

Local Market Update for October 2021

A Research Tool Provided by the Colorado Association of REALTORS®

Eagle County

Contact the Vail Board of REALTORS® or Glenwood Springs Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

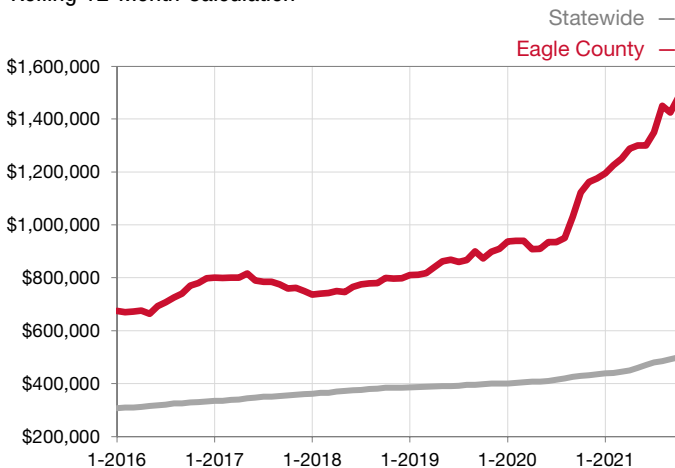
Single Family	October			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Key Metrics						
New Listings	69	54	- 21.7%	906	729	- 19.5%
Sold Listings	162	82	- 49.4%	751	641	- 14.6%
Median Sales Price*	\$1,282,500	\$1,990,000	+ 55.2%	\$1,150,000	\$1,497,500	+ 30.2%
Average Sales Price*	\$1,860,109	\$3,057,527	+ 64.4%	\$1,869,034	\$2,440,197	+ 30.6%
Percent of List Price Received*	97.6%	98.2%	+ 0.6%	96.8%	98.1%	+ 1.3%
Days on Market Until Sale	123	50	- 59.3%	143	85	- 40.6%
Inventory of Homes for Sale	226	138	- 38.9%	--	--	--
Months Supply of Inventory	3.1	2.1	- 32.3%	--	--	--

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

Townhouse/Condo	October			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Key Metrics						
New Listings	120	55	- 54.2%	1,025	890	- 13.2%
Sold Listings	163	96	- 41.1%	730	890	+ 21.9%
Median Sales Price*	\$754,000	\$879,500	+ 16.6%	\$695,205	\$799,000	+ 14.9%
Average Sales Price*	\$1,088,972	\$1,644,972	+ 51.1%	\$1,169,988	\$1,307,013	+ 11.7%
Percent of List Price Received*	98.2%	99.8%	+ 1.6%	97.1%	98.8%	+ 1.8%
Days on Market Until Sale	82	28	- 65.9%	110	70	- 36.4%
Inventory of Homes for Sale	308	90	- 70.8%	--	--	--
Months Supply of Inventory	4.3	0.9	- 79.1%	--	--	--

* 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

