Monthly Indicators

GLENWOOD SPRINGS ASSOCIATION OF REALTORS®

October 2026

Percent changes calculated using year-over-year comparisons.

New Listings were down 5.9 percent for single family homes but remained flat for townhouse-condo properties. Pending Sales decreased 9.1 percent for single family homes and 50.0 percent for townhouse-condo properties.

The Median Sales Price was up 20.4 percent to $692,500 for single family homes but decreased 10.6 percent to $456,000 for townhouse-condo properties. Days on Market decreased 1.0 percent for single family homes but increased 85.7 percent for townhouse-condo properties.

Heading into October, 1.60 million homes were listed for sale, up 1.9 percent from the previous month and 4.6 percent from a year earlier, according to NAR. Unsold inventory was a 4.8-month supply, unchanged from August and up from a 4.5-month supply a year earlier. The median existing-home sales price was $417,500, up 1.3 percent from $412,300 a year earlier. That marked the 39th consecutive month of year-over-year price gains.

Activity Snapshot

- 42.0%	+ 12.1%	+ 19.4%
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**

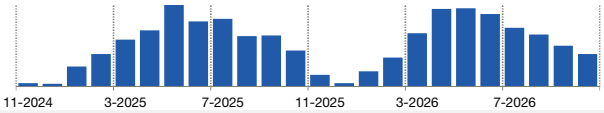
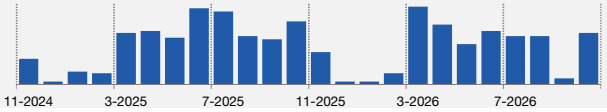
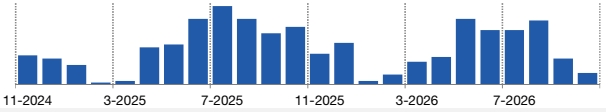
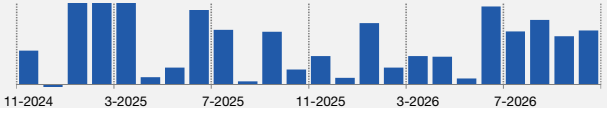
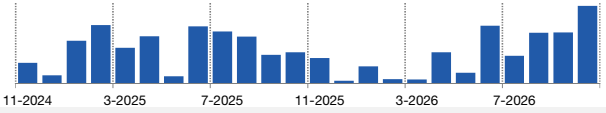
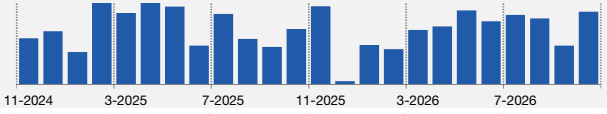
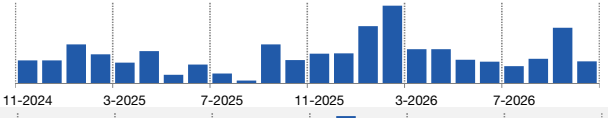
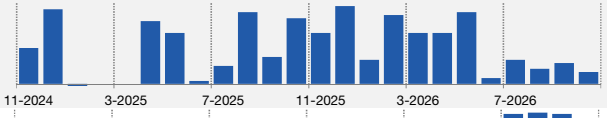
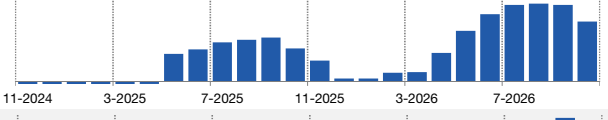
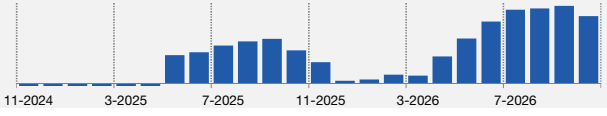
Residential real estate activity in Garfield County and Moffat County composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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Current as of November 4, 2026. All data from the Aspen/Glenwood Springs MLS Inc. Report © 2026 ShowingTime Plus, LLC.

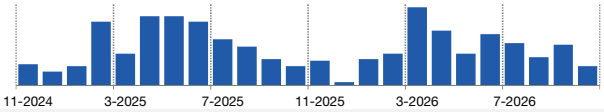
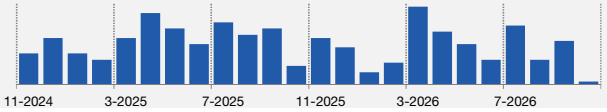
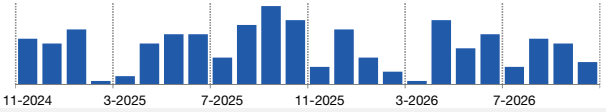
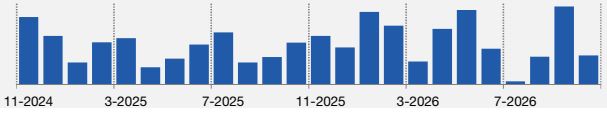
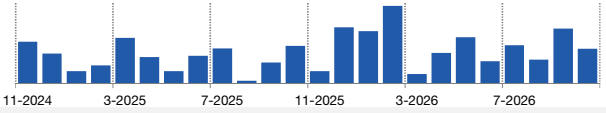
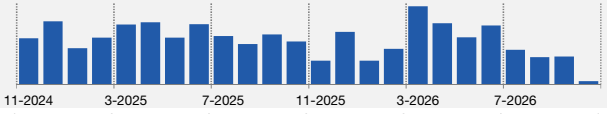
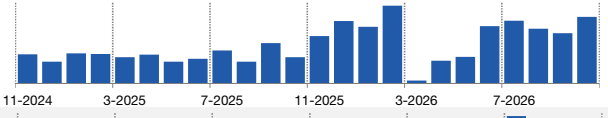
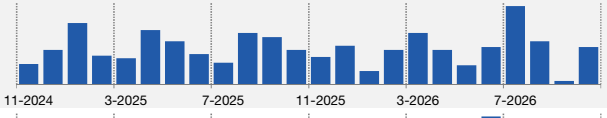
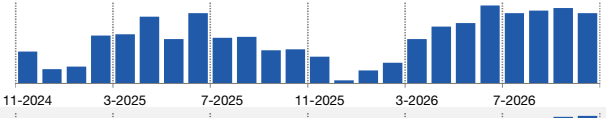
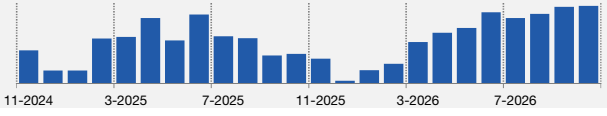
Single Family Market Overview

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

Key Metrics	Historical Sparkbars	10-2025	10-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		85	**80**	- 5.9%	1,073	**1,067**	- 0.6%
Pending Sales		77	**70**	- 9.1%	678	**628**	- 7.4%
Sold Listings		75	**46**	- 38.7%	652	**601**	- 7.8%
Median Sales Price		$575,000	**$692,500**	+ 20.4%	$682,500	**$640,000**	- 6.2%
Avg. Sales Price		$951,714	**$1,252,259**	+ 31.6%	$1,014,713	**$969,045**	- 4.5%
Pct. of List Price Received		96.6%	**97.2%**	+ 0.6%	96.7%	**96.7%**	0.0%
Days on Market		101	**100**	- 1.0%	98	**113**	+ 15.3%
Affordability Index		75	**57**	- 24.0%	63	**62**	- 1.6%
Active Listings		330	**399**	+ 20.9%	--	**--**	--
Months Supply		5.2	**6.6**	+ 26.9%	--	**--**	--

