

# Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Glenwood Springs

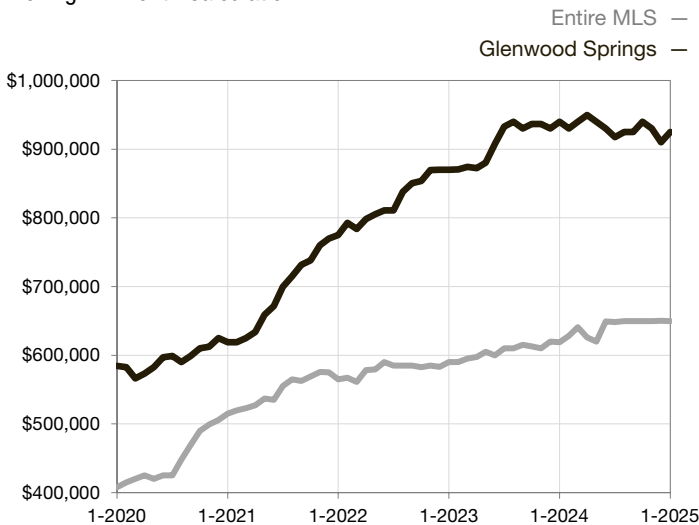
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 1-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	4	17	+ 325.0%	4	17	+ 325.0%
Sold Listings	1	7	+ 600.0%	1	7	+ 600.0%
Median Sales Price*	\$1,333,000	\$1,132,500	- 15.0%	\$1,333,000	\$1,132,500	- 15.0%
Average Sales Price*	\$1,333,000	\$1,207,971	- 9.4%	\$1,333,000	\$1,207,971	- 9.4%
Percent of List Price Received*	96.0%	94.6%	- 1.5%	96.0%	94.6%	- 1.5%
Days on Market Until Sale	83	153	+ 84.3%	83	153	+ 84.3%
Inventory of Homes for Sale	20	28	+ 40.0%	--	--	--
Months Supply of Inventory	1.8	2.9	+ 61.1%	--	--	--

\* 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	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 1-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	7	4	- 42.9%	7	4	- 42.9%
Sold Listings	2	4	+ 100.0%	2	4	+ 100.0%
Median Sales Price*	\$402,500	\$497,500	+ 23.6%	\$402,500	\$497,500	+ 23.6%
Average Sales Price*	\$402,500	\$502,125	+ 24.8%	\$402,500	\$502,125	+ 24.8%
Percent of List Price Received*	97.9%	97.6%	- 0.3%	97.9%	97.6%	- 0.3%
Days on Market Until Sale	64	56	- 12.5%	64	56	- 12.5%
Inventory of Homes for Sale	10	13	+ 30.0%	--	--	--
Months Supply of Inventory	2.7	2.3	- 14.8%	--	--	--

\* 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

