Mar-2026	$774,598	-21.1%	$489,025	-35.4%
Apr-2026	$952,490	-9.8%	$644,435	+4.8%
May-2026	$820,056	+2.9%	$762,382	+49.7%
Jun-2026	$1,123,825	+0.3%	$583,325	-6.3%
Jul-2026	**$920,986**	**-15.3%**	**$691,250**	**+2.0%**

Historical Average Sales Price by Month



Percent of List Price Received

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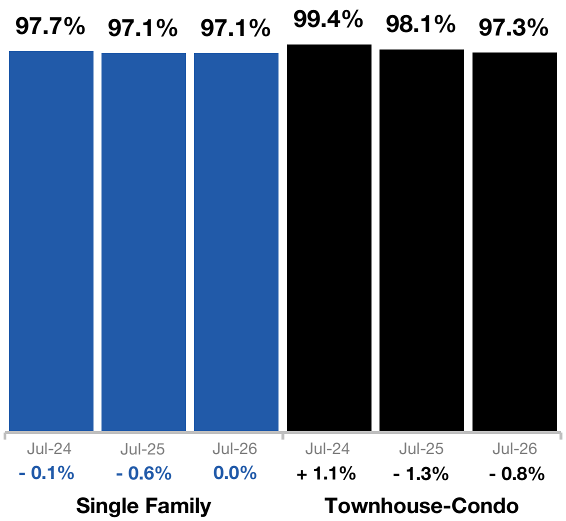
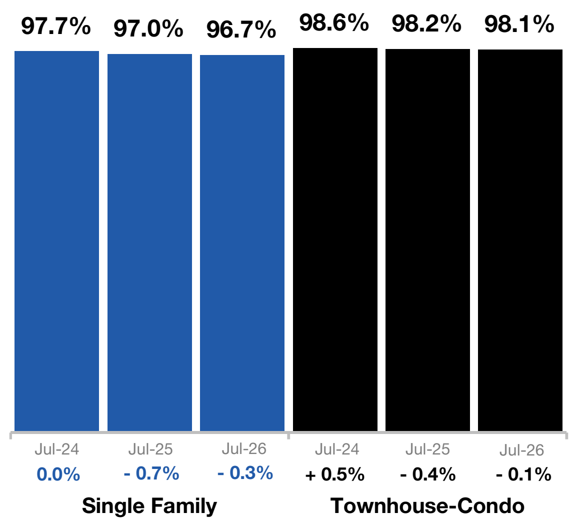
July