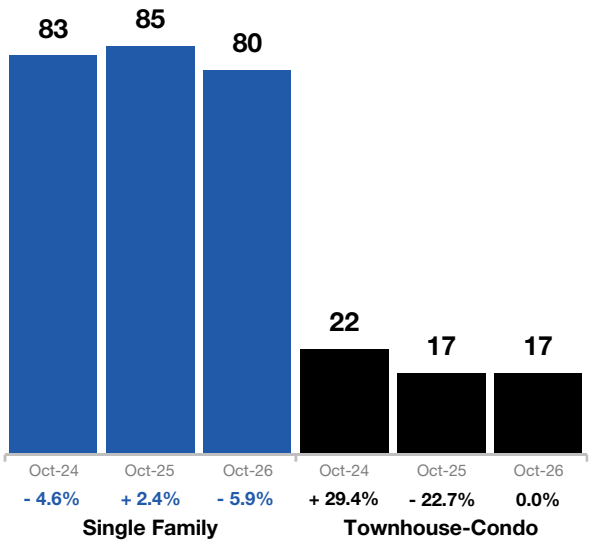
Townhouse-Condo Market Overview

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

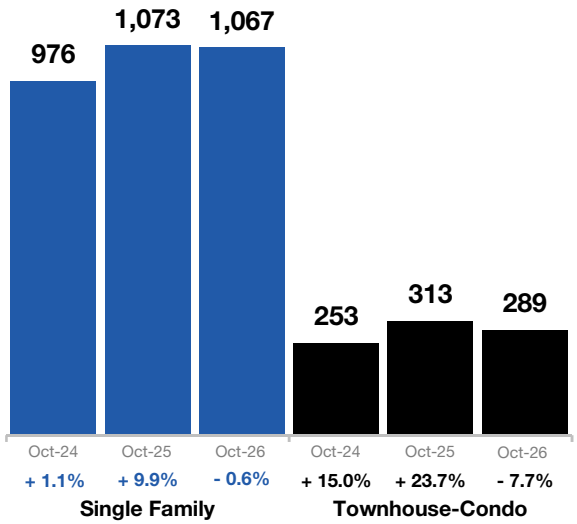
Key Metrics	Historical Sparkbars	10-2025	10-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		17	**17**	0.0%	313	**289**	- 7.7%
Pending Sales		10	**5**	- 50.0%	187	**156**	- 16.6%
Sold Listings		23	**14**	- 39.1%	186	**161**	- 13.4%
Median Sales Price		$510,000	**$456,000**	- 10.6%	$480,000	**$544,000**	+ 13.3%
Avg. Sales Price		$696,217	**$675,071**	- 3.0%	$586,105	**$702,400**	+ 19.8%
Pct. of List Price Received		97.9%	**96.0%**	- 1.9%	98.1%	**97.7%**	- 0.4%
Days on Market		77	**143**	+ 85.7%	81	**111**	+ 37.0%
Affordability Index		75	**77**	+ 2.7%	80	**64**	- 20.0%
Active Listings		74	**103**	+ 39.2%	--	**--**	--
Months Supply		4.0	**6.3**	+ 57.5%	--	**--**	--

New Listings

October

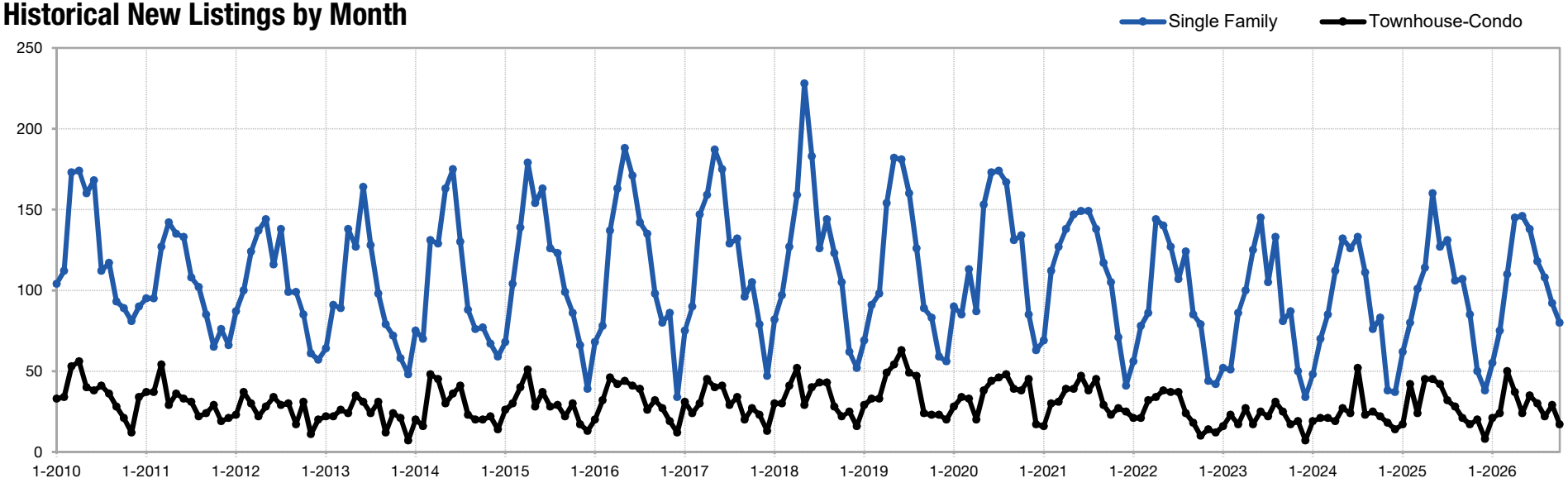


Year to Date



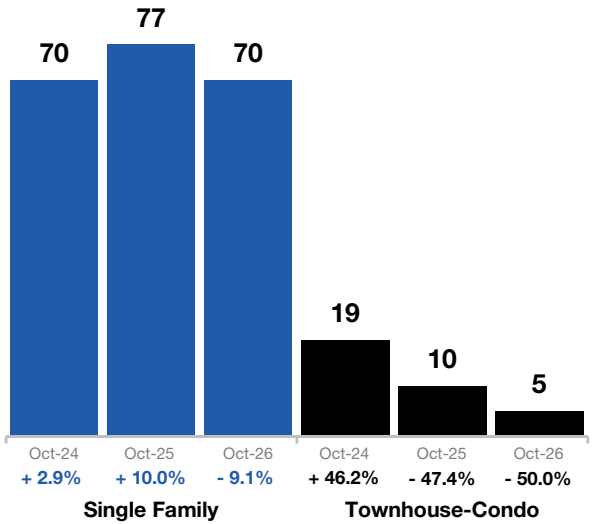
New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	50	+31.6%	20	+11.1%
Dec-2025	38	+2.7%	8	-42.9%
Jan-2026	55	-11.3%	21	+23.5%
Feb-2026	75	-6.3%	24	-42.9%
Mar-2026	110	+8.9%	50	+108.3%
Apr-2026	145	+27.2%	37	-17.8%
May-2026	146	-8.8%	24	-46.7%
Jun-2026	138	+8.7%	35	-16.7%
Jul-2026	118	-9.9%	30	-6.3%
Aug-2026	108	+1.9%	22	-21.4%
Sep-2026	92	-14.0%	29	+38.1%
Oct-2026	**80**	**-5.9%**	**17**	**0.0%**

