Monthly Indicators

August 2026

Percent changes calculated using year-over-year comparisons.

New Listings were up 1.9 percent for single family homes but decreased 28.6 percent for townhouse-condo properties. Pending Sales increased 2.9 percent for single family homes but decreased 30.0 percent for townhouse-condo properties.

The Median Sales Price was up 34.5 percent to $725,000 for single family homes and 5.9 percent to $450,000 for townhouse-condo properties. Days on Market increased 31.2 percent for single family homes and 75.7 percent for townhouse-condo properties.

Nationally, the median existing-home sales price climbed to $431,400, as inventory remained at a 4.6-month supply at the current sales pace, NAR reported. Year-to-date sales are up 2.4%, reflecting stable demand even amid elevated mortgage rates. Homes are sitting on the market longer and fewer buyers are bidding above asking price compared to a year earlier, though local market conditions vary widely.

Activity Snapshot

- 8.3%	+ 38.3%	+ 18.4%
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.

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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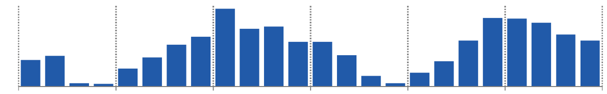
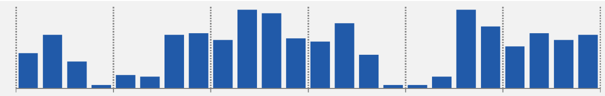
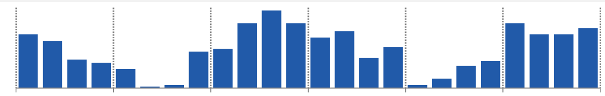
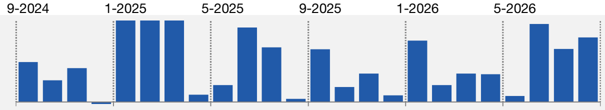
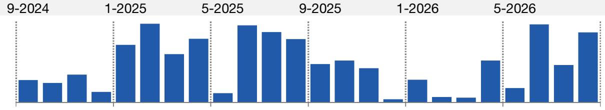
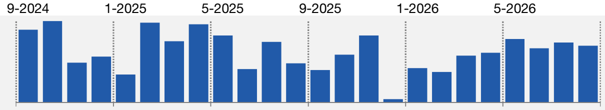
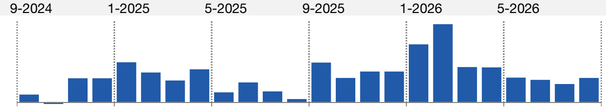
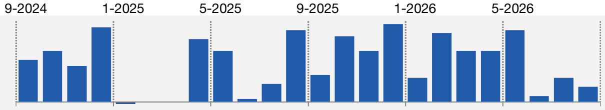
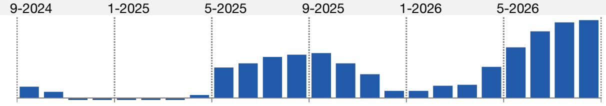
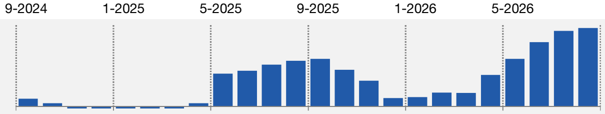
Key Metrics	Historical Sparkbars	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		106	**108**	+ 1.9%	881	**889**	+ 0.9%
Pending Sales		68	**70**	+ 2.9%	535	**516**	- 3.6%
Sold Listings		80	**77**	- 3.8%	506	**498**	- 1.6%
Median Sales Price		$539,000	**$725,000**	+ 34.5%	$696,500	**$634,250**	- 8.9%
Avg. Sales Price		$1,053,974	**$1,085,888**	+ 3.0%	$1,035,140	**$931,433**	- 10.0%
Pct. of List Price Received		96.2%	**96.9%**	+ 0.7%	96.8%	**96.7%**	- 0.1%
Days on Market		77	**101**	+ 31.2%	95	**111**	+ 16.8%
Affordability Index		77	**58**	- 24.7%	60	**66**	+ 10.0%
Active Listings		352	**449**	+ 27.6%	--	**--**	--
Months Supply		5.6	**7.0**	+ 25.0%	--	**--**	--

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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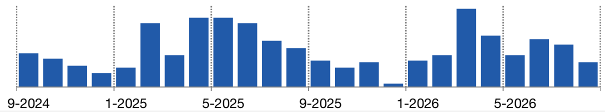
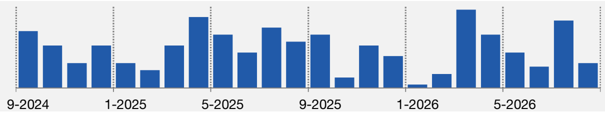
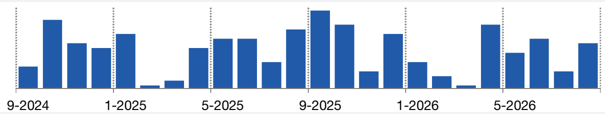
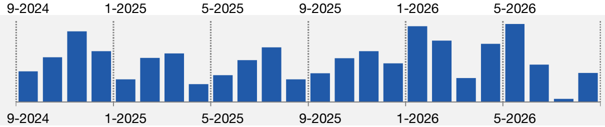
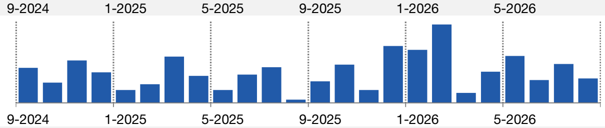
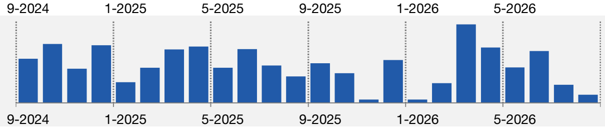
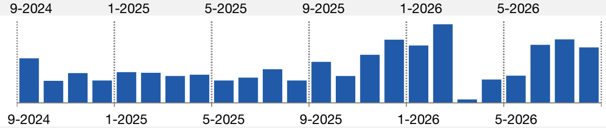
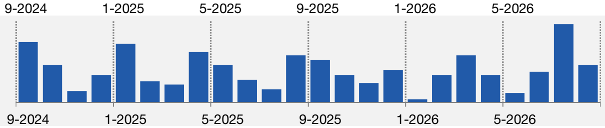
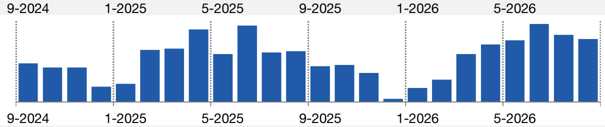
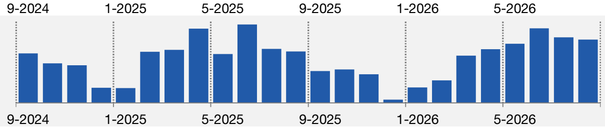
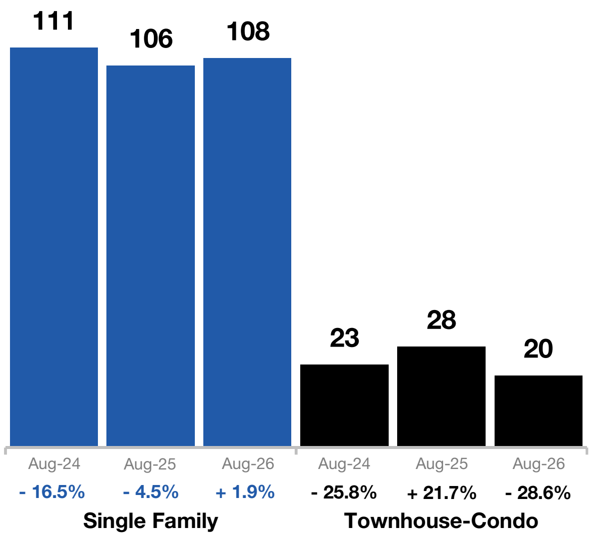
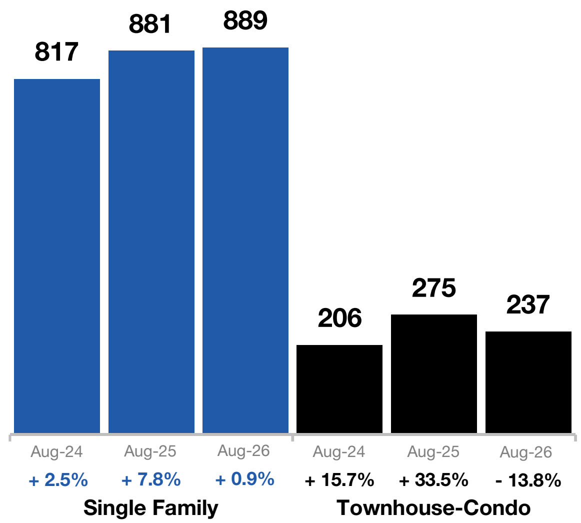
Key Metrics	Historical Sparkbars	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		28	**20**	- 28.6%	275	**237**	- 13.8%
Pending Sales		20	**14**	- 30.0%	155	**140**	- 9.7%
Sold Listings		22	**19**	- 13.6%	137	**129**	- 5.8%
Median Sales Price		$425,000	**$450,000**	+ 5.9%	$475,000	**$544,000**	+ 14.5%
Avg. Sales Price		$438,215	**$595,447**	+ 35.9%	$569,774	**$688,272**	+ 20.8%
Pct. of List Price Received		97.7%	**97.1%**	- 0.6%	98.2%	**98.0%**	- 0.2%
Days on Market		70	**123**	+ 75.7%	77	**107**	+ 39.0%
Affordability Index		87	**81**	- 6.9%	78	**67**	- 14.1%
Active Listings		84	**93**	+ 10.7%	--	**--**	--
Months Supply		4.8	**5.3**	+ 10.4%	--	**--**	--

