

SEPTEMBER 2025

LOCAL MARKET UPDATE

GLENWOOD SPRINGS



COLDWELL BANKER
MASON MORSE

A Research Tool Provided by the Colorado Association of REALTORS®

Single Family

Key Metrics	September			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 9-2025	Percent Change from Previous Year
New Listings	8	15	+ 87.5%	128	169	+ 32.0%
Sold Listings	13	12	- 7.7%	86	104	+ 20.9%
Median Sales Price*	\$877,000	\$1,225,000	+ 39.7%	\$917,498	\$1,148,400	+ 25.2%
Average Sales Price*	\$879,543	\$1,293,458	+ 47.1%	\$1,028,081	\$1,259,584	+ 22.5%
Percent of List Price Received*	98.2%	94.9%	- 3.4%	97.6%	96.9%	- 0.7%
Days on Market Until Sale	57	130	+ 128.1%	99	100	+ 1.0%
Inventory of Homes for Sale	39	45	+ 15.4%	--	--	--
Months Supply of Inventory	3.9	4.2	+ 7.7%	--	--	--

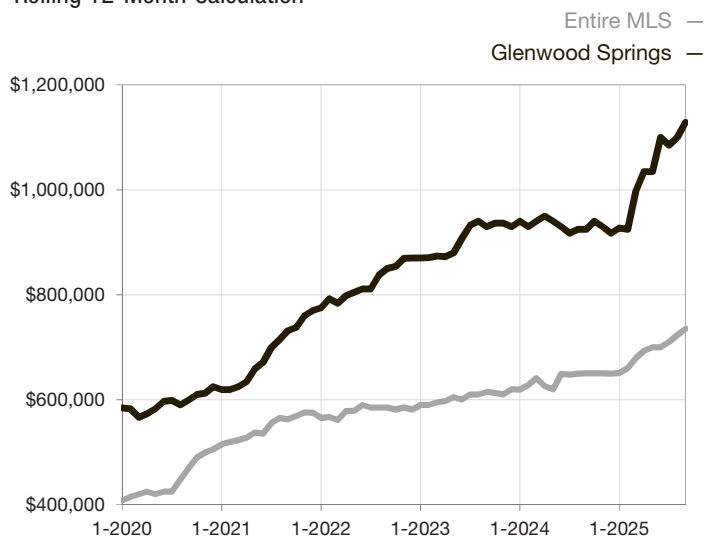
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

Key Metrics	September			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 9-2025	Percent Change from Previous Year
New Listings	13	5	- 61.5%	71	116	+ 63.4%
Sold Listings	3	10	+ 233.3%	50	46	- 8.0%
Median Sales Price*	\$525,000	\$391,500	- 25.4%	\$542,500	\$498,000	- 8.2%
Average Sales Price*	\$572,333	\$427,750	- 25.3%	\$514,568	\$509,901	- 0.9%
Percent of List Price Received*	99.7%	98.6%	- 1.1%	98.7%	97.9%	- 0.8%
Days on Market Until Sale	49	123	+ 151.0%	67	91	+ 35.8%
Inventory of Homes for Sale	17	22	+ 29.4%	--	--	--
Months Supply of Inventory	3.2	4.1	+ 28.1%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