Historical New Listings by Month

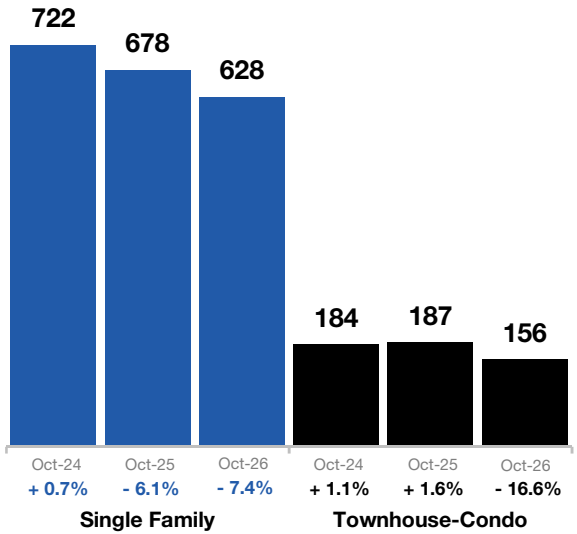


Pending Sales

October

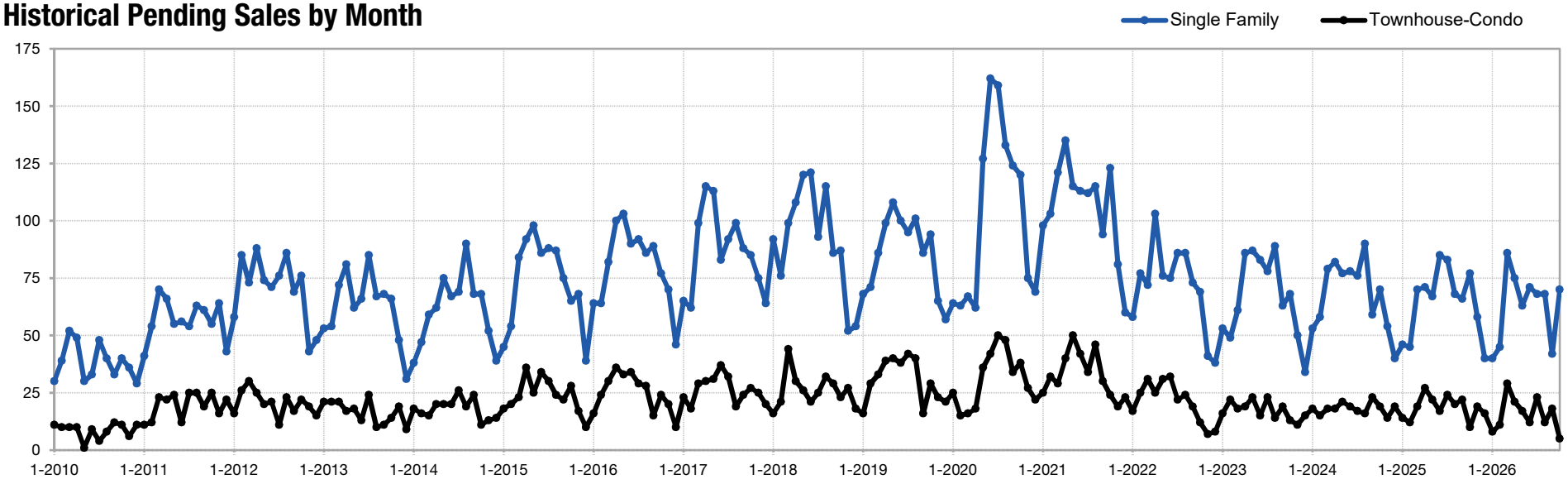


Year to Date



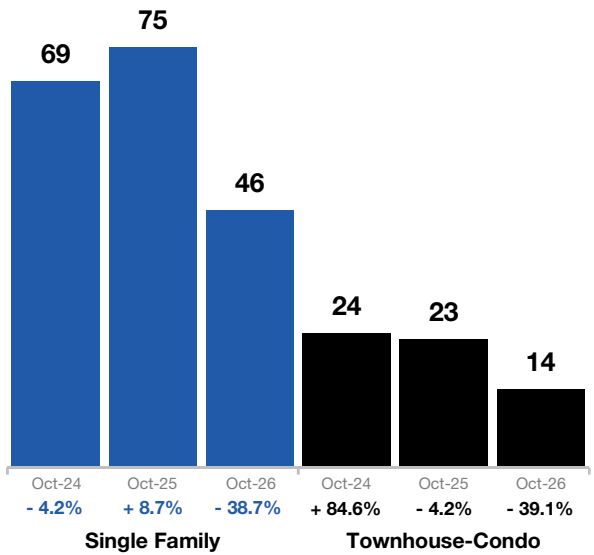
Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	58	+7.4%	19	+35.7%
Dec-2025	40	0.0%	16	-15.8%
Jan-2026	40	-13.0%	8	-42.9%
Feb-2026	45	0.0%	11	-8.3%
Mar-2026	86	+22.9%	29	+52.6%
Apr-2026	75	+5.6%	21	-22.2%
May-2026	63	-6.0%	17	-22.7%
Jun-2026	71	-16.5%	12	-29.4%
Jul-2026	68	-18.1%	23	-4.2%
Aug-2026	68	0.0%	12	-40.0%
Sep-2026	42	-36.4%	18	-18.2%
Oct-2026	**70**	**-9.1%**	**5**	**-50.0%**

Historical Pending Sales by Month

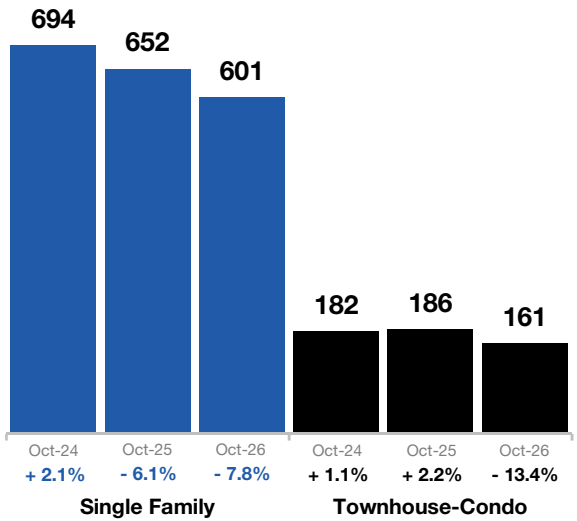


Sold Listings

October

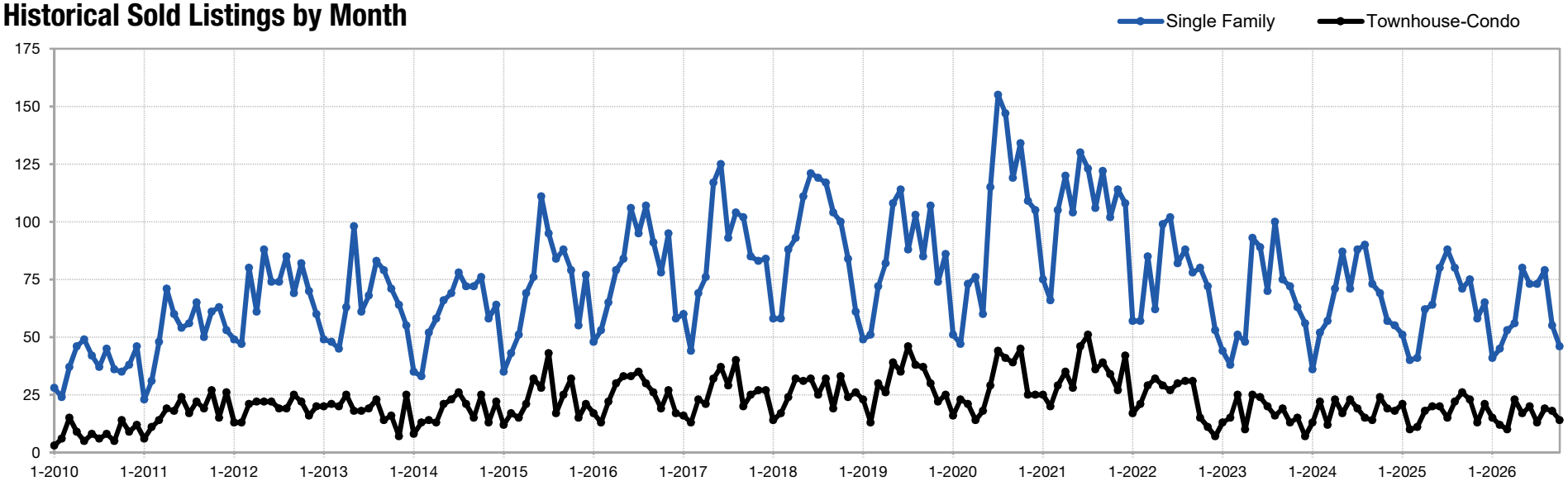


Year to Date



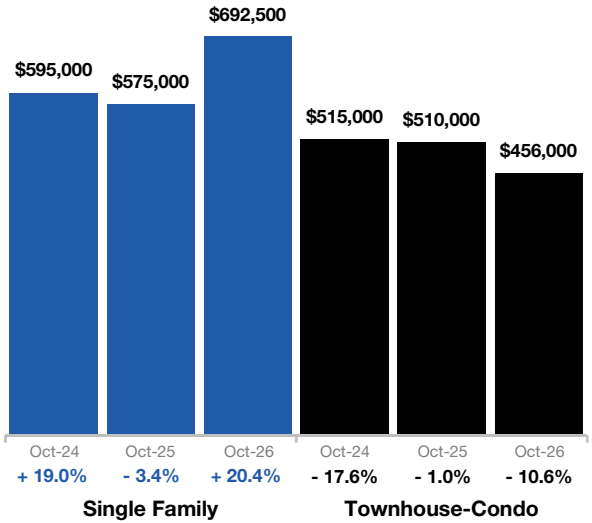
Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	58	+1.8%	13	-31.6%
Dec-2025	65	+18.2%	21	+16.7%
Jan-2026	41	-19.6%	15	-28.6%
Feb-2026	45	+12.5%	12	+20.0%
Mar-2026	53	+29.3%	10	-9.1%
Apr-2026	56	-9.7%	23	+27.8%
May-2026	80	+25.0%	17	-15.0%
Jun-2026	73	-8.8%	20	0.0%
Jul-2026	73	-17.0%	13	-13.3%
Aug-2026	79	-1.3%	19	-13.6%
Sep-2026	55	-22.5%	18	-30.8%
Oct-2026	**46**	**-38.7%**	**14**	**-39.1%**