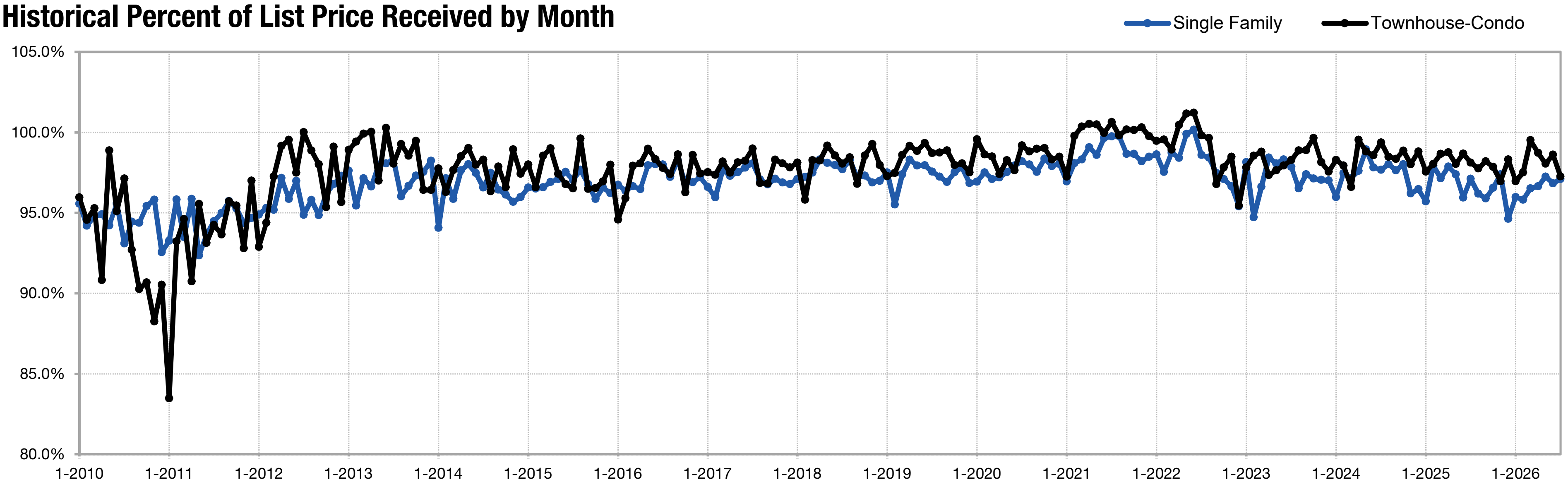


Year to Date



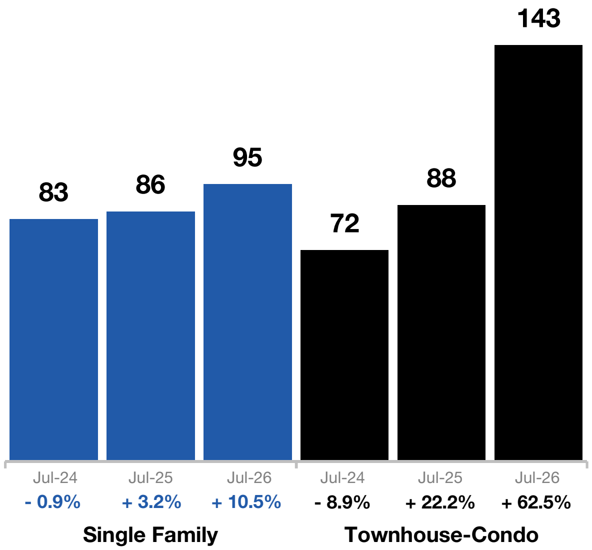
Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	96.2%	-1.8%	97.7%	-0.8%
Sep-2025	95.9%	-1.7%	98.2%	-0.1%
Oct-2025	96.6%	-1.4%	97.9%	-1.0%
Nov-2025	97.4%	+1.2%	97.0%	-1.0%
Dec-2025	94.6%	-2.0%	98.3%	-0.5%
Jan-2026	96.0%	+0.3%	97.0%	-0.6%
Feb-2026	95.8%	-2.1%	97.5%	-0.5%
Mar-2026	96.5%	-0.6%	99.5%	+0.8%
Apr-2026	96.6%	-1.3%	98.7%	-0.1%
May-2026	97.2%	-0.2%	98.1%	+0.1%
Jun-2026	96.8%	+0.9%	98.6%	-0.1%
Jul-2026	**97.1%**	**0.0%**	**97.3%**	**-0.8%**

