

APRIL 2026

LOCAL MARKET UPDATE

GLENWOOD SPRINGS



COLDWELL BANKER
MASON MORSE

A Research Tool Provided by the Colorado Association of REALTORS®

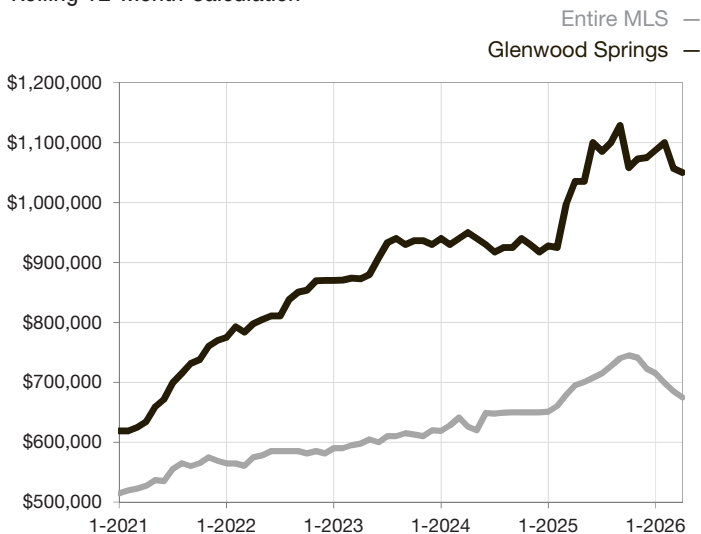
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 4-2026	Percent Change from Previous Year
Key Metrics						
New Listings	25	30	+ 20.0%	79	69	- 12.7%
Sold Listings	11	6	- 45.5%	39	24	- 38.5%
Median Sales Price*	\$1,500,000	\$1,180,000	- 21.3%	\$1,146,800	\$1,076,500	- 6.1%
Average Sales Price*	\$1,389,618	\$1,117,370	- 19.6%	\$1,285,437	\$1,181,947	- 8.1%
Percent of List Price Received*	97.3%	94.1%	- 3.3%	97.0%	94.7%	- 2.4%
Days on Market Until Sale	80	122	+ 52.5%	101	152	+ 50.5%
Inventory of Homes for Sale	43	61	+ 41.9%	--	--	--
Months Supply of Inventory	4.1	6.4	+ 56.1%	--	--	--

* 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	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 4-2026	Percent Change from Previous Year
Key Metrics						
New Listings	24	6	- 75.0%	61	35	- 42.6%
Sold Listings	5	15	+ 200.0%	15	26	+ 73.3%
Median Sales Price*	\$625,000	\$490,000	- 21.6%	\$530,000	\$557,000	+ 5.1%
Average Sales Price*	\$542,280	\$530,733	- 2.1%	\$540,293	\$561,400	+ 3.9%
Percent of List Price Received*	99.2%	99.4%	+ 0.2%	98.0%	98.8%	+ 0.8%
Days on Market Until Sale	94	69	- 26.6%	102	78	- 23.5%
Inventory of Homes for Sale	45	18	- 60.0%	--	--	--
Months Supply of Inventory	8.3	2.8	- 66.3%	--	--	--

* 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

