IRONBRIDGE
Property Owners Association

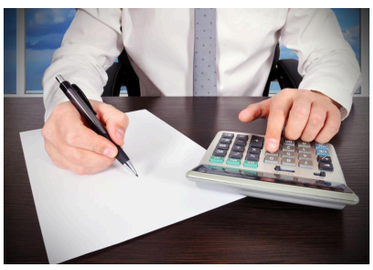
Monthly Newsletter

November 1, 2026
Volume 4 | Issue 11

EXECUTIVE BOARD UPDATE



We have certainly had some true fall weather, some beautiful sunny days, but also beneficial moisture. The colors through our valley have been beautiful. Hopefully our neighborhood kids had a fun Halloween, and we now look forward to the upcoming holiday season starting later this month.



Budget and Dues: The Board is completing its work on the 2027 budget, and we will soon provide details about the impact on dues, as well as the annual member meeting scheduled for early December. Speaking of dues, please be reminded that, though you make one dues payment, our management company splits out and forwards to the Club their required monthly dues as noted in the RMA. The association dues are retained and used to pay our operational expenses and fund reserve accounts for future large repair projects. If you have questions regarding those details, please email us at **office@keystoneman.com**.

Declarations Project: We want to thank the members who spent time reviewing the draft of restated Declarations (CCR's) to provide questions, locate typos and errors, and offer suggestions before the voting process begins. This was invaluable in taking a 20 yr old document, updating and consolidating it into one that is more easily read and understood.

We held a Zoom town hall meeting on Oct. 28th and had approx. 20 members attend. We thank all who called in to listen or participate.

The Board will be sending a recap of questions and answers which should help all residents to prepare for their upcoming votes.

One common theme in the resident comments was how important it is for everyone to vote. Participation is critical to updating our declarations, as well as submitting your vote on the proposed transfer fee amendment. Each Lot will receive one ballot, and it will have two items to vote on.

1. Adopt declarations; and
2. Adopt the transfer fee amendment.

Both will require a 67% approval to pass. PLEASE take the time to read your emails and consider all the information and facts to make informed decisions.

The next scheduled board meeting will be Nov. 16th at 5:00 via Zoom call.

For comments, questions, or anything requiring attention, please contact the Board or our manager, Key Stone Management at ***www.office@keystoneman.com****.*

A LITTLE FREE LIBRARY?
WHY YES! WHAT A GREAT IDEA!



Would you like to have a little free library in Ironbridge? Have you seen these cute boxes anywhere? We'd like your opinion!

A Little Free Library is a neighborhood book exchange where everyone's invited to take a book or leave a book.

Suggested locations are:

1. On the walking path behind the pool nearish the dog waste station
2. Near the picnic table area on the 12th hole green
3. On River Bank Ln. near the pump house and private path to the river
4. On River Bend Way near the power lines and the path to river (near Heron Crossing)

Please share your opinion by emailing **communications@ironbridgepoa.com**.
Vote Yes or No and your choice for the best location.

Note: We know that the mailbox area would be ideal, but it is on Club property.

RULES & REGULATIONS



Friendly Reminder

The holiday season is approaching. It is a busy time for everyone, and package deliveries increase significantly. Please remember to pick up your packages from the community mailboxes in a timely manner. In previous years, the package boxes have filled up, leaving little or no room for additional deliveries.

By retrieving your packages promptly, you help ensure there is space for everyone's deliveries and help keep the mail area running smoothly throughout the holiday season.

Thank you for your consideration and cooperation!

Noncompliance with Ironbridge Rules & Regulations may result in HOA fines. Thank you for doing your part to keep Ironbridge a place we're all proud to call home.

SUBCOMMITTEES UPDATES

RESIDENT ENGAGEMENT COMMITTEE

WINNER OF "THE SPOOKIEST HOUSE CONTEST":

Congratulations to the Crampton Family at 1075 River Bend Way for being so Spooky!



A big thank-you to everyone who participated and voted. We had so many creepy and creative houses throughout Ironbridge this year! Thank you for helping make this Halloween tradition such a success and bringing so much spirit to our community!



















Reminder: In December, we will have our Ironbridge POA "Most Festive" House Contest! Look for the Flyer in December's Newsletter.