Historical Percent of List Price Received by Month

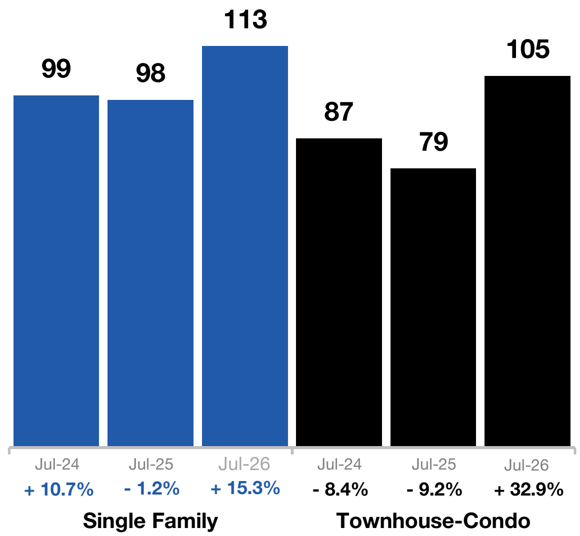


Days on Market Until Sale

July

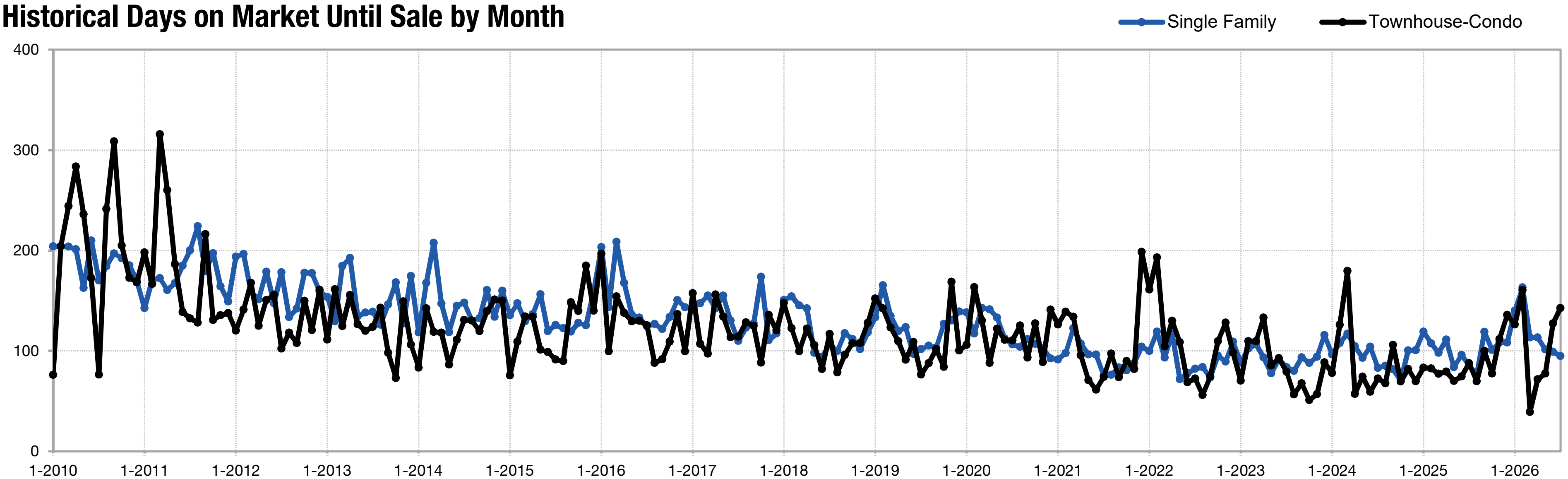


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	76	-10.6%	70	+2.9%
Sep-2025	119	+45.1%	100	-5.7%
Oct-2025	101	+44.3%	77	+11.6%
Nov-2025	108	+8.0%	112	+36.6%
Dec-2025	108	+6.9%	136	+94.3%
Jan-2026	140	+17.6%	126	+51.8%
Feb-2026	163	+52.3%	161	+96.3%
Mar-2026	113	+15.3%	39	-49.4%
Apr-2026	113	+1.8%	72	-8.9%
May-2026	101	+20.2%	77	+10.0%
Jun-2026	99	+3.1%	127	+69.3%
Jul-2026	**95**	**+10.5%**	**143**	**+62.5%**

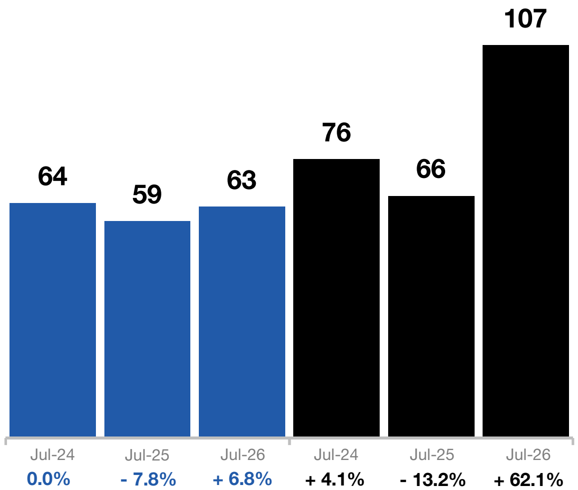
Historical Days on Market Until Sale by Month