Historical Sold Listings by Month

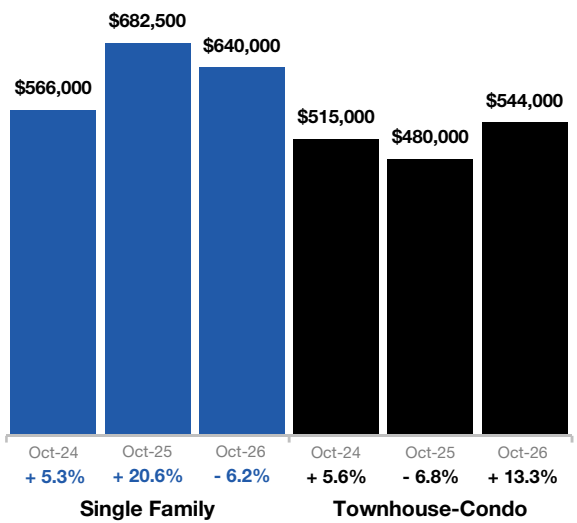


Median Sales Price

October

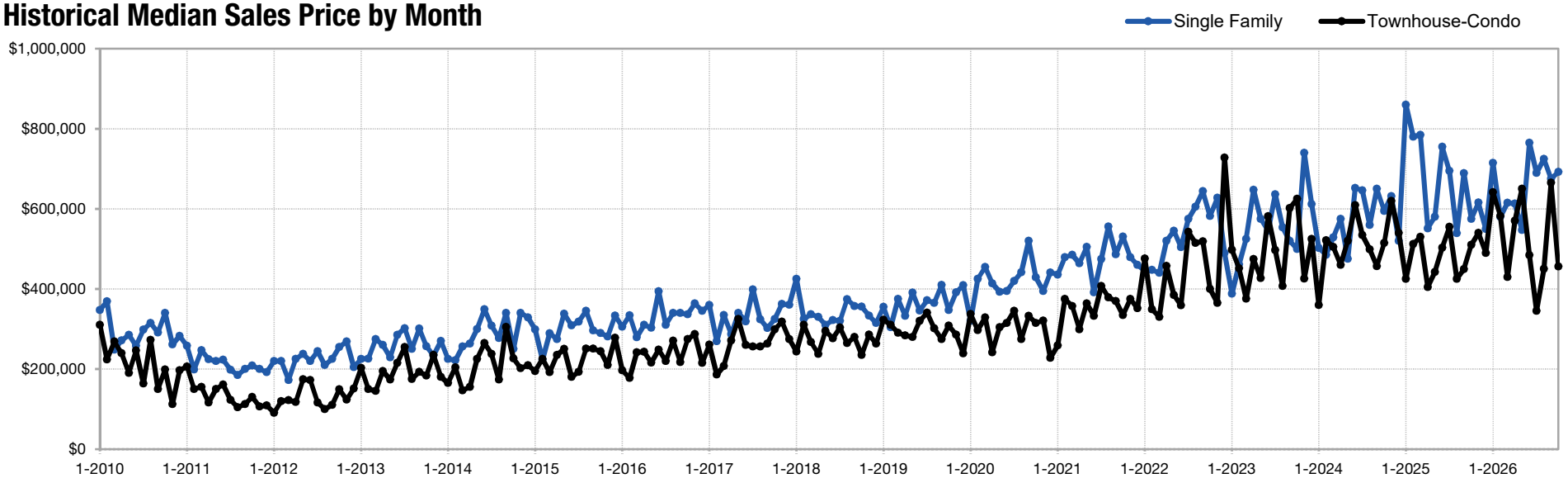


Year to Date



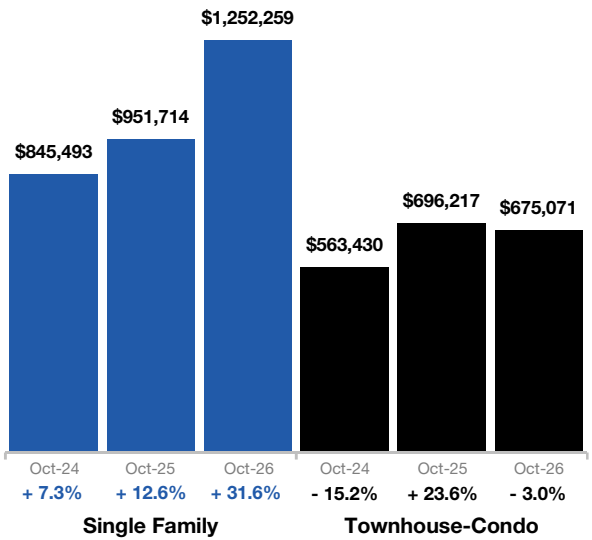
Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	$615,750	-2.5%	$540,000	-12.9%
Dec-2025	$550,000	+5.8%	$490,000	-9.3%
Jan-2026	$715,000	-16.9%	$641,609	+51.0%
Feb-2026	$580,000	-25.6%	$582,500	+13.8%
Mar-2026	$615,000	-21.7%	$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%
Sep-2026	$675,000	-2.0%	$665,000	+47.9%
Oct-2026	**$692,500**	**+20.4%**	**$456,000**	**-10.6%**

Historical Median Sales Price by Month

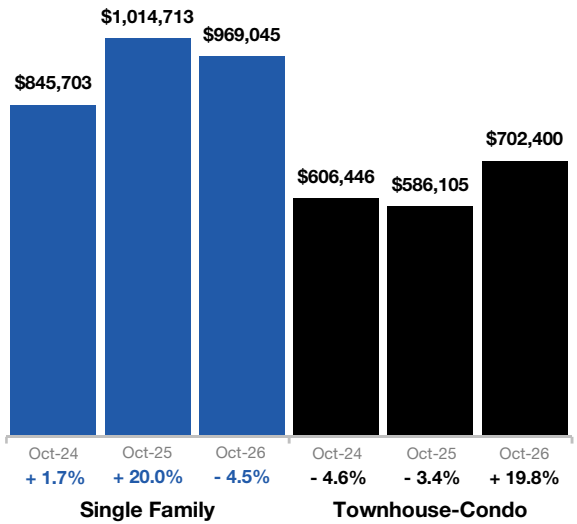


Average Sales Price

October

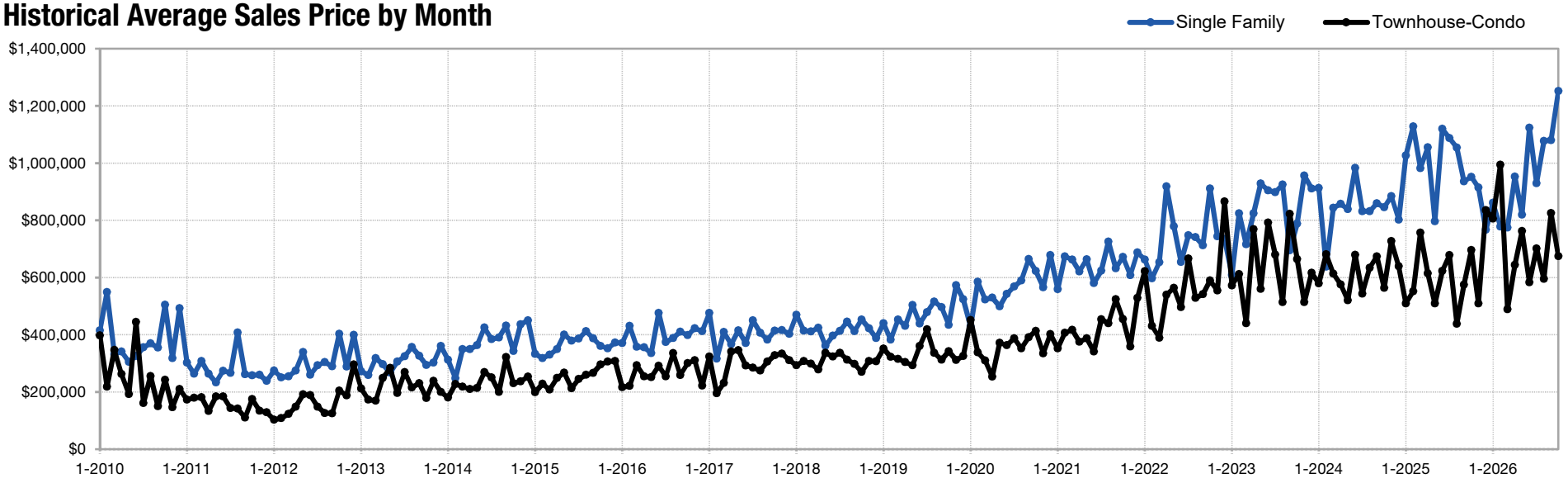


Year to Date



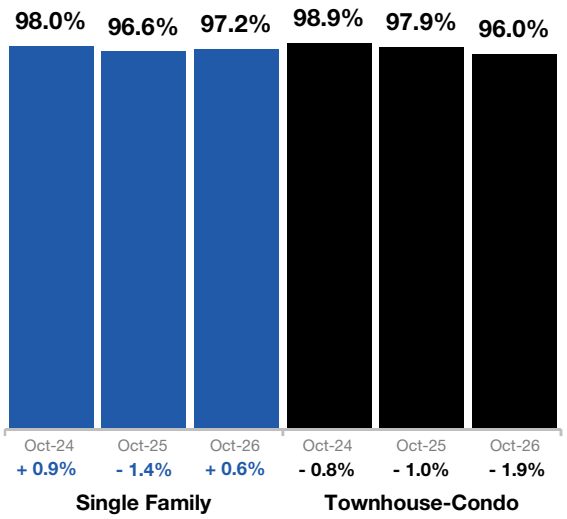
Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	$914,977	+3.5%	$509,663	-29.9%
Dec-2025	$767,394	-4.3%	$835,333	+30.6%
Jan-2026	$860,938	-16.1%	$805,956	+58.1%
Feb-2026	$778,197	-31.0%	$994,167	+80.2%
Mar-2026	$774,598	-21.1%	$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	$1,077,878	+2.3%	$595,447	+35.9%
Sep-2026	$1,079,994	+15.4%	$824,903	+43.5%
Oct-2026	**$1,252,259**	**+31.6%**	**$675,071**	**-3.0%**