From the Welcome Committee: If you moved in within the last 6 months and we missed getting you a "Welcome Tote", please let us know, as we would love to welcome you!

Also, if you want to include something for new neighbors from your business to advertise, contact **communications@ironbridgepoa.com**.

Our next Resident Engagement Committee meeting is on Tuesday, November 10th at 5:00 at the Kitchen, and all residents are welcome.

A WAY TO GIVE BACK THIS THANKSGIVING SEASON





We are fortunate to have so much to be thankful for here at Ironbridge. At the same time, we recognize that many people are facing challenges and going without some of life's basic necessities.

Our Resident Engagement Committee is always looking for meaningful ways to give back and support those in need. This November, we would like to highlight local food banks that serve our Valley and invite our residents to join us in making a difference.

Below, you'll find links to local food banks where you can learn more and make a donation. Whether you give a little or a lot, every contribution helps and makes a difference in someone's life.

LIFT-UP Food Pantry (Hosted at Catholic Charities)
- **Address:** 1004 Grand Ave, Glenwood Springs, CO 81601
- **Details:** Offers emergency food distribution and fixed pantry services operated by **LIFT-UP.**

The Salvation Army
- **Address:** 201 14th St, Unit 125, Glenwood Springs, CO 81601 • **Phone:** 970-945-6976
- **Details:** Provides emergency food assistance and basic survival necessities.

Catholic Charities (Western Slope)
- **Address:** 1004 Grand Ave, Glenwood Springs, CO 81601
- **Phone:** 970-384-2060
- **Details:** Assists residents of Eagle, Garfield, and Pitkin counties facing unexpected financial emergencies and basic needs.

Food Bank of the Rockies Mobile Pantry (SANA)
- **Glenwood Springs Location:** Glenwood Springs Middle School, 120 Soccer Field Road, Glenwood Springs, CO 81601
- **Details:** Offers free mobile food distribution with no appointments or eligibility requirements necessary. More information is available through the **West Mountain Regional Health Alliance.**

Valley Meals & More
- **Address:** 595 River Bend Way, Glenwood Springs, CO 81601
- **Details:** Provides local food pantry and home-delivery food services in the area.

LEARN TO KNIT!



Ironbridge resident Marie Spiller is hosting a fun class in her home for new knitters. Complete a small project with supplies provided (or bring your own).

When: November 9, 4:00-5:00 pm.
Where: The address will be provided with your reservation.

Space is limited to five people, so reserve your seat now. **RSVP to Marie** at **mariespiller@msn.com** and provide your age and skill level.

A SPECIAL THANK YOU





BEAUTIFYING OUR IRONBRIDGE ENTRANCES

Many of our residents may not know that two years ago, a few members of our community, with the support of the Club and the POA, worked together to enhance the beauty of our Ironbridge entrances.

After a hot, dry summer, some of the plants struggled and needed to be replaced. This fall, we were fortunate to receive yarrow plants from pots generously donated by Joe Vossmer. Lynne Turner, Jennifer Turner, and Rhonda Sageser worked together to divide and replant the yarrow at both entrances, while also relocating some of the existing plants to give them a fresh start.

With a little help from Mother Nature and some much-needed moisture, we hope these plants will take root and return stronger and more beautiful next season.

A heartfelt thank-you to Joe for his generous donation and to everyone who volunteered their time to help keep our Ironbridge entrances beautiful. It's wonderful to see our community come together to care for the place we call home!

RIVER CONSERVATION COMMITTEE

Article From John Chapman - The Rio Grande Multi-Use Trail

The 42-mile **Rio Grande Trail**—which connects Glenwood Springs to Aspen largely following the Roaring Fork River—exists today because a historic railroad corridor was saved from being broken up and lost forever.

The route originally served as the Aspen and Roaring Fork Valley Branch of the Denver and Rio Grande Western Railroad, hauling silver ore for milling, timber, cattle, agriculture products and passengers. This portion of the Rio Grande railroad track was completed in late 1887. The last passenger service to Aspen was in 1968 and Roaring Fork Valley coal loading and freight operations wrapped up in1991. The railroad track was officially abandoned in 1995 allowing for its rail-to-trail conversion.