New Listings

August



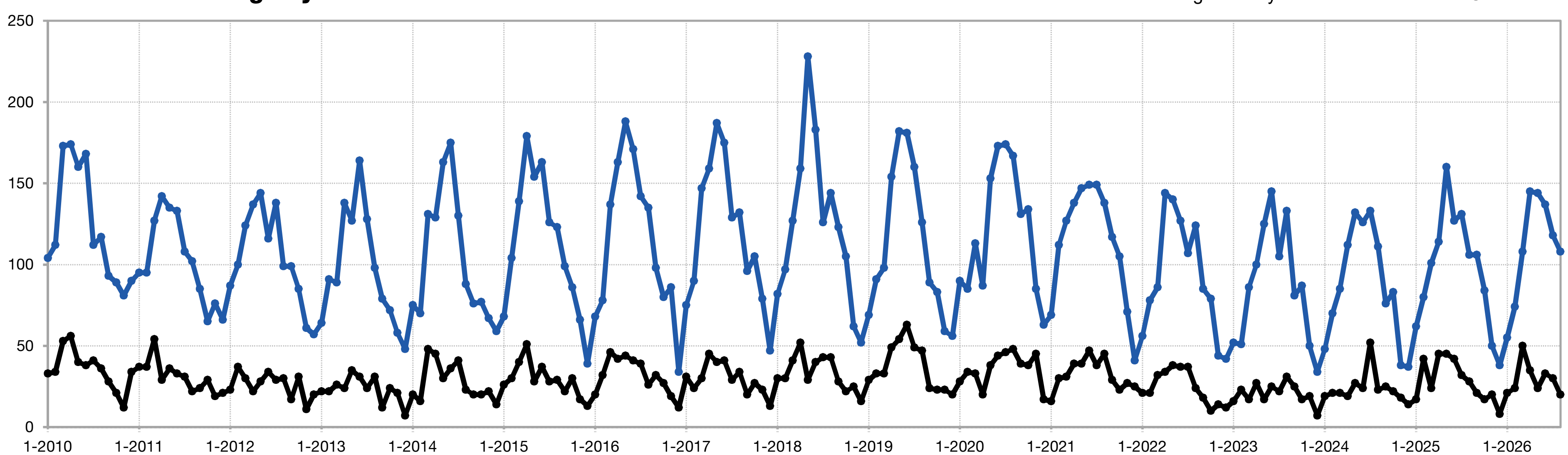
Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	74	-7.5%	24	-42.9%
Mar-2026	108	+6.9%	50	+108.3%
Apr-2026	145	+27.2%	35	-22.2%
May-2026	144	-10.0%	24	-46.7%
Jun-2026	137	+7.9%	33	-21.4%
Jul-2026	118	-9.9%	30	-6.3%
Aug-2026	**108**	**+1.9%**	**20**	**-28.6%**

Historical New Listings by Month

Single Family Townhouse-Condo



Pending Sales

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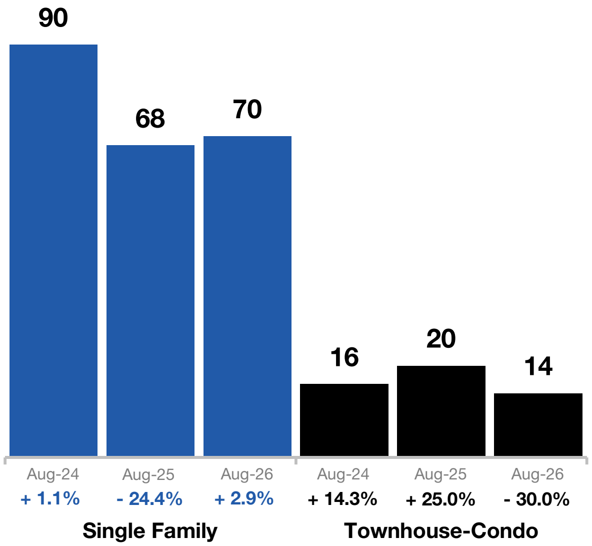
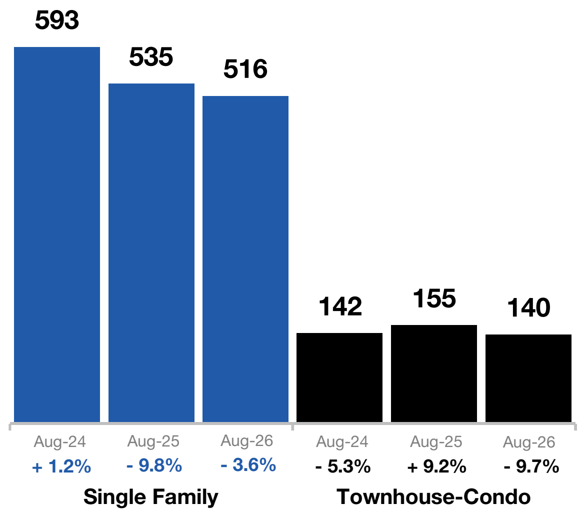
August

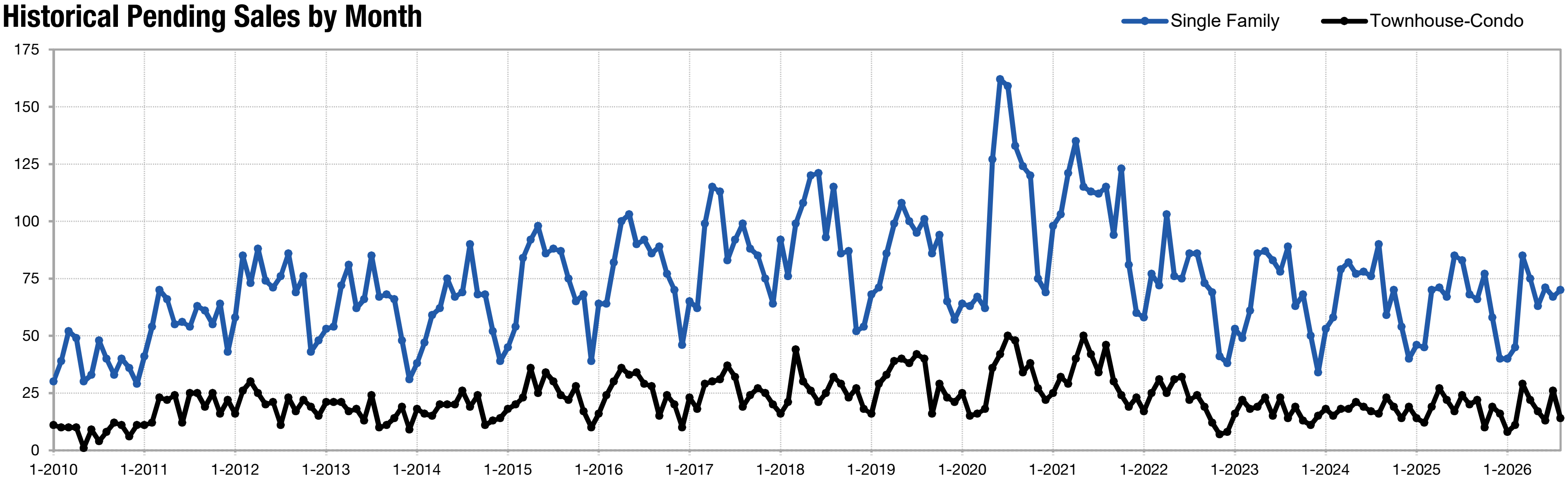


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	66	+11.9%	22	-4.3%
Oct-2025	77	+10.0%	10	-47.4%
Nov-2025	58	+7.4%	19	+35.7%
Dec-2025	40	0.0%	16	-15.8%
Jan-2026	40	-13.0%	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%	17	-22.7%
Jun-2026	71	-16.5%	13	-23.5%
Jul-2026	67	-19.3%	26	+8.3%
Aug-2026	**70**	**+2.9%**	**14**	**-30.0%**