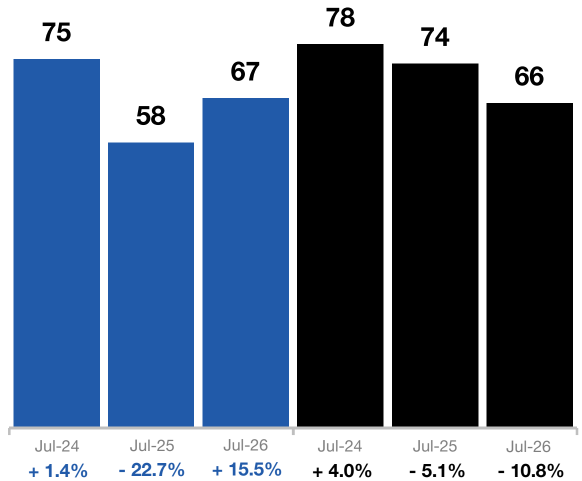
Housing Affordability Index

GLENWOOD SPRINGS
ASSOCIATION OF REALTORS®

July

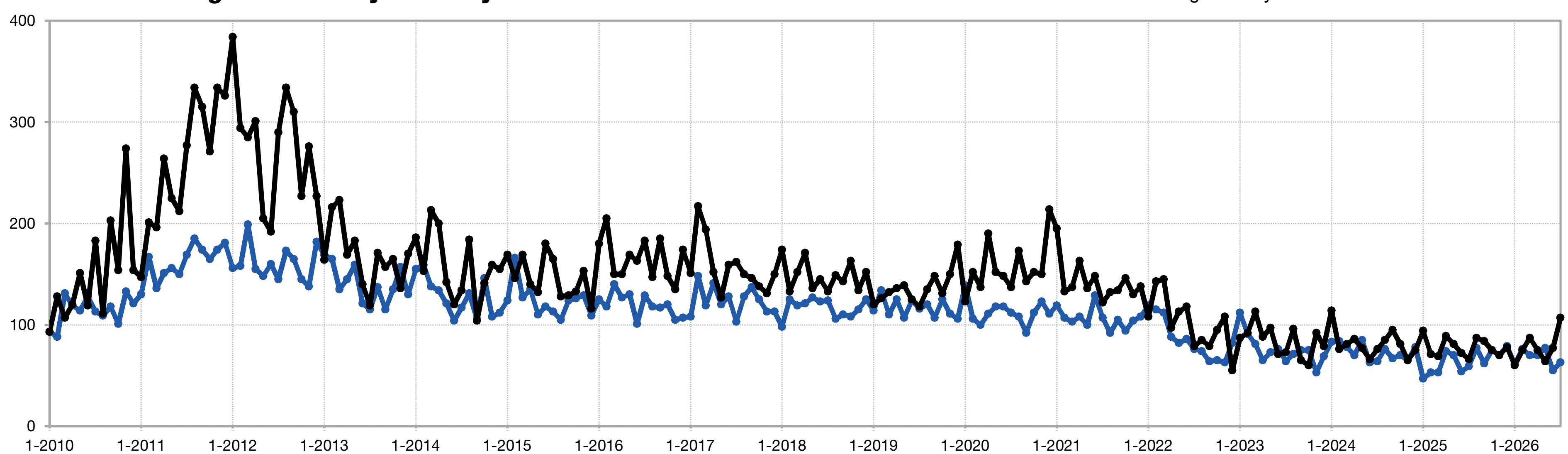


Year to Date



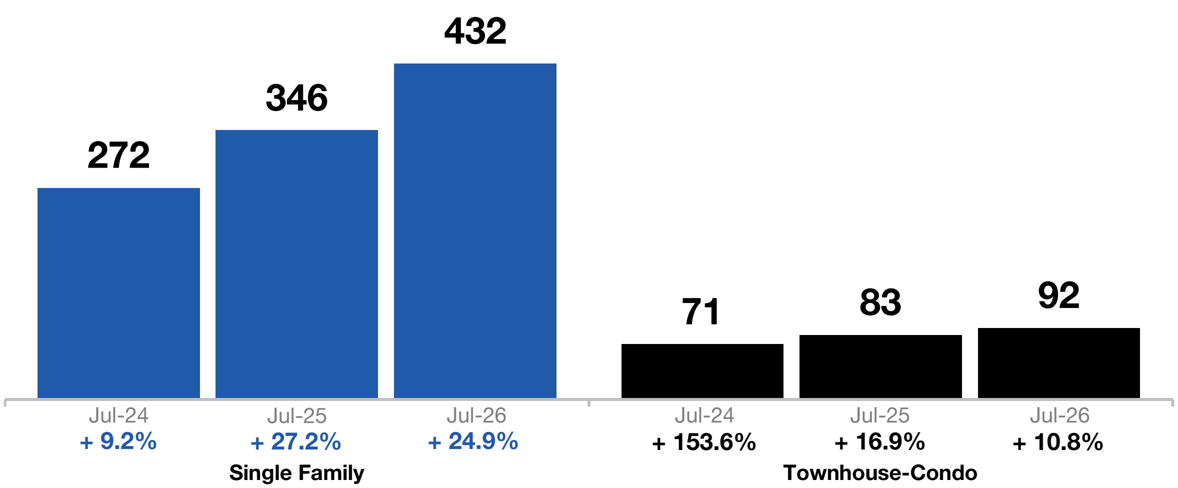
Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	77	+1.3%	87	+2.4%
Sep-2025	62	-7.5%	84	-11.6%
Oct-2025	75	+7.1%	75	-7.4%
Nov-2025	70	+7.7%	70	+7.7%
Dec-2025	79	+1.3%	78	+4.0%
Jan-2026	61	+29.8%	60	-36.2%
Feb-2026	76	+43.4%	75	+5.6%
Mar-2026	70	+32.1%	87	+26.1%
Apr-2026	70	-5.4%	75	-15.7%
May-2026	77	+10.0%	64	-21.0%
Jun-2026	55	+1.9%	77	+6.9%
Jul-2026	**63**	**+6.8%**	**107**	**+62.1%**