Recognizing that the continuous strip of land was a priceless public asset, local governments across the valley (Aspen, Pitkin County, Basalt, Carbondale, and Glenwood Springs) banded together to form the *Roaring Fork Railroad Holding Authority*. In 1997, they successfully purchased a 34-mile rail portion of the Rio Grande corridor.

That holding entity eventually merged into the Roaring Fork Transportation Authority (RFTA) in 2001. While RFTA is widely known as a massive rural bus and transit provider, it was explicitly structured to own and preserve the entire multi-modal transportation corridor.

RFTA directly owns and manages a major share of the corridor (partnering with local entities like Pitkin County Open Space & Trails and the City of Glenwood Springs for specific segments). Crucially, they maintain the land under federal "railbanking" rules—meaning that while it is paved and used as a world-class bike path today, the legal right-of-way is preserved so it can theoretically accommodate future transit options if the valley ever needs it.

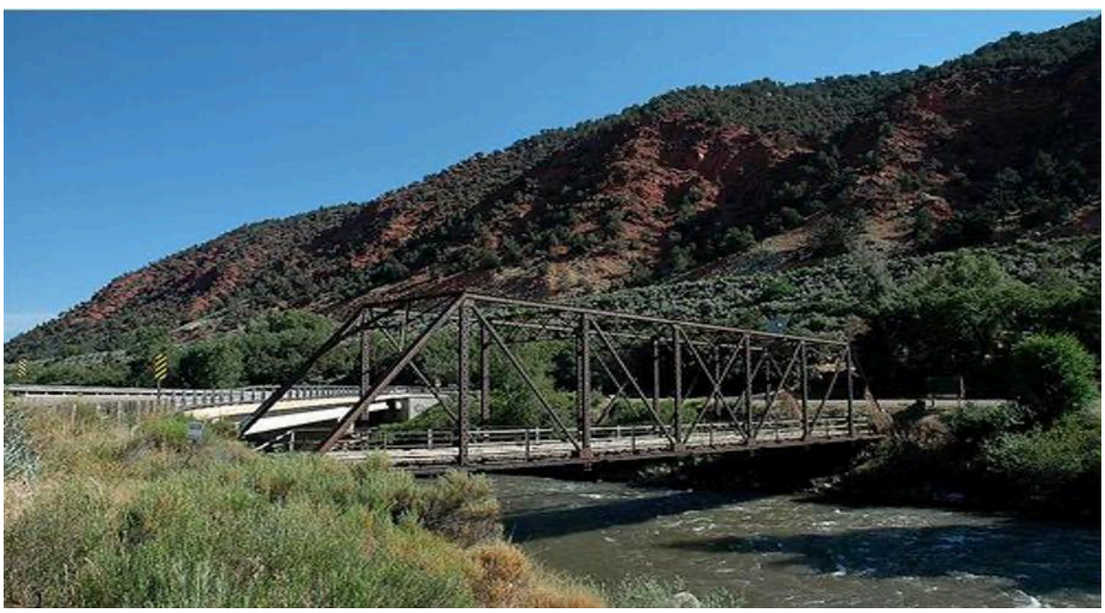


Spanning from Two Rivers Park in Glenwood Springs (elevation of 5,720') up to Herron Park in Aspen (elevation of 7,900'), the trail drops or gains elevation at a very forgiving railroad grade. Crossing three counties (Garfield, Eagle, and Pitkin), it acts as an artery for the entire Roaring Fork Valley, linking bustling downtown areas, quiet ranch lands, high-desert canyons, and world-renowned alpine resort towns without requiring you to mix heavily with high-speed highway traffic.

During the winter, RFTA actively plows a major stretch of the trail whenever snowfall exceeds three inches. Further up-valley in Pitkin County, sections of the trail are explicitly groomed for Nordic/cross-country skiing, meaning locals use it as a winter commuting and recreation highway just as much as a summer cycling route

Linking Ironbridge and Westbank to the Rio Grande Multi-Use Trail

In August 2017 Riverview School was opened. Initially, families in Ironbridge and Westbank lacked a dedicated, safe, off-road path for kids to walk or bike to school.