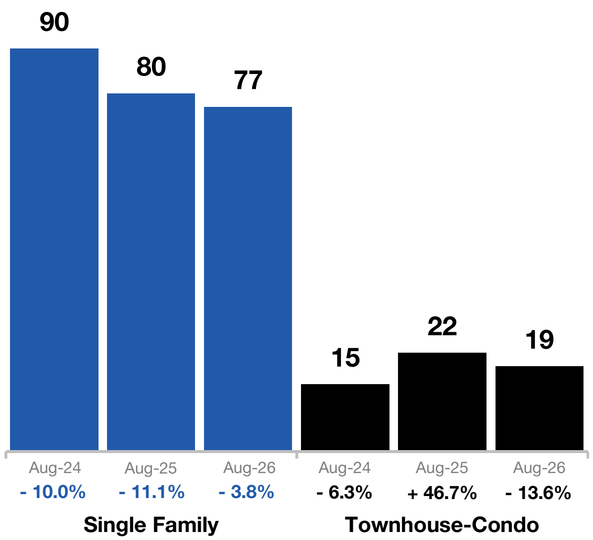
Historical Pending Sales by Month



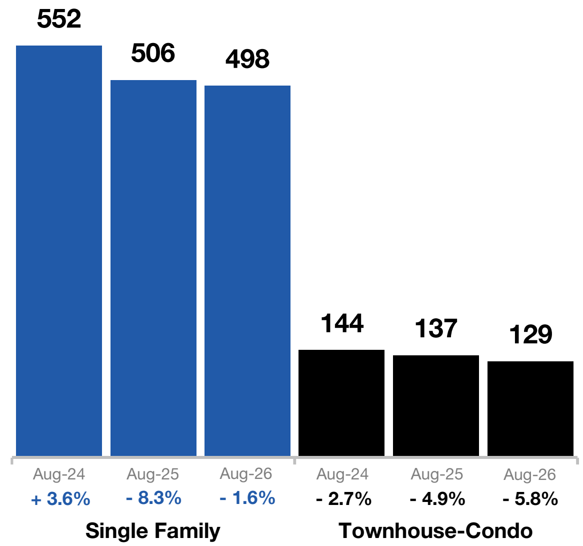
Sold Listings

GLENWOOD SPRINGS ASSOCIATION OF REALTORS®

August

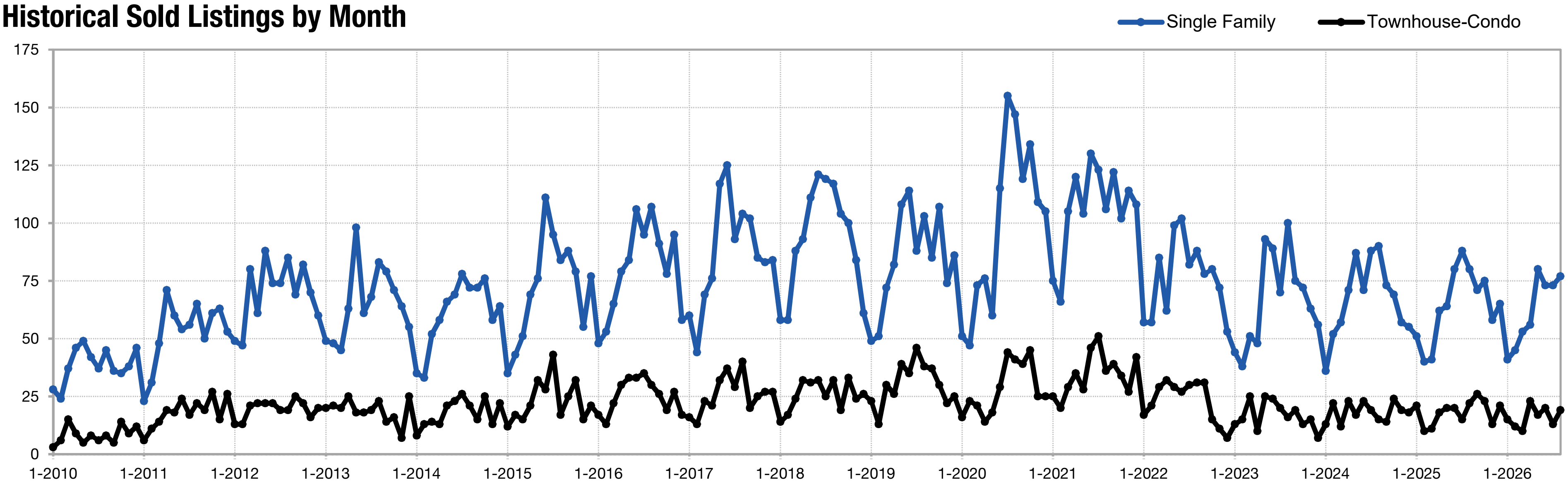


Year to Date



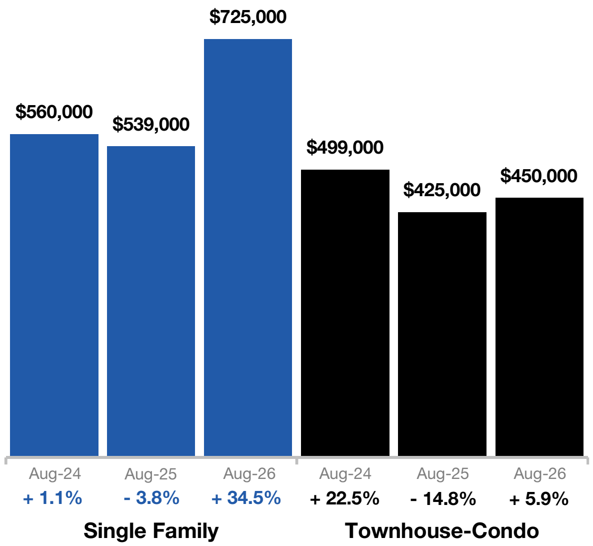
Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	71	-2.7%	26	+85.7%
Oct-2025	75	+8.7%	23	-4.2%
Nov-2025	58	+1.8%	13	-31.6%
Dec-2025	65	+18.2%	21	+16.7%
Jan-2026	41	-19.6%	15	-28.6%
Feb-2026	45	+12.5%	12	+20.0%
Mar-2026	53	+29.3%	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	73	-17.0%	13	-13.3%
Aug-2026	**77**	**-3.8%**	**19**	**-13.6%**