Historical Housing Affordability Index by Month



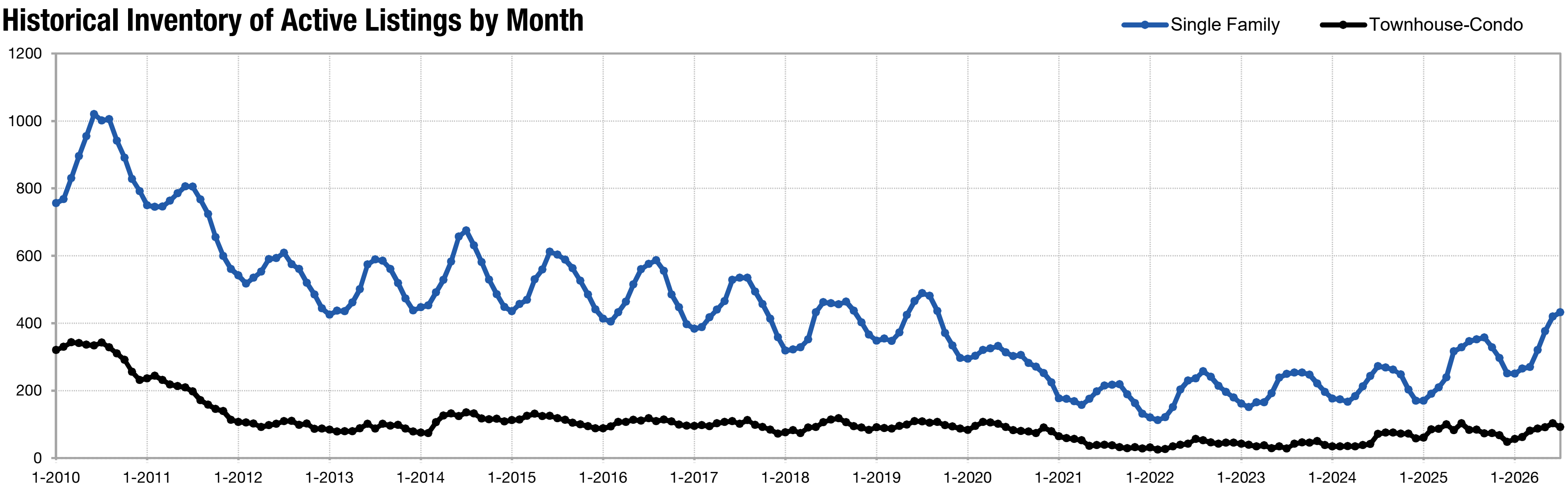
Inventory of Active Listings

July



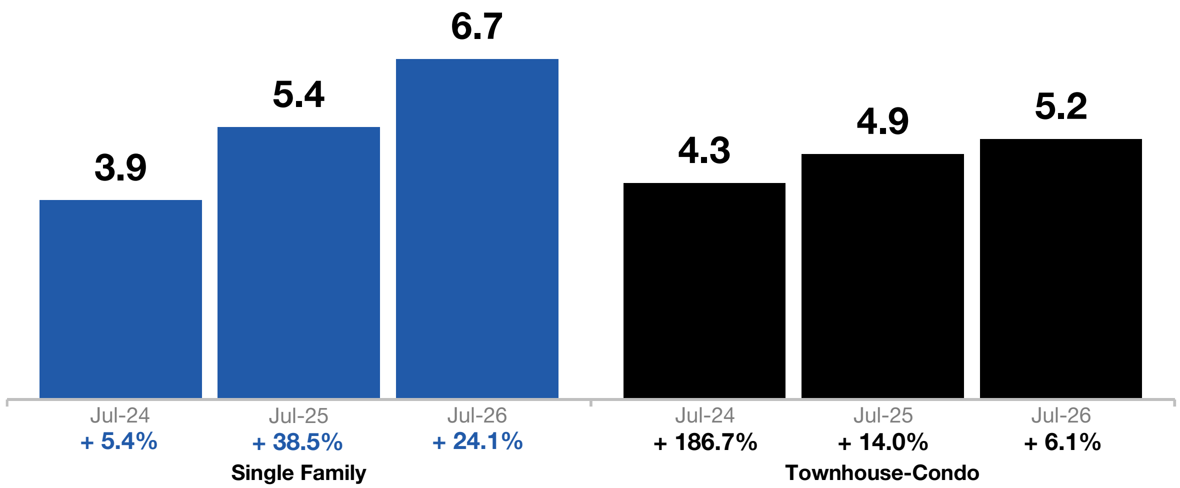
Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	352	+31.3%	84	+12.0%
Sep-2025	357	+36.3%	73	-2.7%
Oct-2025	328	+32.3%	74	+2.8%
Nov-2025	297	+46.3%	67	-6.9%
Dec-2025	251	+47.6%	48	-17.2%
Jan-2026	250	+47.1%	56	-6.7%
Feb-2026	265	+39.5%	62	-27.1%
Mar-2026	270	+29.2%	81	-5.8%
Apr-2026	320	+33.9%	87	-13.0%
May-2026	376	+19.0%	91	+11.0%
Jun-2026	420	+28.0%	103	0.0%
Jul-2026	**432**	**+24.9%**	**92**	**+10.8%**