In June 2021, RFTA, Garfield County, the Roaring Fork School District, and local community partners began construction of a trail linking these neighborhoods to Riverview School. By mid-2022, the new pathway was completed—including the extensive refurbishment of the historic Hardwick Bridge (built in 1923 and bypassed in 1986). This created an essential active-transportation bridge and pathway, allowing bikers and walkers from Ironbridge and Westbank to connect safely to both the Rio Grande Trail and Riverview School.

MEET YOUR NEW NEIGHBOR



Brad and Roz Birkelo are excited to join the Ironbridge community, relocating from Golden, Colorado, where they have lived since 2011. Roz retired in December 2025 from her role as an Engineering Advisor at Occidental Petroleum, while Brad continues his work as a geophysicist and Vice President of Technical Resources at BKV Corporation in Denver. They have two daughters: Kristine, an HR Generalist in Wichita, Kansas, and Nichole, a Mailroom Associate in Denver.

The Roaring Fork Valley has held a special place in the Birkelo family's hearts for 26 years. They have a long history of visiting Glenwood Springs, and it's where both of their daughters learned to ski at Sunlight Mountain. This deep connection—combined with a lifelong dream of retiring near water—led them to purchase their Ironbridge lot back in 2021.

Now, they are eager to dive into community life. Brad and Roz look forward to golfing, playing cards or board games, and heading out on active international trips with friends. Roz also enjoys tennis and hiking, while Brad is an avid skier who hunts elk and birds every season. Joining Brad on his bird-hunting adventures are their 12-year-old yellow Lab siblings, Romeo and Baby Ruth. Above all, they can't wait to take advantage of the easy river access for fly fishing.

NEIGHBOR SPOTLIGHT: CELEBRATING OUR OWN

Kris Murray & Chris Mitchum

Do you know Kris & Chris? These Ironbridge neighbors have a lot to offer our community! Kris is an entrepreneur, author, and consultant, and Chris is a chef.

Kris Murray built two 7-figure companies from scratch and loves mentoring and coaching other women who want to improve their businesses, leadership, and/or personal lives. Her slogan is "Fall in love again with your business and your life." Kris leads a community of CEOs and leaders at **skool.com/krismurray**. Kris has also written 5 books! Her most recent, The Antidote to Fear, tells the story of her entrepreneurial journey, building a business from scratch to high 7 figures and exiting in 2023. Kris also shares the fears and challenges she faced along the way, and strategies she used to overcome those fears. Kris's book is available on Amazon, and she reads it herself on the Audible version.

Chris Mitchum has been a chef for nearly 4 decades and brings his depth of expertise to everything he does. He was an Executive Chef leading large teams of people in the corporate hotel business, with names like Hyatt and the Viceroy Snowmass. Chris has also been a chef for Aspen Food and Wine and led a team for the Snowmass Barbeque Festival. Ever involved with the community, Chris is a member of the Carbondale chapter of the American Legion (his father was a Navy Submarine captain), and he volunteered for their fundraiser, Community Barbeque Competition, where he placed second among 10 chef participants! Today, you can find Chris creating memorable culinary experiences for small groups of 4-12 as a private chef. He also provides meals for private jets and offers chef demos as well as wine pairings. Chris is a Level One Certified Sommelier. He'd love to showcase his talents for your group. **Chris is offering a 15% discount for Ironbridge residents for his chef services (either dinners or demos).** You can learn more about his offerings and this Ironbridge promotion by going to: **chefchrismitchum.com**.





Kris & Chris love living in Ironbridge! Kris purchased their home in 2020, with Chris joining her a few years later after meeting on the dating app, Bumble. The pair got married in Crested Butte this past June with their 3 adult children in the wedding party. Then it was off to Italy and Switzerland for their honeymoon. Their family also includes Ruby, their four-year-old golden retriever "fur baby". While they love skiing, they are also active river-rats and can be found rafting the Roaring Fork, Colorado, and even the Salmon River in Idaho. Kris has boated the full Grand Canyon twice on the Colorado River. Kris & Chris love to meet people and make new friends! You can often find these two hanging around the Ironbridge Kitchen and participating in many Ironbridge social events.