Historical Average Sales Price by Month

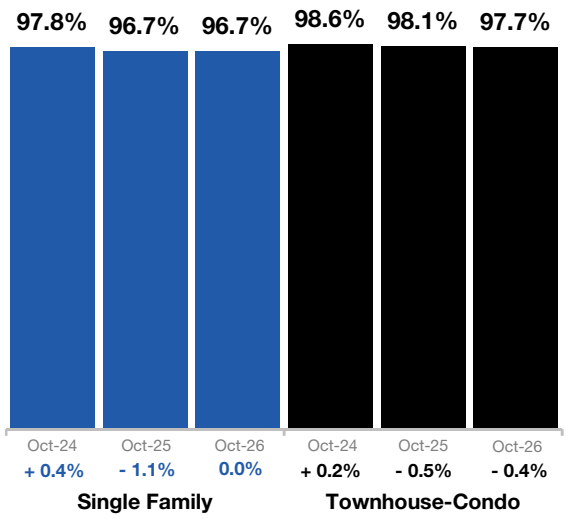


Percent of List Price Received

October

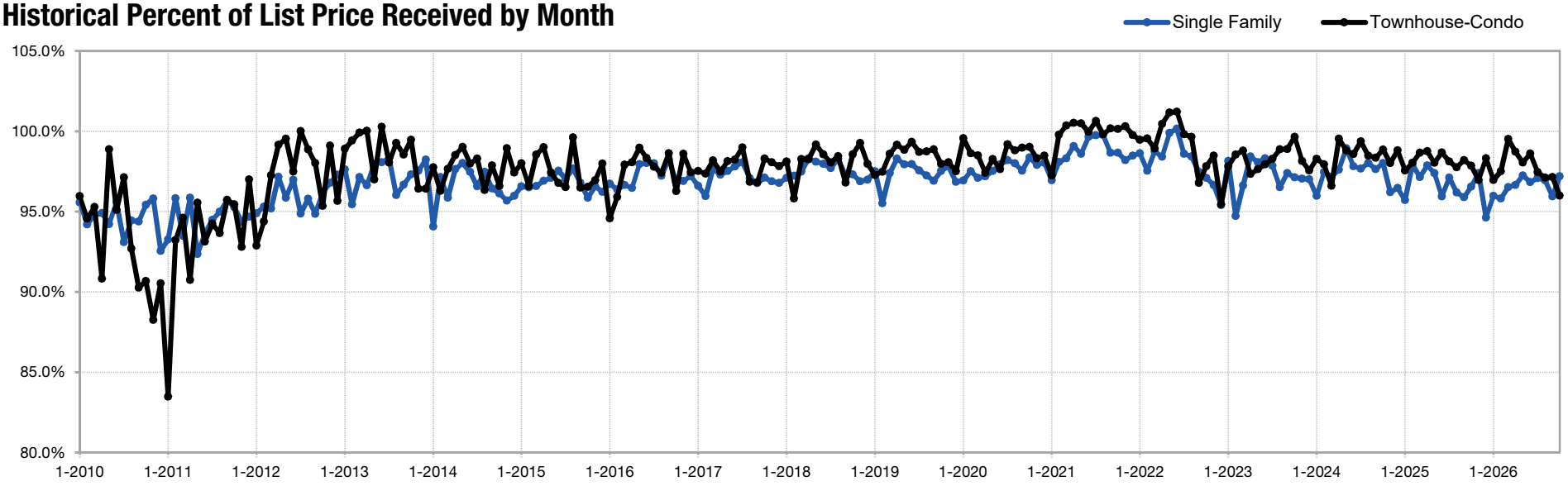


Year to Date



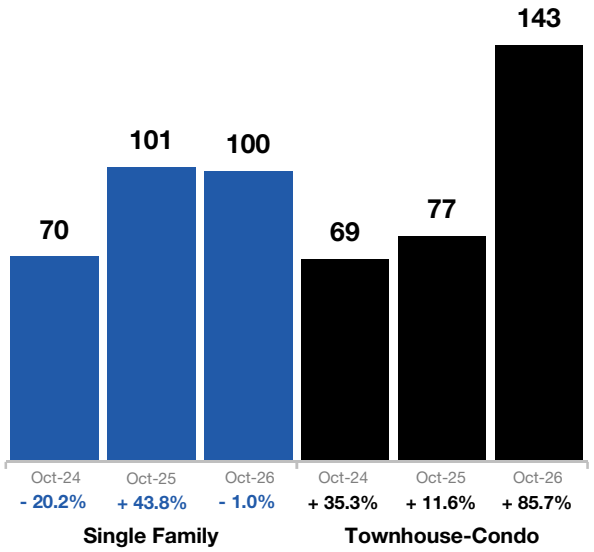
Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	97.4%	+1.2%	97.0%	-1.0%
Dec-2025	94.6%	-2.0%	98.3%	-0.5%
Jan-2026	96.0%	+0.3%	97.0%	-0.6%
Feb-2026	95.8%	-2.1%	97.5%	-0.5%
Mar-2026	96.5%	-0.6%	99.5%	+0.8%
Apr-2026	96.6%	-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%
Sep-2026	95.9%	0.0%	97.2%	-1.0%
Oct-2026	**97.2%**	**+0.6%**	**96.0%**	**-1.9%**

Historical Percent of List Price Received by Month

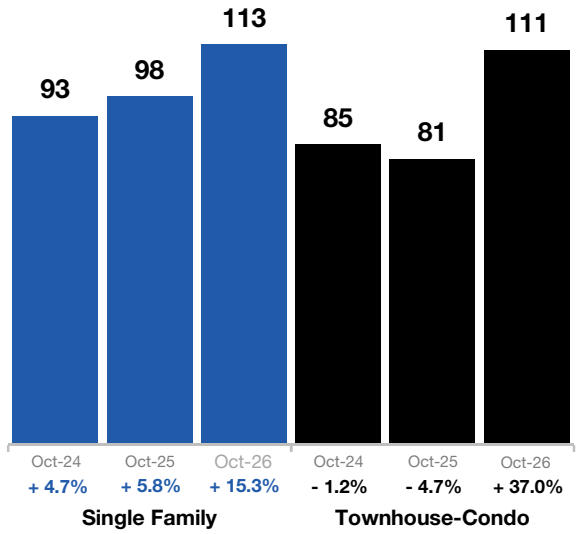


Days on Market Until Sale

October

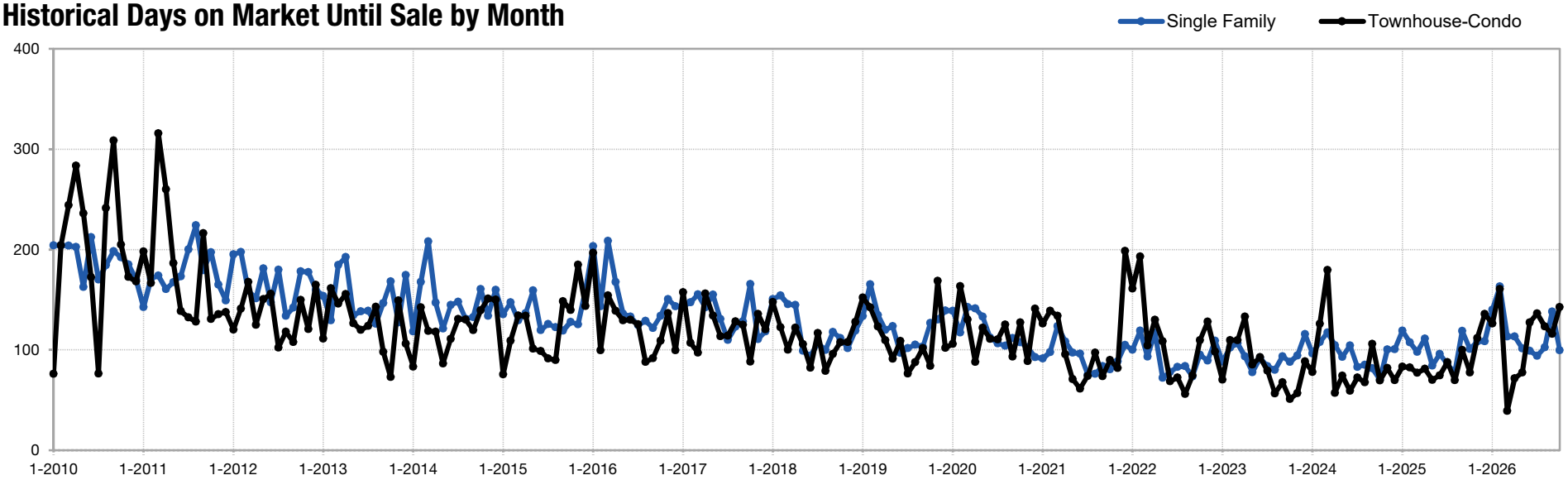


Year to Date



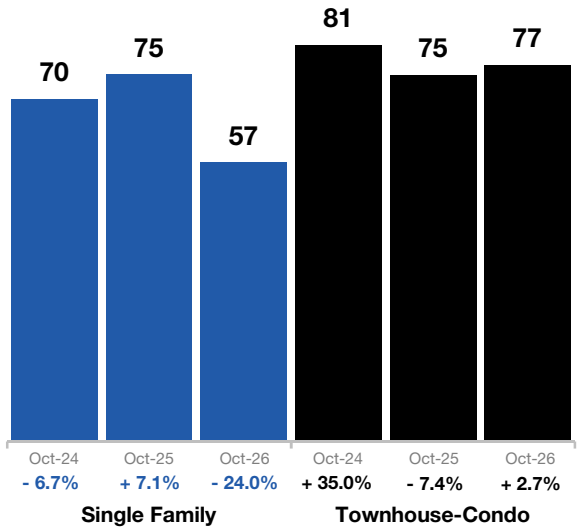
Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	108	+8.0%	112	+36.6%
Dec-2025	109	+7.9%	136	+94.3%
Jan-2026	140	+17.6%	126	+51.8%
Feb-2026	163	+52.3%	161	+96.3%
Mar-2026	113	+15.3%	39	-49.4%
Apr-2026	113	+1.8%	72	-11.1%
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	103	+32.1%	123	+75.7%
Sep-2026	138	+16.0%	116	+16.0%
Oct-2026	**100**	**-1.0%**	**143**	**+85.7%**