Historical Sold Listings by Month

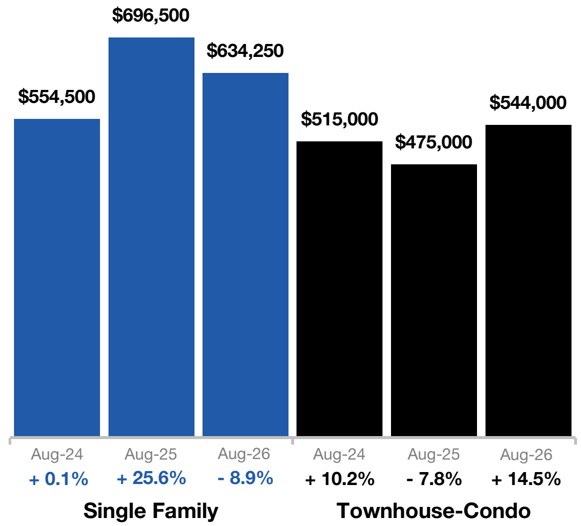


Median Sales Price

August

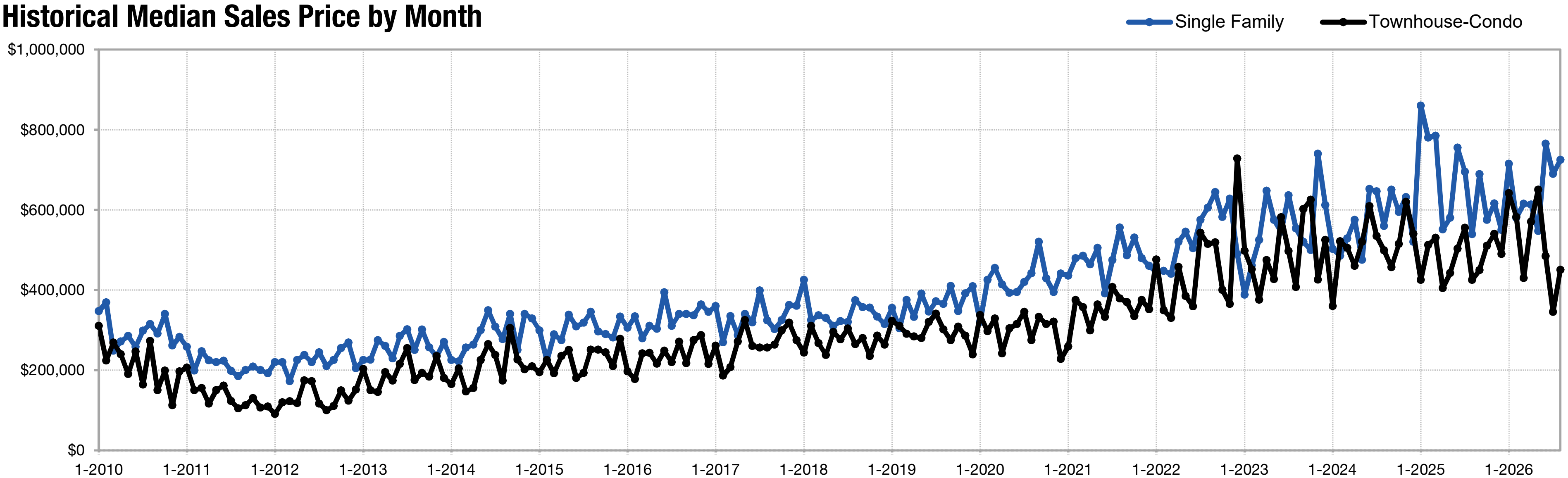


Year to Date



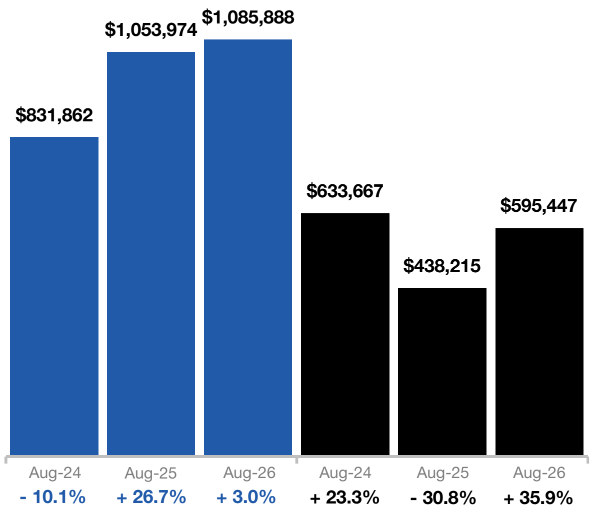
Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	$689,000	+6.0%	$449,500	-1.6%
Oct-2025	$575,000	-3.4%	$510,000	-1.0%
Nov-2025	$615,750	-2.5%	$540,000	-12.9%
Dec-2025	$550,000	+5.8%	$490,000	-9.3%
Jan-2026	$715,000	-16.9%	$641,609	+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	$690,000	-0.7%	$345,000	-37.8%
Aug-2026	**$725,000**	**+34.5%**	**$450,000**	**+5.9%**

Historical Median Sales Price by Month

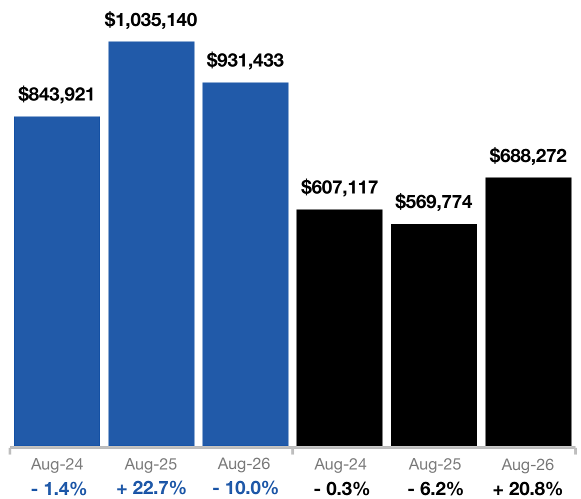


Average Sales Price

August

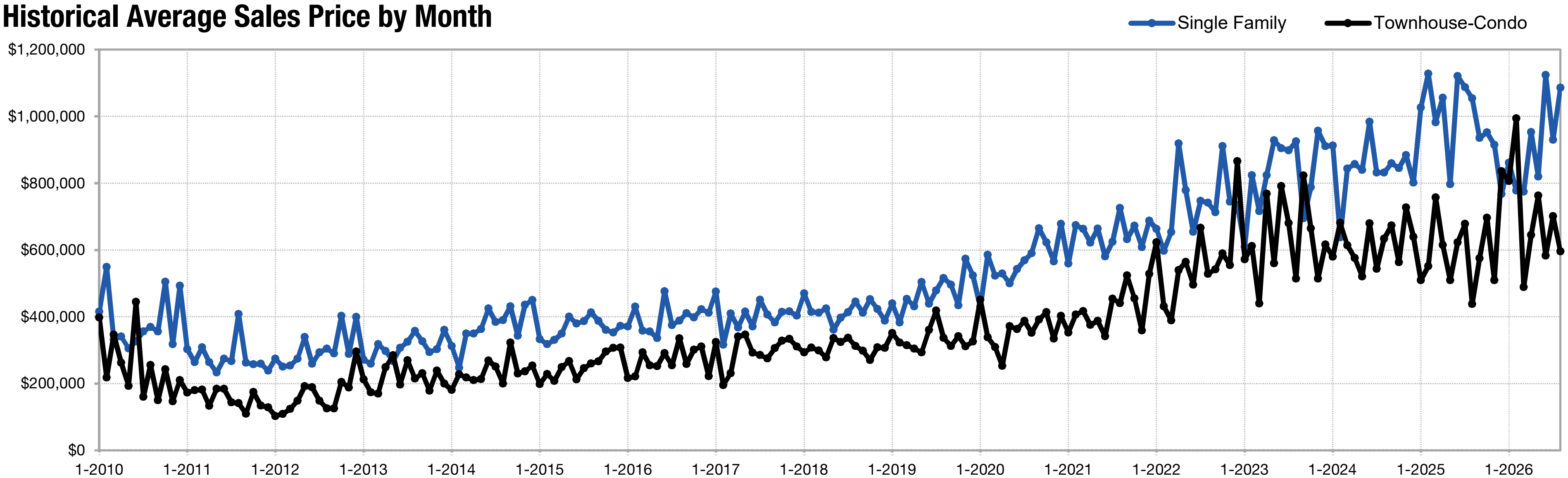


Year to Date



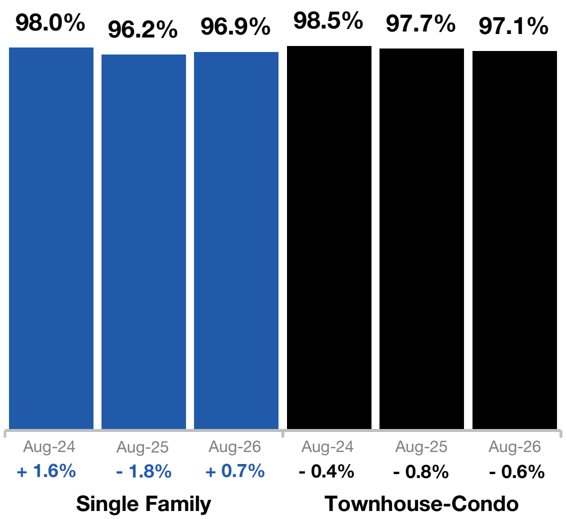
Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	$935,682	+8.9%	$574,750	-14.6%
Oct-2025	$951,714	+12.6%	$696,217	+23.6%
Nov-2025	$914,977	+3.5%	$509,663	-29.9%
Dec-2025	$767,394	-4.3%	$835,333	+30.6%
Jan-2026	$860,938	-16.1%	$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	$929,945	-14.5%	$701,154	+3.4%
Aug-2026	**$1,085,888**	**+3.0%**	**$595,447**	**+35.9%**