Historical Inventory of Active Listings by Month



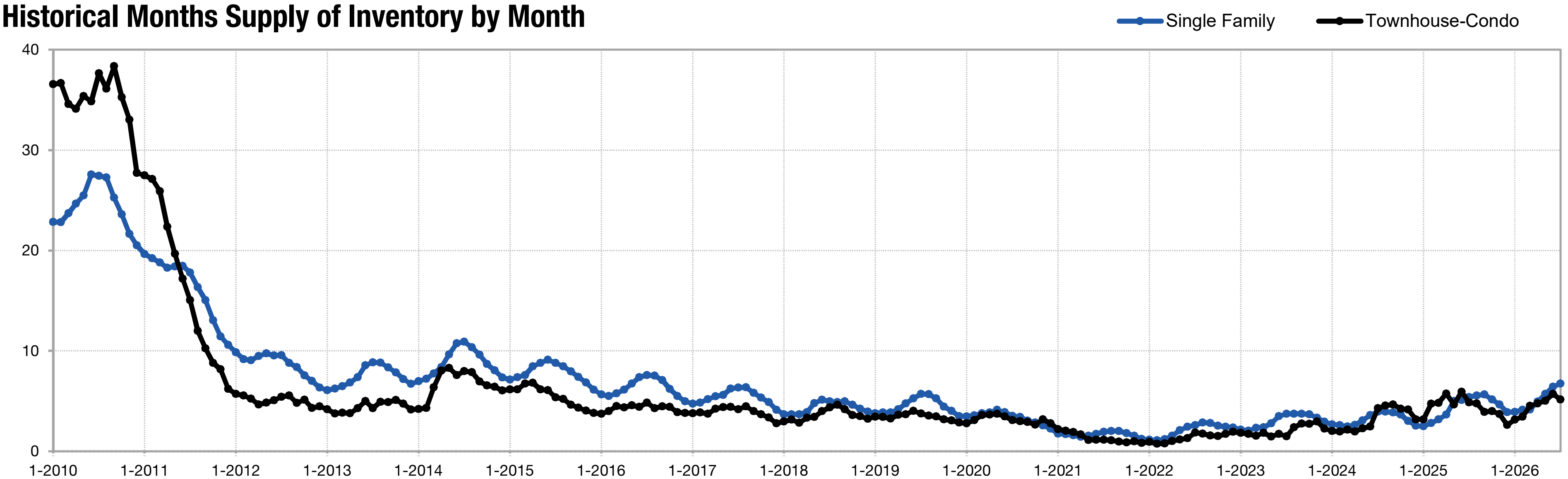
Months Supply of Inventory

July



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	5.6	+43.6%	4.8	+6.7%
Sep-2025	5.7	+46.2%	3.9	-17.0%
Oct-2025	5.2	+40.5%	4.0	-4.8%
Nov-2025	4.7	+56.7%	3.7	-11.9%
Dec-2025	3.9	+56.0%	2.6	-18.8%
Jan-2026	3.9	+56.0%	3.1	-3.1%
Feb-2026	4.1	+46.4%	3.4	-27.7%
Mar-2026	4.1	+28.1%	4.5	-6.3%
Apr-2026	4.9	+32.4%	4.7	-17.5%
May-2026	5.7	+14.0%	5.0	+8.7%
Jun-2026	6.4	+25.5%	5.7	-3.4%
Jul-2026	**6.7**	**+24.1%**	**5.2**	**+6.1%**

Historical Months Supply of Inventory by Month



Total Market Overview

Key metrics by report Month and for year-to-date (YTD) starting from the first of the year.