- The restaurant will be closed from November 7th to December 1st
- The indoor simulator will be going up soon, and The Club will send information on hours and pricing

COMMUNITY EVENTS

Celebrate the Season at the 36th Annual Lighting Ceremony

**Content and photos are from the Hotel Colorado's website.*



Every year, the Hotel Colorado transforms into a holiday haven filled with twinkling lights, festive music, and the unmistakable excitement that comes with the start of the season. On **Friday, November 27, 2026**, the tradition continues as we celebrate the **36th Annual Hotel Colorado Lighting Ceremony**. This full day of festivities runs from **noon to 10:00 PM** and brings together families, friends, and visitors for one of Glenwood Springs most cherished holiday events.

The celebration begins at noon with the artisan vendor show in the Devereux and Colorado Ballrooms. Nearly forty vendors will fill the space with handmade gifts, crafts, and artwork. It is the perfect opportunity to find something special for someone on your list or treat yourself to a unique piece created by local talent. The vendor show stays open until 10:00 PM, giving guests plenty of time to browse at their own pace.

Throughout the afternoon, guests can enjoy a variety of activities around the hotel. The free self-service holiday photo booth is available from noon to 10:00 PM and is always a favorite. Families, couples, and groups of friends often stop by more than once to capture the fun. Santa will be on site for a meet and greet from noon to 6:30 PM, making this a great chance for little ones to share their holiday wishes.

The courtyard becomes a winter stage at 1:00 PM when the live ice carving demonstration begins. Watching a block of ice transform into a detailed sculpture is a highlight for many visitors. The gingerbread competition, presented by the Historical Society, runs from noon to 8:00 PM and showcases creative, whimsical, and sometimes surprising gingerbread designs.







Music fills the hotel beginning at 3:30 PM with performances by Symphony in the Valley, followed by another set at 4:45 PM. Their seasonal selections create a warm and nostalgic atmosphere that leads perfectly into the evening entertainment. At 5:00 PM, the main stage comes alive with performances by the Gabossi Sisters, Liberty Classical Academy, and Legacy Dance Company. At 6:00 PM, A Band Called Alexis takes the stage with a lively Christmas show that always gets the crowd moving.

The centerpiece of the night begins at 7:00 PM when the Lighting Ceremony and fireworks illuminate the hotel and the surrounding grounds. It is a moment that never loses its magic. Guests gather together to watch the lights flicker on and the sky sparkle above the historic building.

After the fireworks, the courtyard turns into an outdoor dance floor. A DJ will keep the energy high from 7:30 to 9:00 PM, giving guests a chance to celebrate under the winter sky.

The **36th Annual Lighting Ceremony** is a full day of holiday joy, creativity, and community. We look forward to welcoming you to this beloved tradition.

GLENWOOD SPRINGS & CARBONDALE EVENTS

CITY OF GLENWOOD SPRINGS COLORADO

November: The Friday Afternoon Club On The Mountain; Glenwood Caverns Adventure Park. Live music from 4:30 PM - 7:30 PM on select Fridays in the Winter Garden, featuring great artists from Colorado! Guests who mention “Friday” at the ticket office after 4:00 PM will receive a FREE gondola ticket. For more information and the music lineup, go to **glenwoodcaverns.com**.

November 5th - 8th: Fair Trade Artisan Sale, Ten Thousand Villages; Good Shepard Lutheran Church, 1630 Grand Ave. International Craft Fair. Thursday 10:00 AM - 6:00 PM, Friday & Saturday 10:00 AM - 5:00 PM, Sunday 12:00 PM - 4:00 PM. All proceeds from a sale go to the artist of the handmade goods to provide a stable income and allow disadvantaged people from 35 countries to control their own lives. For more information, go to **postindependent.com**

November 7th: Warren Miller Film: Days Off; Glenwood Vaudeville Revue, 915 Grand Ave. Dinner & drinks available at 6:00 PM, Movie at 7:00 PM. Tickets: $25. Warren Miller’s “Days Off” film will bring fans to powder stashes and shoots around the world across Alaska, Japan, Deer Valley, Chamonix, and Canada’s best. Get into the ski spirit with this early show, watching some of the world's best athletes show you what they do on their days off! For more information and tickets, go to **www.gvrshow.com** or call **970-945-9699**.