Historical Average Sales Price by Month

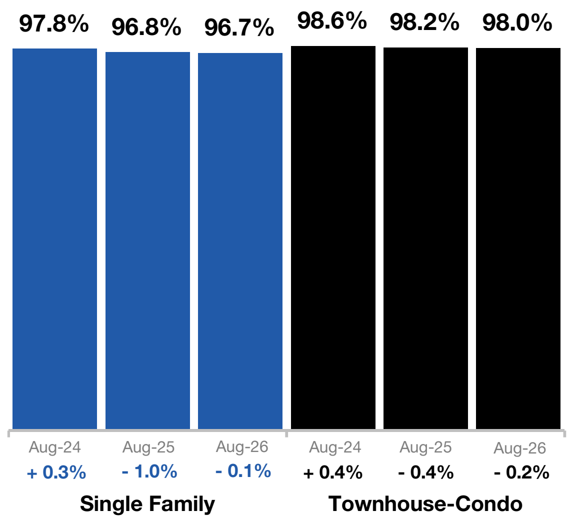


Percent of List Price Received

August

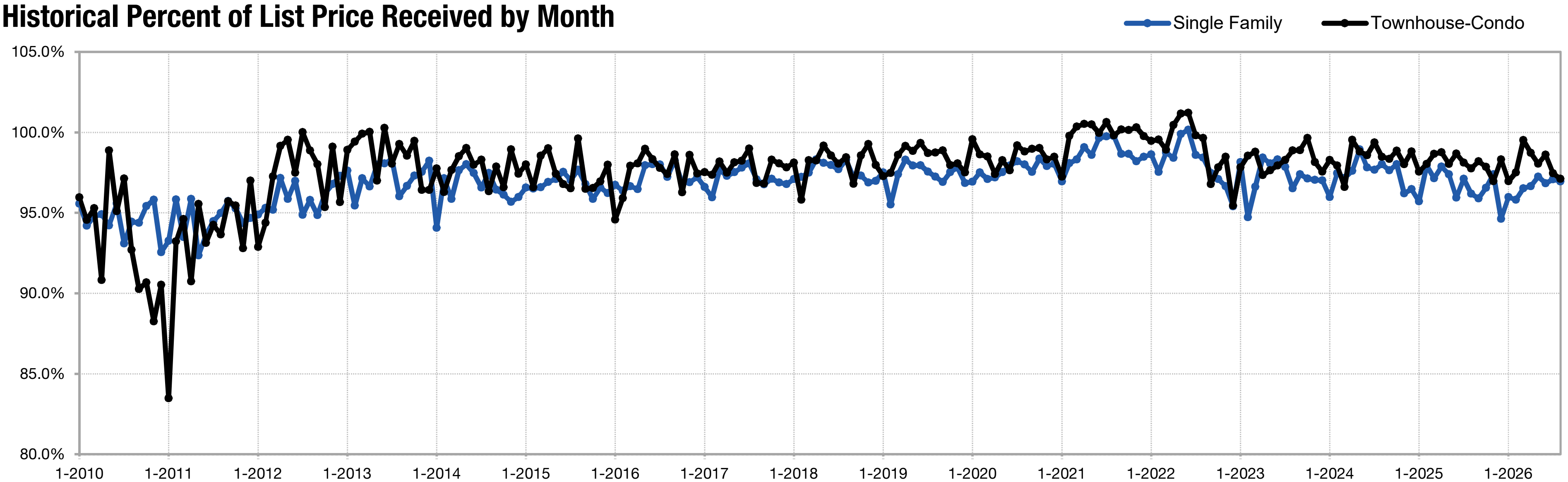


Year to Date



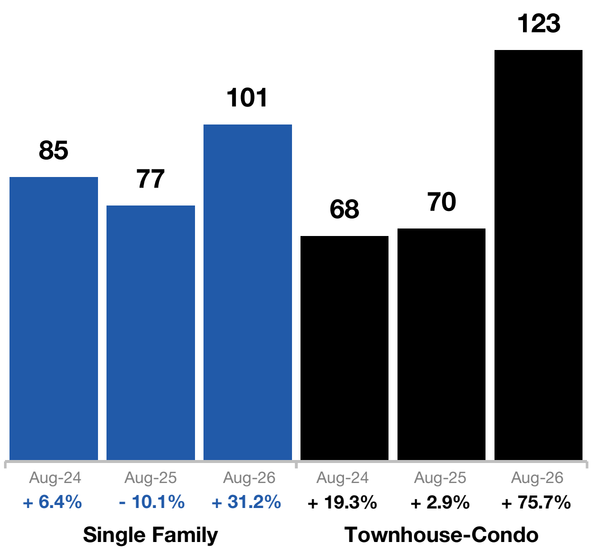
Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	95.9%	-1.7%	98.2%	-0.1%
Oct-2025	96.6%	-1.4%	97.9%	-1.0%
Nov-2025	97.4%	+1.2%	97.0%	-1.0%
Dec-2025	94.6%	-2.0%	98.3%	-0.5%
Jan-2026	96.0%	+0.3%	97.0%	-0.6%
Feb-2026	95.8%	-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%	97.5%	-0.6%
Aug-2026	**96.9%**	**+0.7%**	**97.1%**	**-0.6%**

Historical Percent of List Price Received by Month

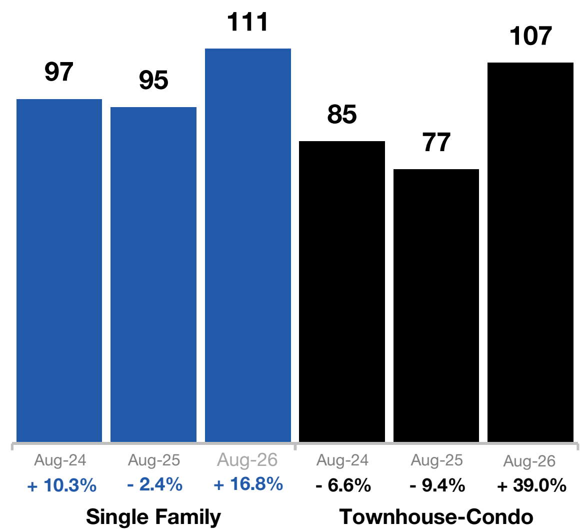


Days on Market Until Sale

August

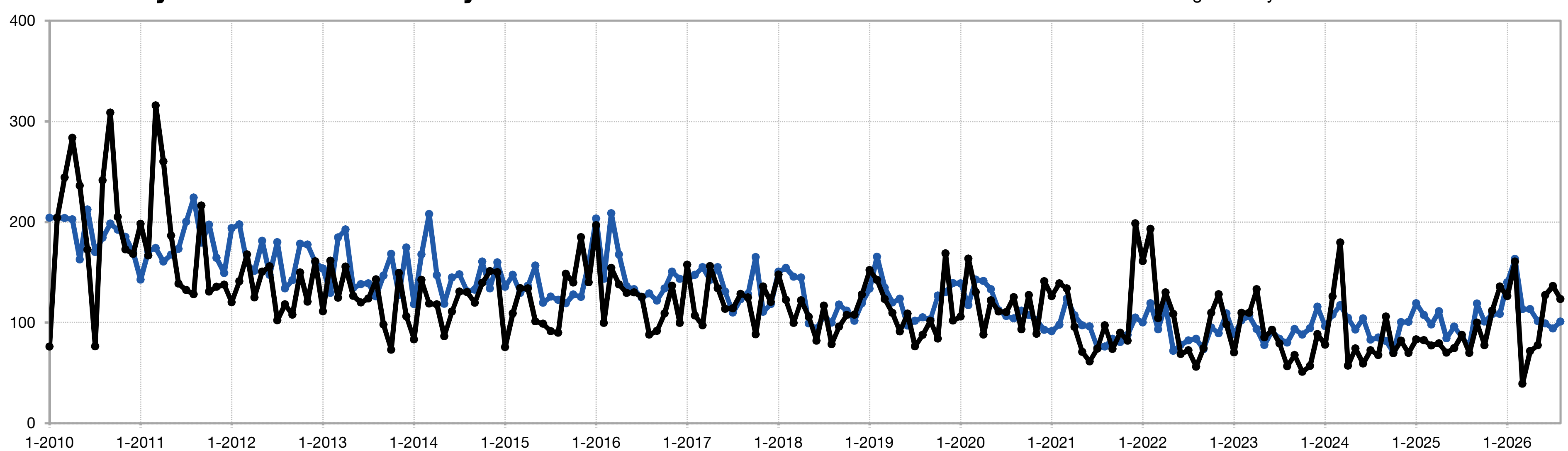


Year to Date



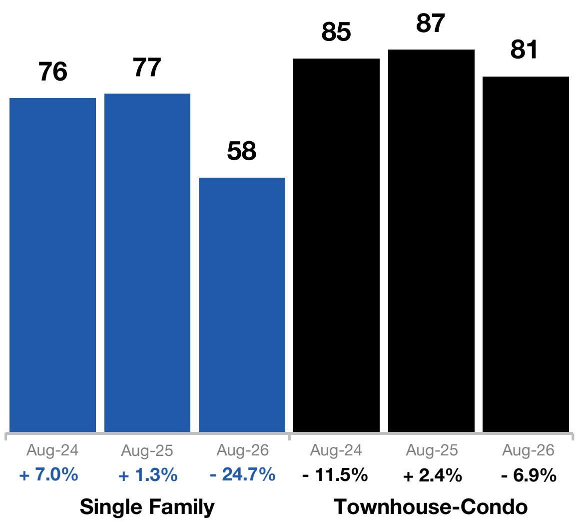
Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	119	+45.1%	100	-5.7%
Oct-2025	101	+44.3%	77	+11.6%
Nov-2025	108	+8.0%	112	+36.6%
Dec-2025	109	+7.9%	136	+94.3%
Jan-2026	140	+17.6%	126	+51.8%
Feb-2026	163	+52.3%	161	+96.3%
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	94	+9.3%	136	+54.5%
Aug-2026	**101**	**+31.2%**	**123**	**+75.7%**