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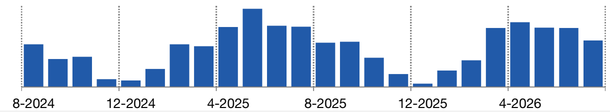
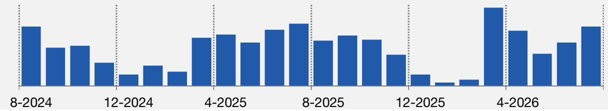
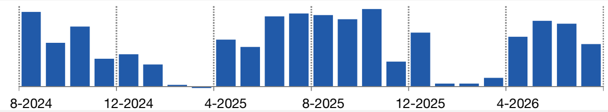
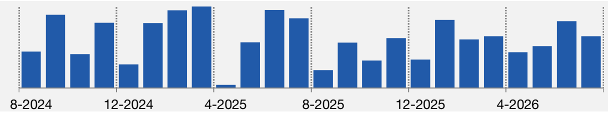
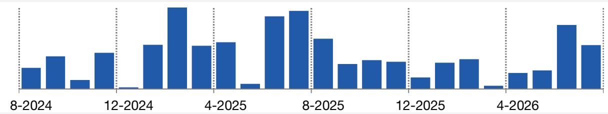
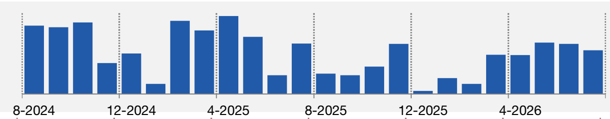
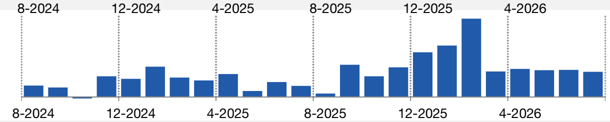
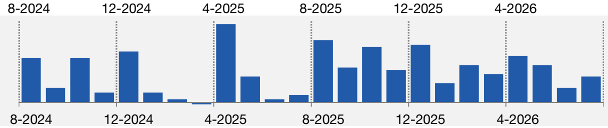
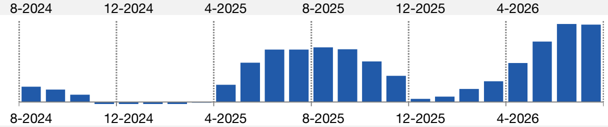
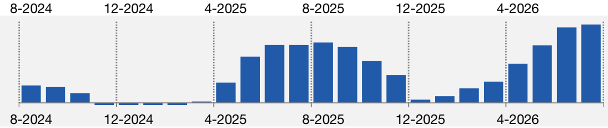
Key Metrics	Historical Sparkbars	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		177	**147**	- 16.9%	1,104	**1,041**	- 5.7%
Pending Sales		113	**110**	- 2.7%	651	**633**	- 2.8%
Sold Listings		109	**88**	- 19.3%	585	**574**	- 1.9%
Median Sales Price		$630,000	**$574,500**	- 8.8%	$592,500	**$564,500**	- 4.7%
Avg. Sales Price		$982,935	**$857,875**	- 12.7%	$929,768	**$808,680**	- 13.0%
Pct. of List Price Received		97.3%	**97.1%**	- 0.2%	97.2%	**96.9%**	- 0.3%
Days on Market		86	**103**	+ 19.8%	93	**114**	+ 22.6%
Affordability Index		65	**73**	+ 12.3%	69	**74**	+ 7.2%
Active Listings		471	**543**	+ 15.3%	--	**--**	--
Months Supply		5.4	**6.1**	+ 13.0%	--	**--**	--

Closed Sales

Actual sales that have closed in a given month.

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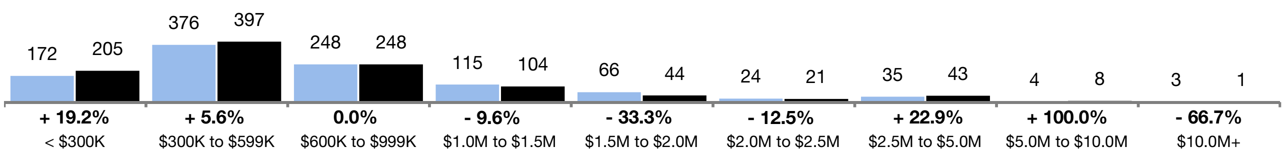
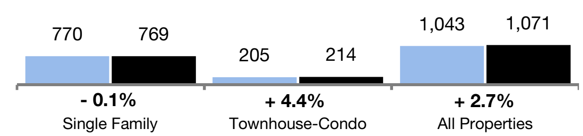
By Price Range – All Properties – Rolling 12 Months