November 13th - 25th: Gondola Giving at Glenwood Caverns Adventure Park; Help our neighbors in need this holiday season and get four free gondola passes for your generosity! When you bring a $25 City Market gift card to our ticket window at the Glenwood Caverns base, we’ll give you “4” gondola tickets. The tickets will be redeemable through January 3rd 2027. All gift cards will benefit Lift Up our local food bank.

November 21st: Family Holiday Art Class; Glenwood Springs Community Arts Center, 601 E. 6th Street, 1:00 PM - 4:00 PM. $20 - 12 and under must attend with an adult. A seasonal craft workshop for all ages, with hands-on projects designed for family participation. For more information, go to **postindependent.com** local events or **glenwoodrec.com** or call **970-384-6311**.

November 21st to January 4th: Winter on the Mountain; Glenwood Caverns Adventure Park. The park transforms into a winter wonderland! Live music and entertainment, a half-million magical lights, ice sculptures, rides, attractions, delicious food and drink, and visits from Santa are all on tap for the upcoming season. Holiday live music 5:00 PM - 8:00 PM on certain dates. For more information, ticket prices, special food and drink items, music lineup, and the schedule of Santa and the Grinch’s appearance dates, go to **glenwoodcaverns.com**.

November 26th: Hotel Colorado's Annual Thanksgiving Buffet; The annual buffet includes a huge spread of turkey, prime rib, seafood, and all the traditional sides and desserts. Seating times are available from 11:00 AM to 5:00 PM. The price is $90 for adults and $32 for children 10 and under (+21% service charge and 8.6% tax). Reservations are required. For more information and reservations, call 970–928-3766.

November 27th: Hotel Colorado's 36th Annual Lighting Ceremony, presented in Partnership with Alpine Bank; The Hotel Colorado is fully decorated inside and out! This Glenwood Springs tradition is a memorable celebration including a photo booth, musical entertainment, and visits with Santa Claus. A Christmas show by a Band Called Alexis at 6:00 PM. The program wraps up with over half a million Christmas lights turned on simultaneously and a fireworks show from the top of the hotel! Don't miss this fun event! It's free to the public and the perfect way to kick off the holiday season! Festivities kick off at 12:00 PM and continue until 10:00 PM. For more information and the schedule of events, go to **hotelcolorado.com**.

November: For more fun events downtown Glenwood Springs from **November 27th through December,** go to **glenwoodchamber.com**. Something special every day throughout the holiday Season!

November 29th: Small Business Saturday; support our small businesses and all they do for our community! Start some of your holiday shopping and support our local Glenwood Springs stores.

CARBONDALE
COLORADO

November 6th: First Friday, Día de los Muertos; 4:300PM - 9:00 PM, Downtown Main Street, Carbondale. The celebration of the Day of the Dead is a ritual to remember and honor loved ones. Celebration begins with the creation of the community altar on the front patio of the Launchpad. The pinnacle of the evening is the procession through town with stage performances by Foklorico, Cumbre Sol, Mezcal's Socials Dance, Roaring Fork Youth Orchestra, and El Proyecto de Mariachi at 6:45 PM. Plaza hosts live performances, face painting, Mexican hot chocolate, and other cultural goodies. Food trucks and local restaurants are open. For more information, go to **www.carbondalearts.com/dia-de-los-muertos**

November 7th: The 50th Annual Carbondale Christmas Boutique, 8:00 AM - 3:00 PM, Carbondale Administration Firehouse, 300 Meadowwood Dr. Local artisans offer handmade gift items, yummy homemade treats, and more for holiday gifts. It's a special 50th celebration this year with giveaways throughout the day! A portion of the proceeds benefit the Carbondale Fire District. For more information, call **970-309-3191**.

November 13th - 29th: Thunder River Theatre Company presents Beyond Reason; 67 Promenade. Set in 1886, this play follows William James as he hosts two mediums for a weekend of psychic investigations, while the women in his home seek independence. Friday 13th & Saturday 14th, 7:30 - 9:00 PM; Sunday 15th & 29th, 2:00 PM - 4:00 PM. For more information and tickets, visit **postindependent.com/**local-events or **thunderrivertheatrecompany.com,** or call **970-963-8200**.