Historical Days on Market Until Sale by Month

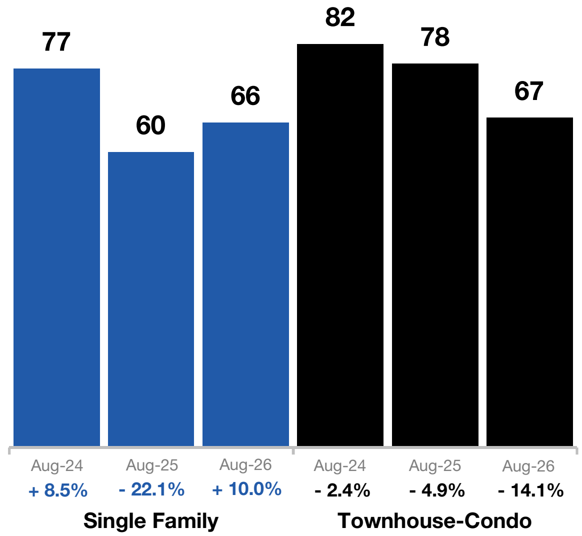


Housing Affordability Index

August

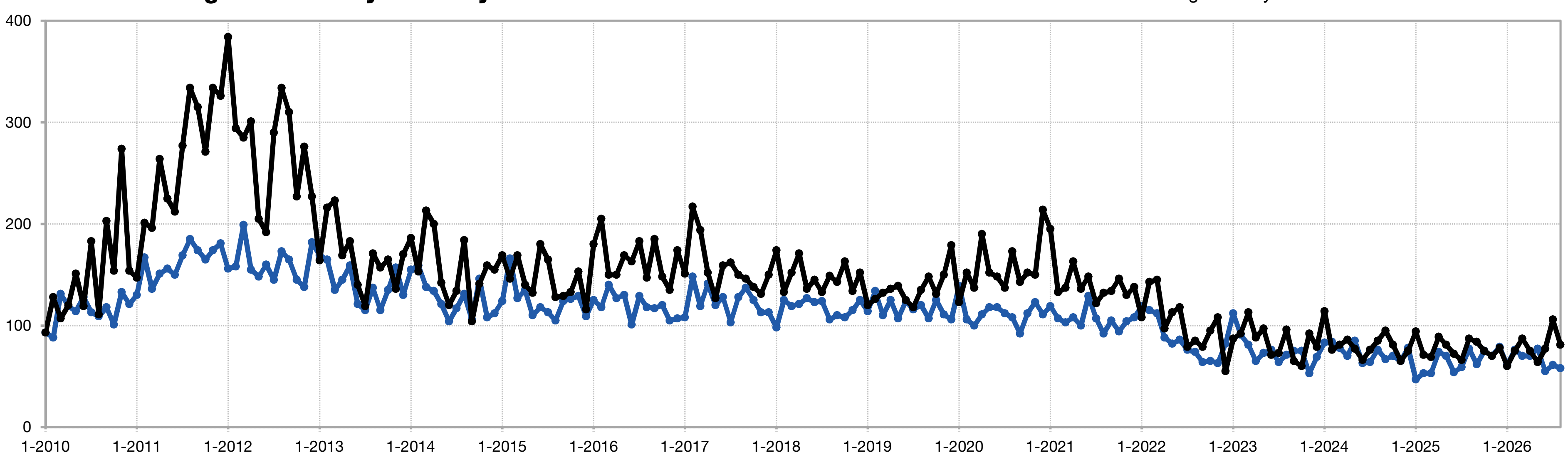


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	61	+3.4%	106	+60.6%
Aug-2026	**58**	**-24.7%**	**81**	**-6.9%**

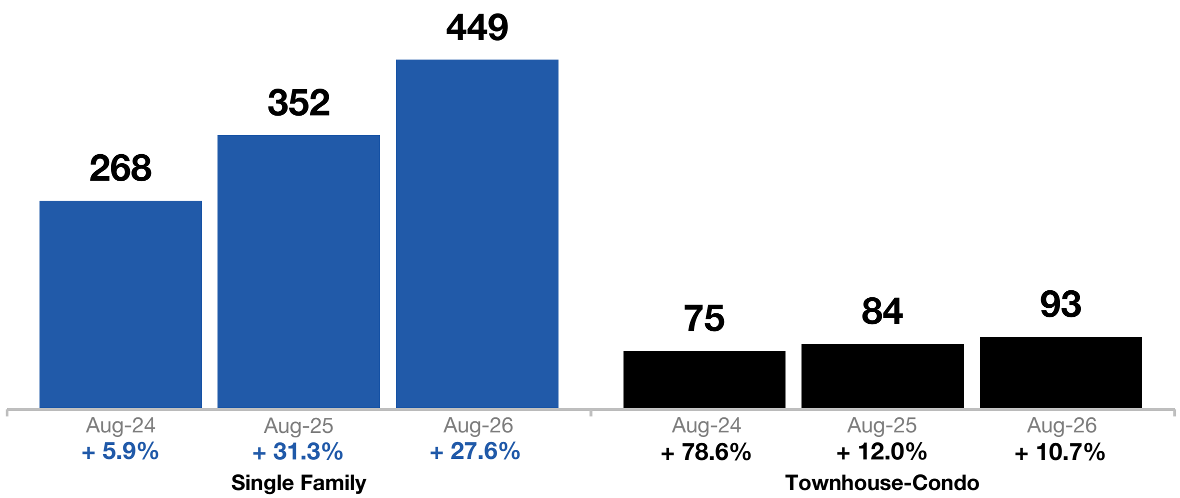
Historical Housing Affordability Index by Month



