

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Glenwood Springs Zip

Single Family

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	7	5	- 28.6%	154	191	+ 24.0%
Sold Listings	7	6	- 14.3%	110	128	+ 16.4%
Median Sales Price*	\$749,000	\$1,000,000	+ 33.5%	\$917,498	\$1,072,500	+ 16.9%
Average Sales Price*	\$868,357	\$992,417	+ 14.3%	\$1,029,313	\$1,242,507	+ 20.7%
Percent of List Price Received*	94.5%	93.3%	- 1.3%	97.3%	96.6%	- 0.7%
Days on Market Until Sale	88	116	+ 31.8%	100	97	- 3.0%
Inventory of Homes for Sale	26	33	+ 26.9%	--	--	--
Months Supply of Inventory	2.8	3.1	+ 10.7%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

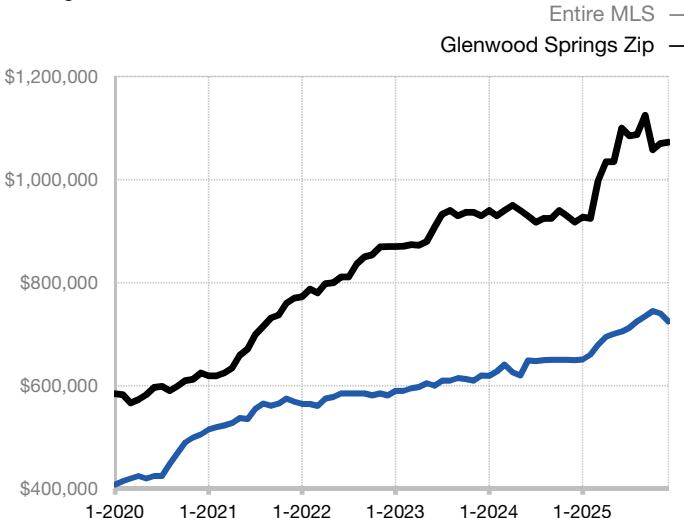
Townhouse/Condo

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	3	5	+ 66.7%	88	140	+ 59.1%
Sold Listings	4	9	+ 125.0%	69	66	- 4.3%
Median Sales Price*	\$552,500	\$495,000	- 10.4%	\$550,000	\$495,500	- 9.9%
Average Sales Price*	\$533,000	\$474,944	- 10.9%	\$528,107	\$503,992	- 4.6%
Percent of List Price Received*	99.2%	98.9%	- 0.3%	98.6%	97.8%	- 0.8%
Days on Market Until Sale	54	129	+ 138.9%	65	96	+ 47.7%
Inventory of Homes for Sale	13	17	+ 30.8%	--	--	--
Months Supply of Inventory	2.3	3.1	+ 34.8%	--	--	--

* 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