November 13th - December 24th: Deck the Halls Holiday Market; 76 S 4th St., 10:00 AM. Every holiday season, Carbondale Arts transforms its gallery space into a shop filled with goods from local and regional artisans. Special 50th-anniversary milestone celebration featuring giveaways throughout the day!

November 22nd: A Band Called Alexis - Winter Dance Series; Spring Creeks Ranch, 644 Cowen Drive, 6:00 PM - 10:00 PM. Join us for a fun night of country music and dancing. Enjoy live music, tasty bites from the Rolling Fork Truck, and drink specials all night long inside the Ranch's Event Barn. General admission: $40. The Ranch Dance Series continues each month through March. For more information and tickets, go to **springcreeksranch.com**

November 26th: Turkey Trot; 9:00 AM, Carbondale Recreation and Community Center. This race is for all ages and very non-competitive. We encourage costumes, fun, and families. Register for either the 1-mile fun run or the 5K fun run. Prizes! Go to **carbondalerec.com/programs/special-events-/2** for more information and registration, or call Margaret Donnelly at **970-510-1280**.

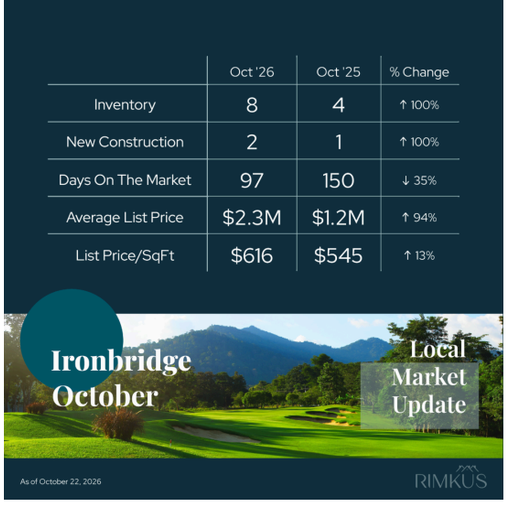
REAL ESTATE MARKET UPDATE

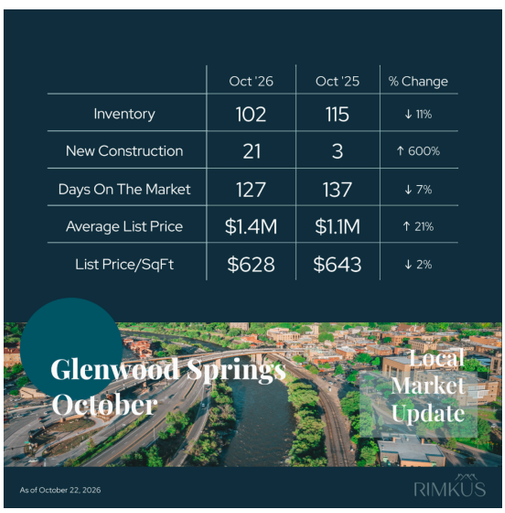
From January into early March, not a single Ironbridge home was listed for sale. **As of this week, there are eight**, double the four at this time last year, with two more under contract. The increase is real. But as with every number this year, the useful part is which homes are on the market, which have found buyers, and how they got there.

Ironbridge: A New Entry Point, an Unchanged Top End

Five of today's eight listings are the same five I described last month, ranging from $1.85 million to just under $4 million. What changed in October is the other end of the neighborhood. **Three homes came to market** between $995,000 and $1.3 million: 571 River Bend Way at $995,000, 206 River Vista at $1.3 million, and 375 Blue Heron Vista, now at $1.0 million. Until this month, nothing was available below $1.85 million.

That also explains the averages. The average asking price of about $2.3 million, nearly double last year's, reflects a handful of large homes, including two 2026 builds, not a general rise in values.





Two Pending Homes, Two Routes
Both pending homes are 2005-built, with three and five bedrooms, priced between $1.5 and $1.7 million. They got there differently.

