

# Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Glenwood Springs

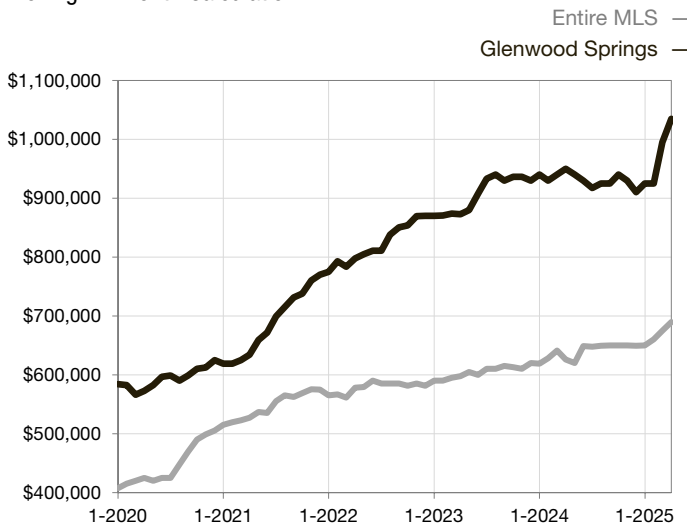
| Single Family                   | April     |             |                                   | Year to Date |             |                                   |
|---------------------------------|-----------|-------------|-----------------------------------|--------------|-------------|-----------------------------------|
|                                 | 2024      | 2025        | Percent Change from Previous Year | Thru 04-2024 | Thru 4-2025 | Percent Change from Previous Year |
| New Listings                    | 16        | 25          | + 56.3%                           | 42           | 78          | + 85.7%                           |
| Sold Listings                   | 5         | 11          | + 120.0%                          | 23           | 39          | + 69.6%                           |
| Median Sales Price*             | \$699,000 | \$1,500,000 | + 114.6%                          | \$887,000    | \$1,146,800 | + 29.3%                           |
| Average Sales Price*            | \$995,600 | \$1,389,618 | + 39.6%                           | \$1,015,018  | \$1,285,437 | + 26.6%                           |
| Percent of List Price Received* | 99.1%     | 97.3%       | - 1.8%                            | 97.5%        | 97.0%       | - 0.5%                            |
| Days on Market Until Sale       | 82        | 78          | - 4.9%                            | 116          | 100         | - 13.8%                           |
| Inventory of Homes for Sale     | 25        | 42          | + 68.0%                           | --           | --          | --                                |
| Months Supply of Inventory      | 2.3       | 4.0         | + 73.9%                           | --           | --          | --                                |

\* 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                 | April     |           |                                   | Year to Date |             |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|-------------|-----------------------------------|
|                                 | 2024      | 2025      | Percent Change from Previous Year | Thru 04-2024 | Thru 4-2025 | Percent Change from Previous Year |
| New Listings                    | 4         | 23        | + 475.0%                          | 25           | 60          | + 140.0%                          |
| Sold Listings                   | 8         | 5         | - 37.5%                           | 19           | 15          | - 21.1%                           |
| Median Sales Price*             | \$382,500 | \$625,000 | + 63.4%                           | \$505,000    | \$530,000   | + 5.0%                            |
| Average Sales Price*            | \$383,750 | \$542,280 | + 41.3%                           | \$467,334    | \$540,293   | + 15.6%                           |
| Percent of List Price Received* | 97.9%     | 99.2%     | + 1.3%                            | 98.4%        | 98.0%       | - 0.4%                            |
| Days on Market Until Sale       | 59        | 94        | + 59.3%                           | 75           | 102         | + 36.0%                           |
| Inventory of Homes for Sale     | 5         | 44        | + 780.0%                          | --           | --          | --                                |
| Months Supply of Inventory      | 1.2       | 8.3       | + 591.7%                          | --           | --          | --                                |

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