Inventory of Active Listings

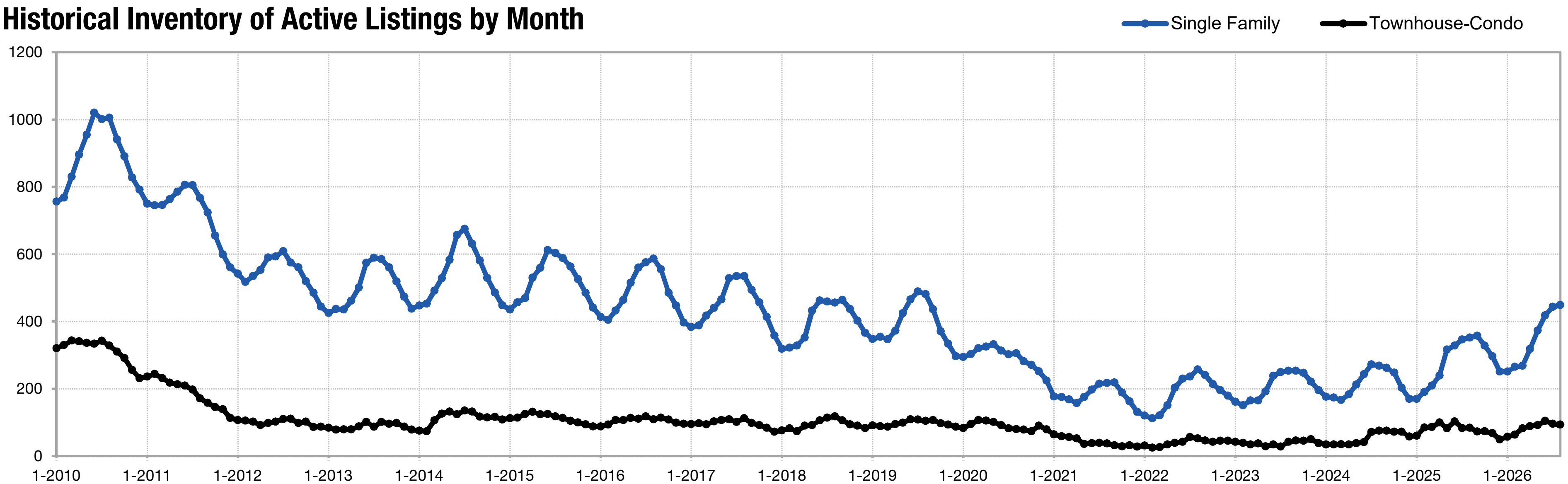
GLENWOOD SPRINGS ASSOCIATION OF REALTORS®

August



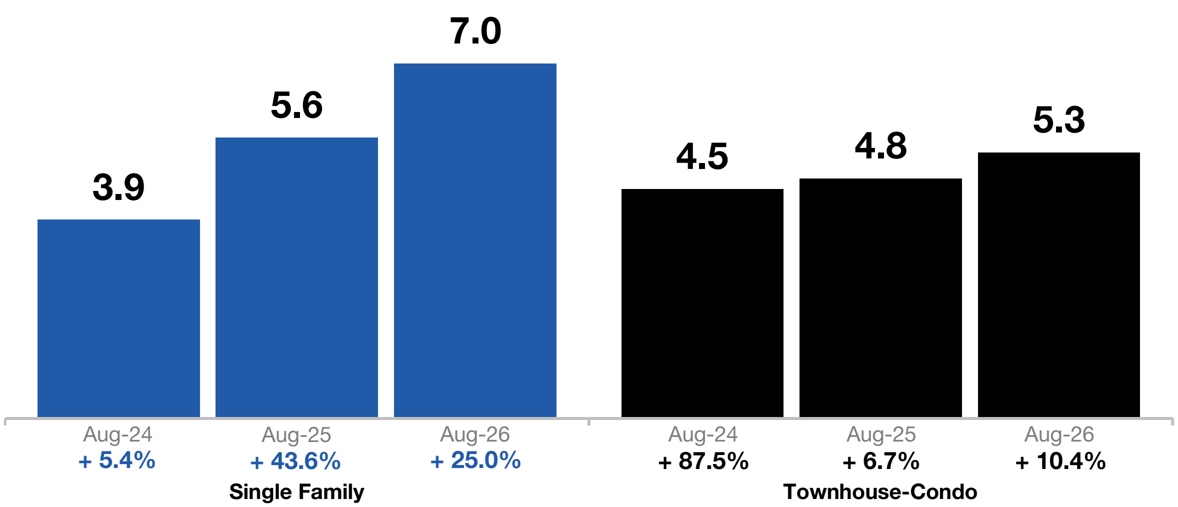
Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	357	+36.3%	73	-2.7%
Oct-2025	328	+32.3%	74	+2.8%
Nov-2025	297	+46.3%	68	-5.6%
Dec-2025	251	+47.6%	49	-15.5%
Jan-2026	251	+47.6%	57	-5.0%
Feb-2026	265	+39.5%	63	-25.9%
Mar-2026	268	+28.2%	82	-4.7%
Apr-2026	318	+33.1%	89	-11.0%
May-2026	373	+18.0%	92	+12.2%
Jun-2026	418	+27.4%	104	+1.0%
Jul-2026	443	+28.0%	96	+15.7%
Aug-2026	**449**	**+27.6%**	**93**	**+10.7%**

Historical Inventory of Active Listings by Month



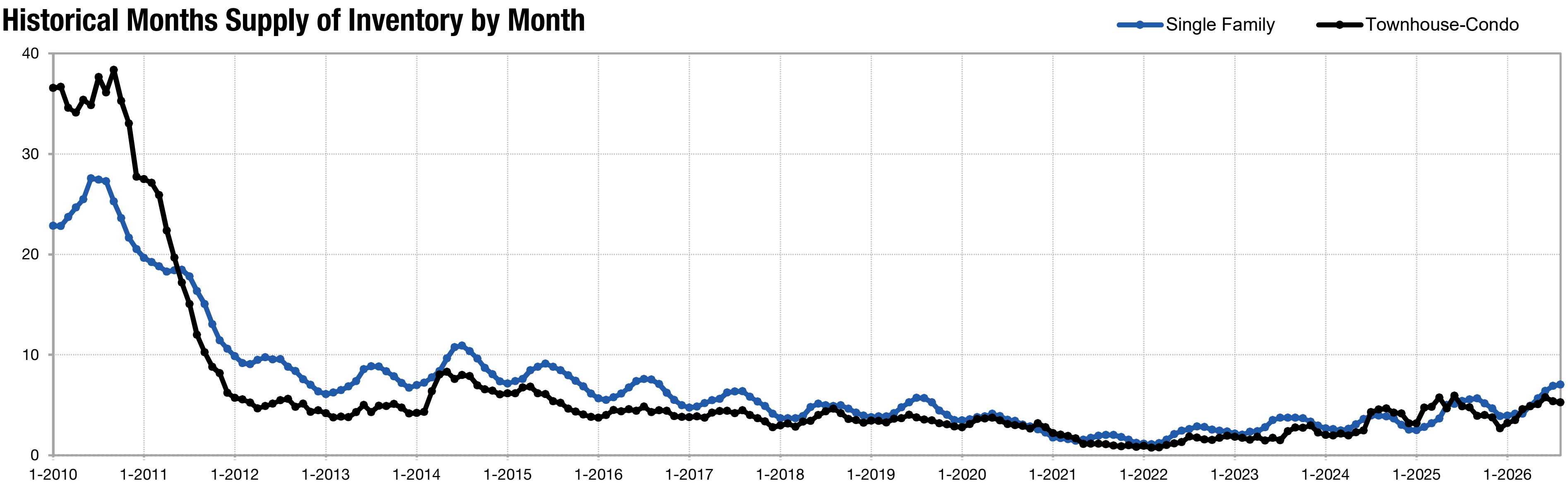
Months Supply of Inventory

August



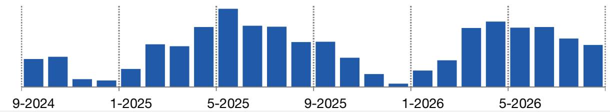
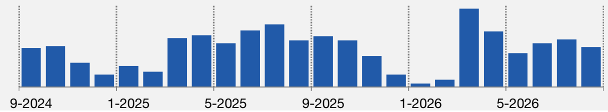
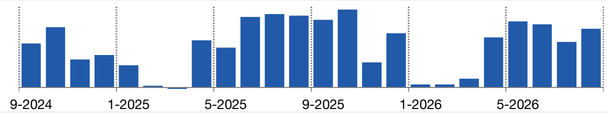
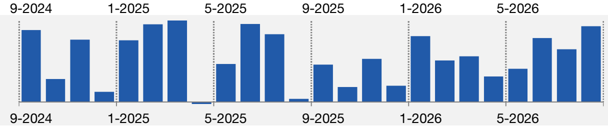
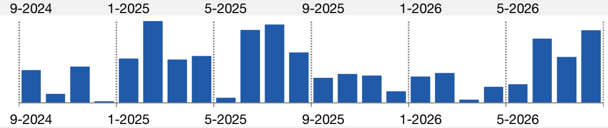
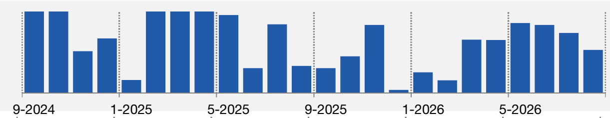
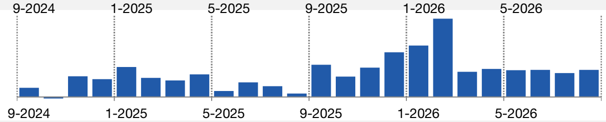
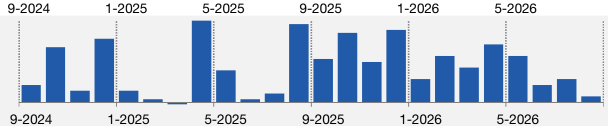
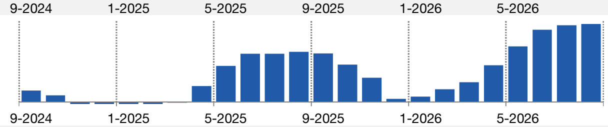
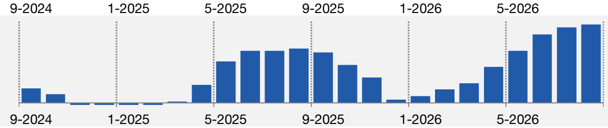
Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	5.7	+46.2%	3.9	-17.0%
Oct-2025	5.2	+40.5%	4.0	-4.8%
Nov-2025	4.7	+56.7%	3.8	-9.5%
Dec-2025	3.9	+56.0%	2.7	-15.6%
Jan-2026	3.9	+56.0%	3.2	0.0%
Feb-2026	4.1	+46.4%	3.5	-25.5%
Mar-2026	4.1	+28.1%	4.6	-4.2%
Apr-2026	4.9	+32.4%	4.9	-14.0%
May-2026	5.7	+14.0%	5.1	+10.9%
Jun-2026	6.4	+25.5%	5.8	-1.7%
Jul-2026	6.9	+27.8%	5.4	+10.2%
Aug-2026	**7.0**	**+25.0%**	**5.3**	**+10.4%**

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.