106 Wild Rose Drive, listed in May at $1.695 million, was never reduced and went under contract in late September. 196 Silver Mountain Drive was listed in March at the same $1.695 million. It was relisted in April at $1.595 million and reduced again in June to $1.545 million. A June contract did not hold; the listing expired on September 7 and was relisted the next day, and it went under contract on September 16. That is $150,000, or about 9%, below where it started.

What This Year's Sales Have in Common
Five Ironbridge homes have gone under contract this year, compared with 11 by this date last year. Three were listed in 2026, and each went under contract within 12 days of listing with no price reduction. They closed between 98% and 104% of asking price. The other two closed in January after being on the market for most of 2025, at 13% and 18% below their original prices. Nothing has closed since July 6.

The pattern is simple: homes priced to the market sold in days. Homes that weren't waited, then adjusted. The five listings above $1.85 million have now been on the market between 59 and 220 days.

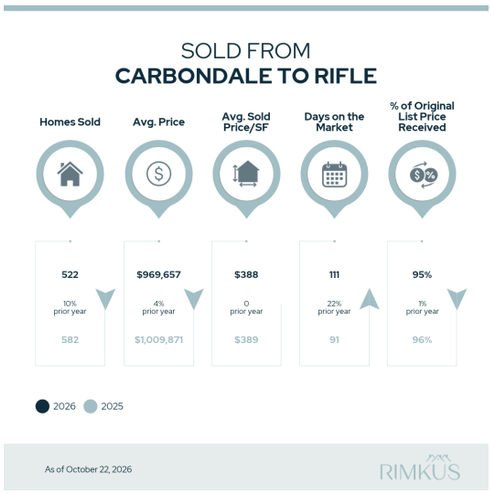
The new entry-level listings show the same thing at a smaller scale. 375 Blue Heron Vista, a 2023 single-level home, came to market in June at $1,225,000 and has been repositioned in steps since. It is now $1,000,000, about 18% below where it began, and sits almost exactly alongside 571 River Bend Way. Pricing has moved toward where buyers are, and that is what we should expect from a market that gives feedback quickly. One practical note for anyone researching the neighborhood: the days-on-market figure on a listing can reset when a home is withdrawn and relisted, so it doesn't always show how long a home has really been in front of buyers.

Two homes near $1 million now compete for the same buyer. How they perform over the next few weeks will tell us more about that price range than any average could.

The Wider Market
The slowdown shows up in contracts. Between Carbondale and Rifle, 144 homes went under contract in the last 90 days versus 187 a year ago, a 23% drop. Nationally, Redfin reported pending sales for the four weeks ending October 18 down 14.4% from a year ago, the lowest in its records dating to 2021, with Denver down 21%.
The pullback is not even. In Rifle, Silt, and New Castle, it is concentrated below $750,000. In Glenwood Springs, the dividing line is closer to $1 million. Higher-priced activity looks more like last year.

The more useful lesson is the one above. Roughly a third of the homes that went under contract did so within 30 days of listing, mostly priced close to recent comparable sales. Homes that took longer than 90 days were far more likely to have reduced their price (about 8 in 10), and went under contract at around 87% of their original list price. The first weeks on the market do disproportionate work, in Ironbridge as much as anywhere.





Glenwood Springs has 102 active listings, down 11% from last year. New construction listings are up from 3 to 21, many of them townhomes in a single project. Homes have been on the market an average of 127 days, versus 137, and the average asking price is about $1.4 million.

In the last 30 days, **six Glenwood Springs homes sold**, compared with 23 for the same period last year. Those six averaged $1,036,089, up from $847,076, but with so few sales the mix of homes matters more than any trend. Price per square foot, a better comparison, is down, from $471 to $398.

Across Carbondale to Rifle, year-to-date sales are down 10%, from 582 to 522. The average price is down 4%, but the average sold price per square foot is flat at $388 versus $389. Homes are taking longer to sell, 111 days versus 91, and sellers are receiving about 95% of their original list price, down from 96%.

What to Watch
The two pending sales will show where buyers and sellers met. I'll also be watching how the three new listings near $1 million fare in their first 30 days. Based on this year, that window matters most.

Sources: Aspen/Glenwood MLS data through October 22, 2026; Redfin, October 22, 2026.



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IRONBRIDGE
Property Owners Association

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