

MAY 2026

LOCAL MARKET UPDATE

GLENWOOD SPRINGS



COLDWELL BANKER
MASON MORSE

A Research Tool Provided by the Colorado Association of REALTORS®

Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 5-2026	Percent Change from Previous Year
Key Metrics						
New Listings	18	18	0.0%	97	87	- 10.3%
Sold Listings	10	10	0.0%	49	34	- 30.6%
Median Sales Price*	\$1,112,500	\$1,257,500	+ 13.0%	\$1,146,800	\$1,180,000	+ 2.9%
Average Sales Price*	\$1,215,730	\$1,297,500	+ 6.7%	\$1,271,211	\$1,215,933	- 4.3%
Percent of List Price Received*	97.8%	97.1%	- 0.7%	97.2%	95.4%	- 1.9%
Days on Market Until Sale	58	112	+ 93.1%	92	140	+ 52.2%
Inventory of Homes for Sale	52	65	+ 25.0%	--	--	--
Months Supply of Inventory	5.0	6.8	+ 36.0%	--	--	--

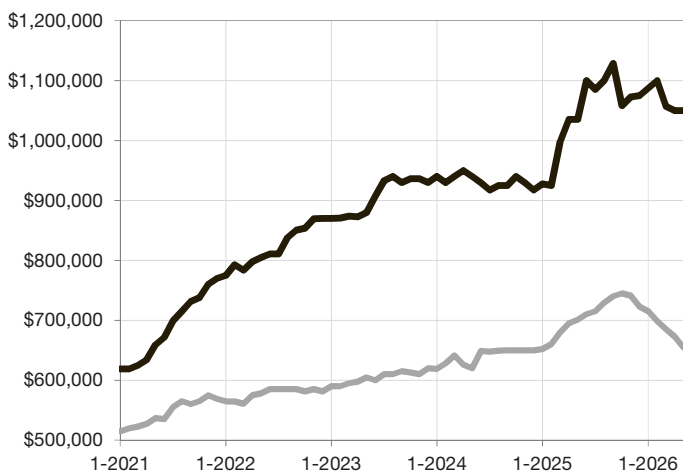
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 5-2026	Percent Change from Previous Year
Key Metrics						
New Listings	21	5	- 76.2%	82	40	- 51.2%
Sold Listings	5	4	- 20.0%	20	30	+ 50.0%
Median Sales Price*	\$600,000	\$550,000	- 8.3%	\$540,000	\$557,000	+ 3.1%
Average Sales Price*	\$662,000	\$568,875	- 14.1%	\$570,720	\$562,397	- 1.5%
Percent of List Price Received*	98.7%	97.0%	- 1.7%	98.2%	98.6%	+ 0.4%
Days on Market Until Sale	74	119	+ 60.8%	95	83	- 12.6%
Inventory of Homes for Sale	24	17	- 29.2%	--	--	--
Months Supply of Inventory	4.6	2.6	- 43.5%	--	--	--

* 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

Entire MLS —
Glenwood Springs —



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

Entire MLS —
Glenwood Springs —