By Property Type

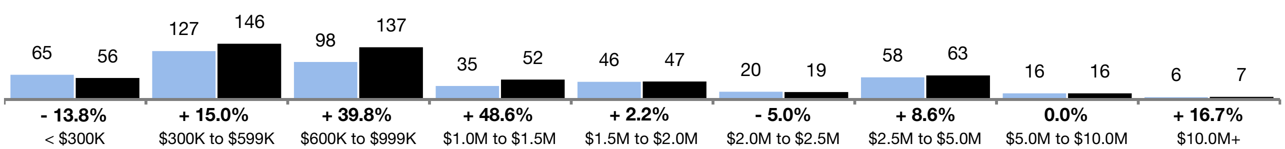


	Rolling 12 Months						Compared to Prior Month						Year to Date					
	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
By Price Range	7-2025	7-2026	Change	7-2025	7-2026	Change	6-2026	7-2026	Change	6-2026	7-2026	Change	7-2025	7-2026	Change	7-2025	7-2026	Change
$299,999 and Below	96	104	+ 8.3%	19	23	+ 21.1%	8	12	+ 50.0%	2	4	+ 100.0%	41	53	+ 29.3%	13	9	- 30.8%
$300,000 to $599,999	254	271	+ 6.7%	112	119	+ 6.3%	18	21	+ 16.7%	12	5	- 58.3%	134	145	+ 8.2%	63	55	- 12.7%
$600,000 to $999,999	195	195	0.0%	53	52	- 1.9%	24	16	- 33.3%	5	1	- 80.0%	108	114	+ 5.6%	31	33	+ 6.5%
$1,000,000 to $1,499,999	106	96	- 9.4%	9	8	- 11.1%	12	12	0.0%	0	0	--	67	53	- 20.9%	2	5	+ 150.0%
$1,500,00 to $1,999,999	57	40	- 29.8%	9	2	- 77.8%	3	5	+ 66.7%	1	1	0.0%	41	23	- 43.9%	3	2	- 33.3%
$2,000,000 to $2,499,999	21	17	- 19.0%	3	4	+ 33.3%	1	1	0.0%	0	0	--	14	8	- 42.9%	3	1	- 66.7%
$2,500,000 to $4,999,999	35	37	+ 5.7%	0	6	--	5	5	0.0%	0	1	--	15	19	+ 26.7%	0	4	--
$5,000,000 to $9,999,999	4	8	+ 100.0%	0	0	--	2	0	- 100.0%	0	0	--	4	5	+ 25.0%	0	0	--
$10,000,000 and Above	2	1	- 50.0%	0	0	--	0	0	--	0	0	--	2	0	- 100.0%	0	0	--
All Price Ranges	**770**	**769**	**- 0.1%**	**205**	**214**	**+ 4.4%**	**73**	**72**	**- 1.4%**	**20**	**12**	**- 40.0%**	**426**	**420**	**- 1.4%**	**115**	**109**	**- 5.2%**

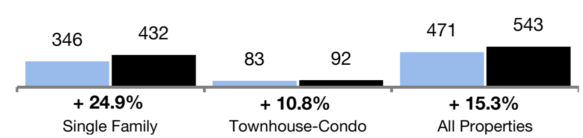
Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

By Price Range – All Properties



By Property Type



	Year over Year						Compared to Prior Month					
	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
By Price Range	7-2025	7-2026	Change	7-2025	7-2026	Change	6-2026	7-2026	Change	6-2026	7-2026	Change
$299,999 and Below	31	30	- 3.2%	5	12	+ 140.0%	33	30	- 9.1%	13	12	- 7.7%
$300,000 to $599,999	86	107	+ 24.4%	35	37	+ 5.7%	97	107	+ 10.3%	42	37	- 11.9%
$600,000 to $999,999	74	110	+ 48.6%	22	26	+ 18.2%	95	110	+ 15.8%	30	26	- 13.3%
$1,000,000 to $1,499,999	28	46	+ 64.3%	6	6	0.0%	50	46	- 8.0%	6	6	0.0%
$1,500,00 to $1,999,999	42	46	+ 9.5%	3	1	- 66.7%	50	46	- 8.0%	3	1	- 66.7%
$2,000,000 to $2,499,999	14	17	+ 21.4%	4	2	- 50.0%	15	17	+ 13.3%	2	2	0.0%
$2,500,000 to $4,999,999	50	56	+ 12.0%	8	7	- 12.5%	59	56	- 5.1%	6	7	+ 16.7%
$5,000,000 to $9,999,999	16	15	- 6.3%	0	1	--	16	15	- 6.3%	1	1	0.0%
$10,000,000 and Above	5	5	0.0%	0	0	--	5	5	0.0%	0	0	--
All Price Ranges	**346**	**432**	**+ 24.9%**	**83**	**92**	**+ 10.8%**	**420**	**432**	**+ 2.9%**	**103**	**92**	**- 10.7%**

Year to Date	
Single Family	Townhouse-Condo

There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®

New Listings	A measure of how much new supply is coming onto the market from sellers.
Pending Sales	A count of all the listings that went into Pending status during the reported period. Pending listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Pending, out of Pending, then back into Pending all in one reported period, this listing would only be counted once. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a "leading indicator" of buyer demand.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Median Sales Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Average Sales Price	A sum of all home sales prices divided by total number of sales.
Percent of List Price Received	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
Housing Affordability Index	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.
Inventory of Active Listings	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
Months Supply of Inventory	A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A seller's market has a lower number, reflecting more buyers relative to homes for sale.