Historical Days on Market Until Sale by Month

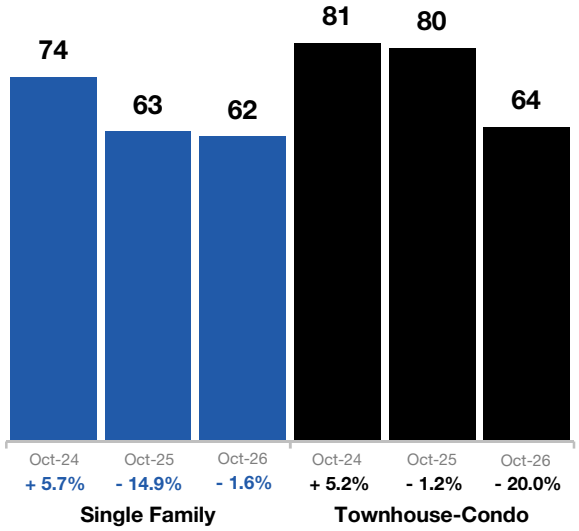


Housing Affordability Index

October

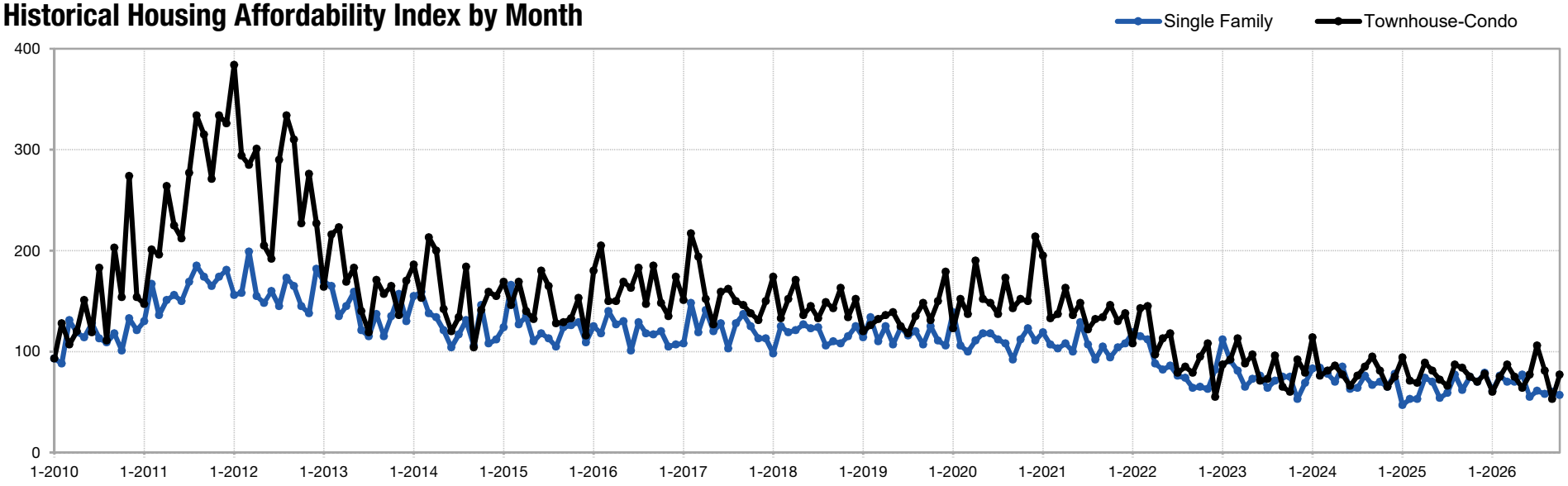


Year to Date



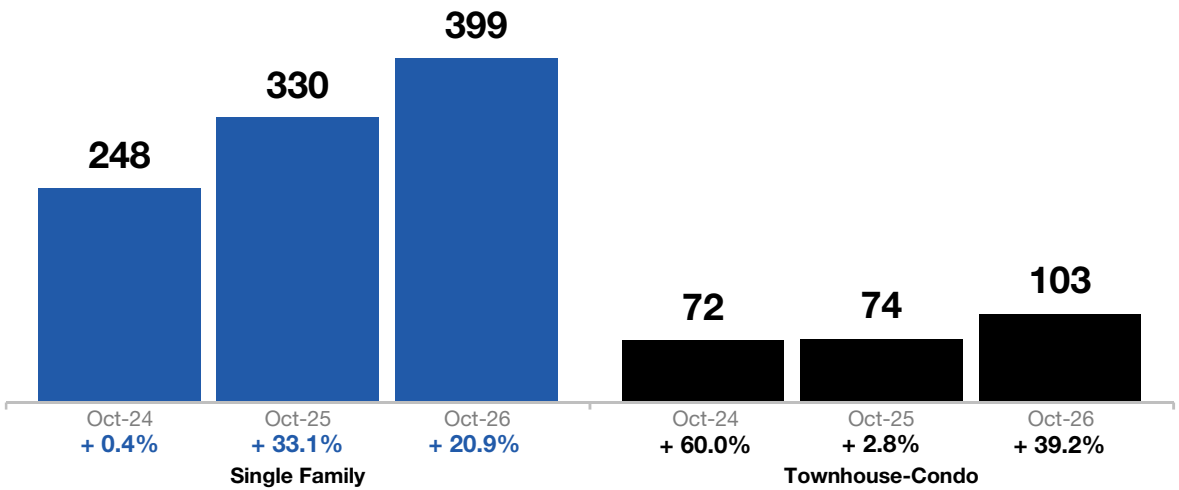
Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	70	+7.7%	70	+7.7%
Dec-2025	79	+1.3%	78	+4.0%
Jan-2026	61	+29.8%	60	-36.2%
Feb-2026	76	+43.4%	75	+5.6%
Mar-2026	70	+32.1%	87	+26.1%
Apr-2026	70	-5.4%	75	-15.7%
May-2026	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%
Sep-2026	60	-3.2%	53	-36.9%
Oct-2026	**57**	**-24.0%**	**77**	**+2.7%**