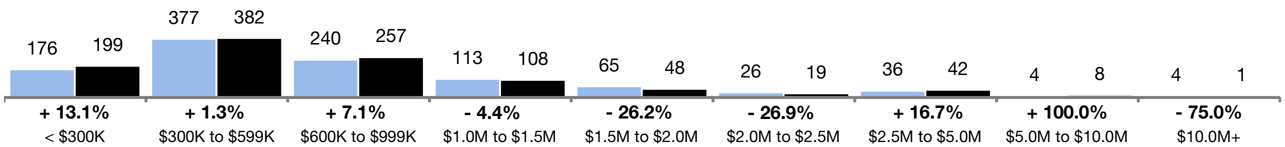
Key Metrics	Historical Sparkbars	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		143	**137**	- 4.2%	1,247	**1,185**	- 5.0%
Pending Sales		97	**90**	- 7.2%	748	**711**	- 4.9%
Sold Listings		108	**99**	- 8.3%	693	**675**	- 2.6%
Median Sales Price		$470,000	**$650,000**	+ 38.3%	$569,000	**$570,000**	+ 0.2%
Avg. Sales Price		$881,459	**$961,635**	+ 9.1%	$922,240	**$832,265**	- 9.8%
Pct. of List Price Received		96.5%	**96.8%**	+ 0.3%	97.1%	**96.9%**	- 0.2%
Days on Market		78	**105**	+ 34.6%	91	**112**	+ 23.1%
Affordability Index		89	**64**	- 28.1%	73	**73**	0.0%
Active Listings		477	**565**	+ 18.4%	--	**--**	--
Months Supply		5.5	**6.4**	+ 16.4%	--	**--**	--

Closed Sales

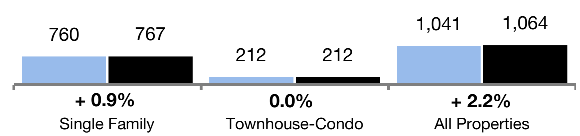
Actual sales that have closed in a given month.

GLENWOOD SPRINGS ASSOCIATION OF REALTORS®

By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family 8-2025	Single Family 8-2026	Single Family Change	Townhouse-Condo 8-2025	Townhouse-Condo 8-2026	Townhouse-Condo Change
$299,999 and Below	97	103	+ 6.2%	22	20	- 9.1%
$300,000 to $599,999	249	260	+ 4.4%	117	116	- 0.9%
$600,000 to $999,999	186	202	+ 8.6%	54	54	0.0%
$1,000,000 to $1,499,999	105	99	- 5.7%	8	9	+ 12.5%
$1,500,00 to $1,999,999	57	43	- 24.6%	8	3	- 62.5%
$2,000,000 to $2,499,999	23	15	- 34.8%	3	4	+ 33.3%
$2,500,000 to $4,999,999	36	36	0.0%	0	6	--
$5,000,000 to $9,999,999	4	8	+ 100.0%	0	0	--
$10,000,000 and Above	3	1	- 66.7%	0	0	--
All Price Ranges	**760**	**767**	**+ 0.9%**	**212**	**212**	**0.0%**

Compared to Prior Month

By Price Range	Single Family 7-2026	Single Family 8-2026	Single Family Change	Townhouse-Condo 7-2026	Townhouse-Condo 8-2026	Townhouse-Condo Change
$299,999 and Below	12	10	- 16.7%	4	3	- 25.0%
$300,000 to $599,999	21	21	0.0%	5	10	+ 100.0%
$600,000 to $999,999	16	21	+ 31.3%	2	4	+ 100.0%
$1,000,000 to $1,499,999	12	11	- 8.3%	0	1	--
$1,500,00 to $1,999,999	6	6	0.0%	1	1	0.0%
$2,000,000 to $2,499,999	1	2	+ 100.0%	0	0	--
$2,500,000 to $4,999,999	5	5	0.0%	1	0	- 100.0%
$5,000,000 to $9,999,999	0	0	--	0	0	--
$10,000,000 and Above	0	1	--	0	0	--
All Price Ranges	**73**	**77**	**+ 5.5%**	**13**	**19**	**+ 46.2%**

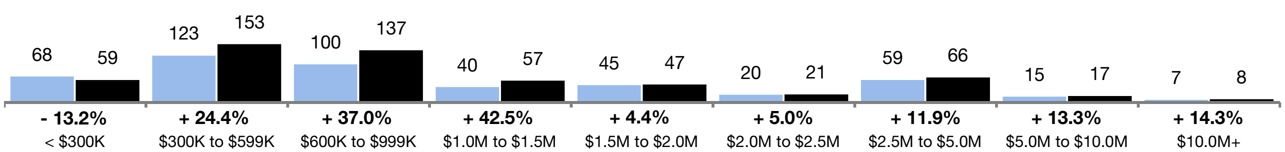
Year to Date

By Price Range	Single Family 8-2025	Single Family 8-2026	Single Family Change	Townhouse-Condo 8-2025	Townhouse-Condo 8-2026	Townhouse-Condo Change
$299,999 and Below	52	63	+ 21.2%	19	12	- 36.8%
$300,000 to $599,999	166	166	0.0%	76	65	- 14.5%
$600,000 to $999,999	122	135	+ 10.7%	34	38	+ 11.8%
$1,000,000 to $1,499,999	75	64	- 14.7%	2	6	+ 200.0%
$1,500,00 to $1,999,999	45	30	- 33.3%	3	3	0.0%
$2,000,000 to $2,499,999	18	10	- 44.4%	3	1	- 66.7%
$2,500,000 to $4,999,999	21	24	+ 14.3%	0	4	--
$5,000,000 to $9,999,999	4	5	+ 25.0%	0	0	--
$10,000,000 and Above	3	1	- 66.7%	0	0	--
All Price Ranges	**506**	**498**	**- 1.6%**	**137**	**129**	**- 5.8%**

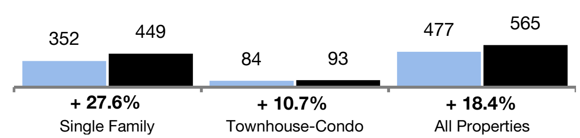
Inventory of Active Listings

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

By Price Range	Single Family 8-2025	Single Family 8-2026	Single Family Change	Townhouse-Condo 8-2025	Townhouse-Condo 8-2026	Townhouse-Condo Change
$299,999 and Below	33	32	- 3.0%	6	11	+ 83.3%
$300,000 to $599,999	86	112	+ 30.2%	32	38	+ 18.8%
$600,000 to $999,999	76	108	+ 42.1%	22	28	+ 27.3%
$1,000,000 to $1,499,999	32	52	+ 62.5%	7	5	- 28.6%
$1,500,00 to $1,999,999	40	45	+ 12.5%	4	2	- 50.0%
$2,000,000 to $2,499,999	14	18	+ 28.6%	4	3	- 25.0%
$2,500,000 to $4,999,999	50	60	+ 20.0%	9	5	- 44.4%
$5,000,000 to $9,999,999	15	16	+ 6.7%	0	1	--
$10,000,000 and Above	6	6	0.0%	0	0	--
All Price Ranges	**352**	**449**	**+ 27.6%**	**84**	**93**	**+ 10.7%**

Compared to Prior Month

By Price Range	Single Family 7-2026	Single Family 8-2026	Single Family Change	Townhouse-Condo 7-2026	Townhouse-Condo 8-2026	Townhouse-Condo Change
$299,999 and Below	30	32	+ 6.7%	12	11	- 8.3%
$300,000 to $599,999	107	112	+ 4.7%	41	38	- 7.3%
$600,000 to $999,999	114	108	- 5.3%	26	28	+ 7.7%
$1,000,000 to $1,499,999	49	52	+ 6.1%	6	5	- 16.7%
$1,500,00 to $1,999,999	48	45	- 6.3%	1	2	+ 100.0%
$2,000,000 to $2,499,999	17	18	+ 5.9%	2	3	+ 50.0%
$2,500,000 to $4,999,999	57	60	+ 5.3%	7	5	- 28.6%
$5,000,000 to $9,999,999	16	16	0.0%	1	1	0.0%
$10,000,000 and Above	5	6	+ 20.0%	0	0	--
All Price Ranges	**443**	**449**	**+ 1.4%**	**96**	**93**	**- 3.1%**

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.