

Local Market Update for January 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure
Your Agent is a REALTOR®

Not all agents
are the same!



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.

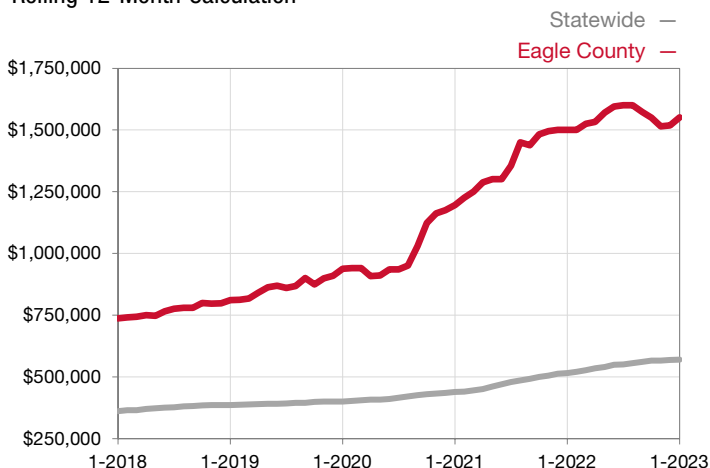
Single Family	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
New Listings	42	36	- 14.3%	42	36	- 14.3%
Sold Listings	35	28	- 20.0%	35	28	- 20.0%
Median Sales Price*	\$1,549,635	\$2,116,500	+ 36.6%	\$1,549,635	\$2,116,500	+ 36.6%
Average Sales Price*	\$2,678,247	\$2,295,076	- 14.3%	\$2,678,247	\$2,295,076	- 14.3%
Percent of List Price Received*	99.8%	97.0%	- 2.8%	99.8%	97.0%	- 2.8%
Days on Market Until Sale	65	56	- 13.8%	65	56	- 13.8%
Inventory of Homes for Sale	102	154	+ 51.0%	--	--	--
Months Supply of Inventory	1.6	3.2	+ 100.0%	--	--	--

* 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	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
New Listings	55	33	- 40.0%	55	33	- 40.0%
Sold Listings	55	26	- 52.7%	55	26	- 52.7%
Median Sales Price*	\$877,000	\$972,500	+ 10.9%	\$877,000	\$972,500	+ 10.9%
Average Sales Price*	\$1,438,105	\$1,676,962	+ 16.6%	\$1,438,105	\$1,676,962	+ 16.6%
Percent of List Price Received*	99.9%	97.2%	- 2.7%	99.9%	97.2%	- 2.7%
Days on Market Until Sale	53	37	- 30.2%	53	37	- 30.2%
Inventory of Homes for Sale	94	130	+ 38.3%	--	--	--
Months Supply of Inventory	1.1	2.4	+ 118.2%	--	--	--

* 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