Historical Housing Affordability Index by Month



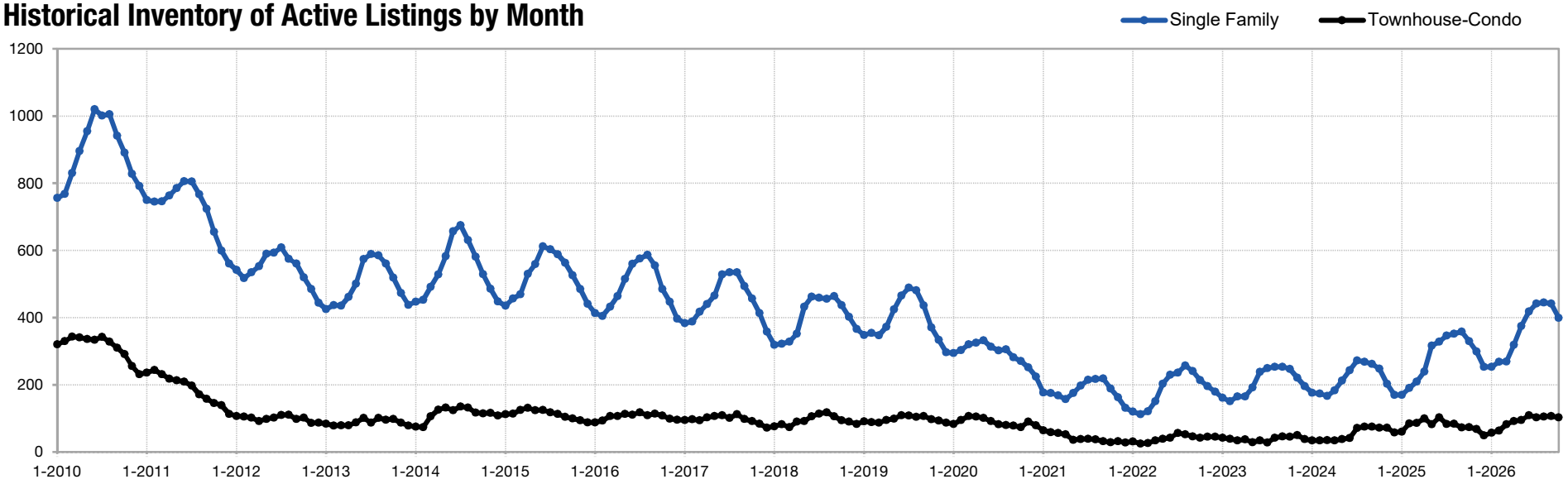
Inventory of Active Listings

October



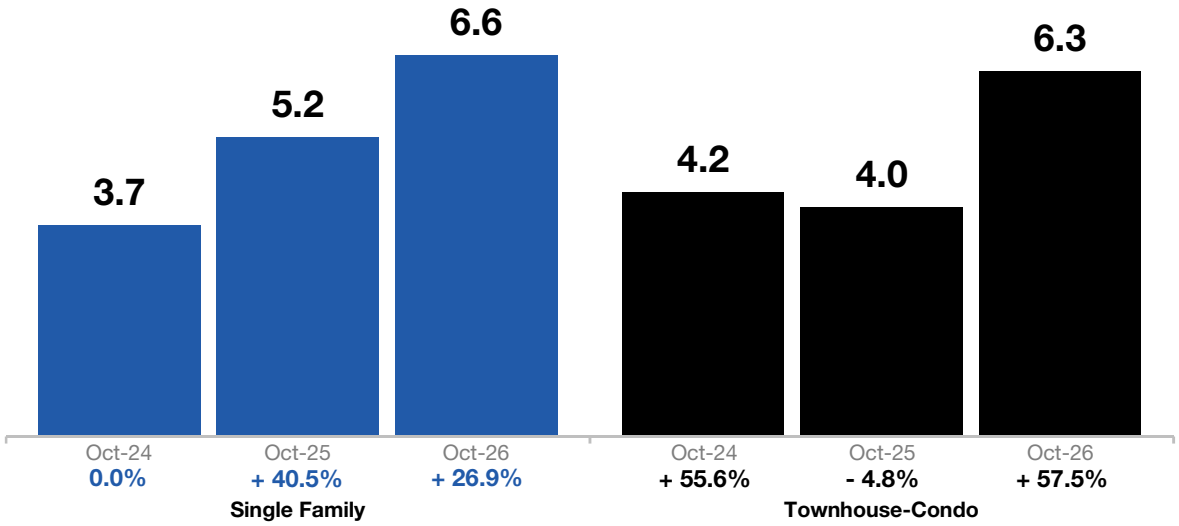
Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	299	+47.3%	68	-5.6%
Dec-2025	253	+48.8%	49	-15.5%
Jan-2026	253	+48.8%	57	-5.0%
Feb-2026	268	+41.1%	63	-25.9%
Mar-2026	269	+28.7%	82	-4.7%
Apr-2026	319	+33.5%	92	-8.0%
May-2026	375	+18.7%	95	+15.9%
Jun-2026	418	+27.4%	109	+5.8%
Jul-2026	442	+27.7%	103	+24.1%
Aug-2026	445	+26.4%	105	+25.0%
Sep-2026	442	+23.5%	107	+46.6%
Oct-2026	**399**	**+20.9%**	**103**	**+39.2%**

Historical Inventory of Active Listings by Month



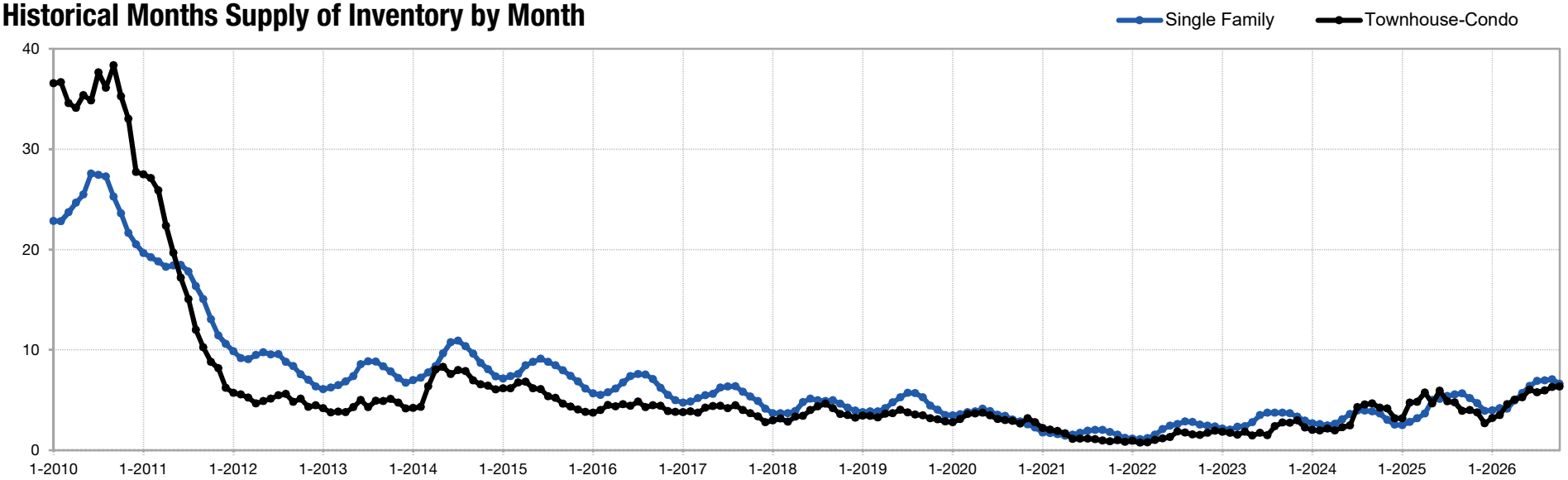
Months Supply of Inventory

October



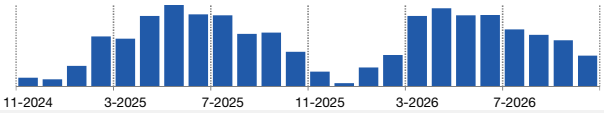
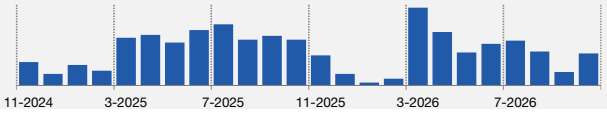
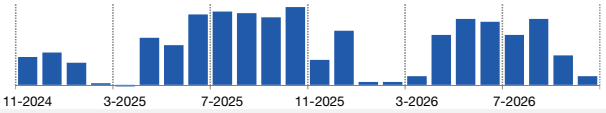
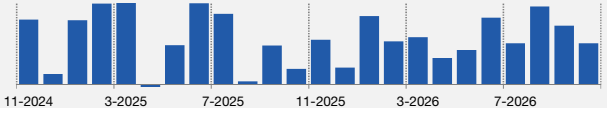
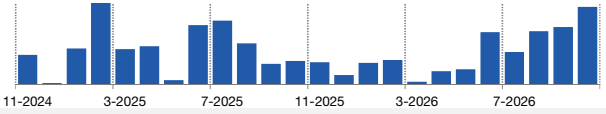
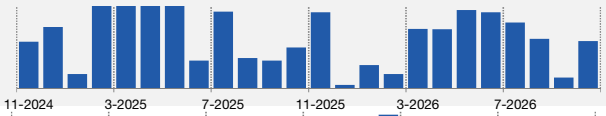
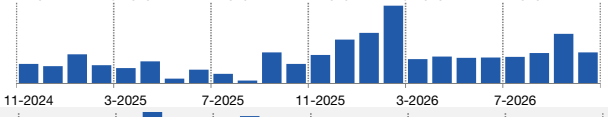
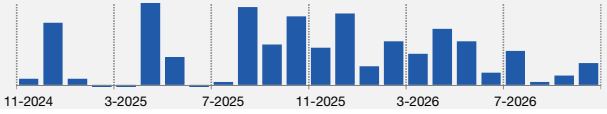
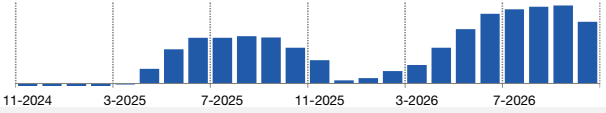
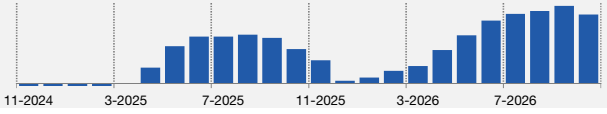
Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	4.7	+56.7%	3.8	-9.5%
Dec-2025	3.9	+56.0%	2.7	-15.6%
Jan-2026	4.0	+60.0%	3.2	0.0%
Feb-2026	4.2	+50.0%	3.5	-25.5%
Mar-2026	4.1	+28.1%	4.6	-4.2%
Apr-2026	4.9	+32.4%	5.0	-12.3%
May-2026	5.7	+14.0%	5.3	+15.2%
Jun-2026	6.4	+25.5%	6.0	+1.7%
Jul-2026	6.9	+27.8%	5.7	+16.3%
Aug-2026	6.9	+23.2%	5.9	+22.9%
Sep-2026	7.0	+22.8%	6.3	+61.5%
Oct-2026	**6.6**	**+26.9%**	**6.3**	**+57.5%**

Historical Months Supply of Inventory by Month



Total Market Overview

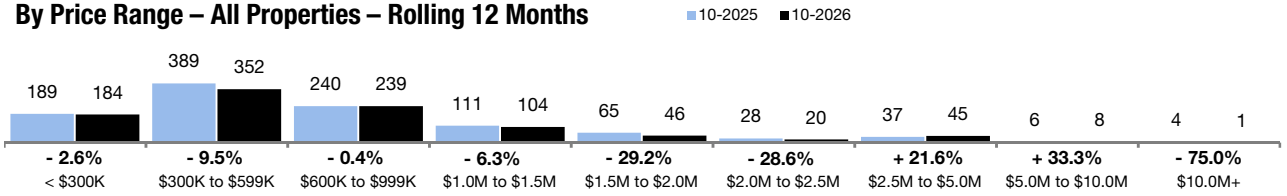
Key metrics by report Month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	10-2025	10-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		110	**103**	- 6.4%	1,502	**1,432**	- 4.7%
Pending Sales		97	**83**	- 14.4%	946	**850**	- 10.1%
Sold Listings		112	**65**	- 42.0%	910	**827**	- 9.1%
Median Sales Price		$499,500	**$560,000**	+ 12.1%	$555,500	**$570,000**	+ 2.6%
Avg. Sales Price		$803,068	**$1,044,106**	+ 30.0%	$892,187	**$855,490**	- 4.1%
Pct. of List Price Received		96.6%	**96.8%**	+ 0.2%	97.0%	**96.8%**	- 0.2%
Days on Market		98	**111**	+ 13.3%	94	**115**	+ 22.3%
Affordability Index		86	**71**	- 17.4%	78	**70**	- 10.3%
Active Listings		439	**524**	+ 19.4%	--	**--**	--
Months Supply		4.9	**6.3**	+ 28.6%	--	**--**	--

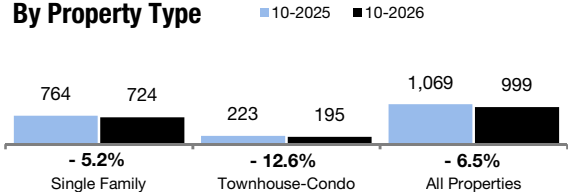
Closed Sales

Actual sales that have closed in a given month.

By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

	Single Family			Townhouse-Condo		
By Price Range	10-2025	10-2026	Change	10-2025	10-2026	Change
$299,999 and Below	98	93	- 5.1%	23	19	- 17.4%
$300,000 to $599,999	251	246	- 2.0%	125	101	- 19.2%
$600,000 to $999,999	185	185	0.0%	55	53	- 3.6%
$1,000,000 to $1,499,999	103	96	- 6.8%	8	8	0.0%
$1,500,00 to $1,999,999	59	40	- 32.2%	6	4	- 33.3%
$2,000,000 to $2,499,999	22	17	- 22.7%	6	3	- 50.0%
$2,500,000 to $4,999,999	37	38	+ 2.7%	0	7	--
$5,000,000 to $9,999,999	6	8	+ 33.3%	0	0	--
$10,000,000 and Above	3	1	- 66.7%	0	0	--
All Price Ranges	**764**	**724**	**- 5.2%**	**223**	**195**	**- 12.6%**

Compared to Prior Month

	Single Family			Townhouse-Condo		
By Price Range	9-2026	10-2026	Change	9-2026	10-2026	Change
$299,999 and Below	6	7	+ 16.7%	0	2	--
$300,000 to $599,999	18	15	- 16.7%	9	7	- 22.2%
$600,000 to $999,999	11	8	- 27.3%	6	3	- 50.0%
$1,000,000 to $1,499,999	8	4	- 50.0%	1	0	- 100.0%
$1,500,00 to $1,999,999	3	5	+ 66.7%	0	1	--
$2,000,000 to $2,499,999	2	3	+ 50.0%	1	1	0.0%
$2,500,000 to $4,999,999	7	2	- 71.4%	1	0	- 100.0%
$5,000,000 to $9,999,999	0	2	--	0	0	--
$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	**55**	**46**	**- 16.4%**	**18**	**14**	**- 22.2%**

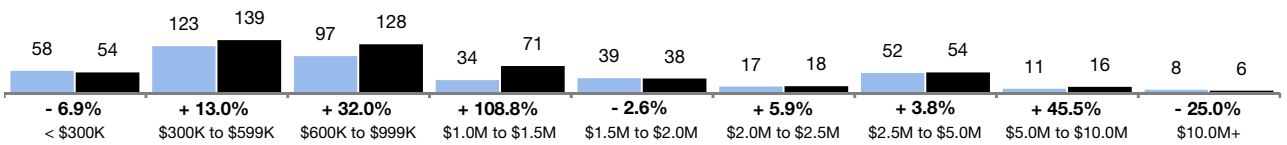
Year to Date

	Single Family			Townhouse-Condo		
By Price Range	10-2025	10-2026	Change	10-2025	10-2026	Change
$299,999 and Below	75	76	+ 1.3%	22	14	- 36.4%
$300,000 to $599,999	214	200	- 6.5%	107	81	- 24.3%
$600,000 to $999,999	159	155	- 2.5%	44	47	+ 6.8%
$1,000,000 to $1,499,999	90	76	- 15.6%	4	7	+ 75.0%
$1,500,00 to $1,999,999	56	38	- 32.1%	3	4	+ 33.3%
$2,000,000 to $2,499,999	21	15	- 28.6%	6	3	- 50.0%
$2,500,000 to $4,999,999	28	33	+ 17.9%	0	5	--
$5,000,000 to $9,999,999	6	7	+ 16.7%	0	0	--
$10,000,000 and Above	3	1	- 66.7%	0	0	--
All Price Ranges	**652**	**601**	**- 7.8%**	**186**	**161**	**- 13.4%**

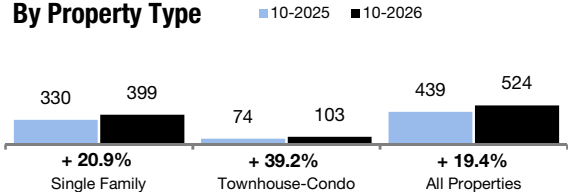
Inventory of Active Listings

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

	Single Family			Townhouse-Condo		
By Price Range	10-2025	10-2026	Change	10-2025	10-2026	Change
$299,999 and Below	27	26	- 3.7%	3	13	+ 333.3%
$300,000 to $599,999	88	95	+ 8.0%	32	40	+ 25.0%
$600,000 to $999,999	74	96	+ 29.7%	22	31	+ 40.9%
$1,000,000 to $1,499,999	29	60	+ 106.9%	5	11	+ 120.0%
$1,500,00 to $1,999,999	35	36	+ 2.9%	4	2	- 50.0%
$2,000,000 to $2,499,999	13	16	+ 23.1%	2	2	0.0%
$2,500,000 to $4,999,999	46	50	+ 8.7%	6	3	- 50.0%
$5,000,000 to $9,999,999	11	15	+ 36.4%	0	1	--
$10,000,000 and Above	7	5	- 28.6%	0	0	--
All Price Ranges	**330**	**399**	**+ 20.9%**	**74**	**103**	**+ 39.2%**

Compared to Prior Month

	Single Family			Townhouse-Condo		
By Price Range	9-2026	10-2026	Change	9-2026	10-2026	Change
$299,999 and Below	26	26	0.0%	12	13	+ 8.3%
$300,000 to $599,999	110	95	- 13.6%	47	40	- 14.9%
$600,000 to $999,999	108	96	- 11.1%	29	31	+ 6.9%
$1,000,000 to $1,499,999	55	60	+ 9.1%	10	11	+ 10.0%
$1,500,00 to $1,999,999	42	36	- 14.3%	2	2	0.0%
$2,000,000 to $2,499,999	21	16	- 23.8%	2	2	0.0%
$2,500,000 to $4,999,999	57	50	- 12.3%	4	3	- 25.0%
$5,000,000 to $9,999,999	17	15	- 11.8%	1	1	0.0%
$10,000,000 and Above	6	5	- 16.7%	0	0	--
All Price Ranges	**442**	**399**	**- 9.7%**	**107**	**103**	**- 3.7%**

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.