

# Local Market Update for February 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.

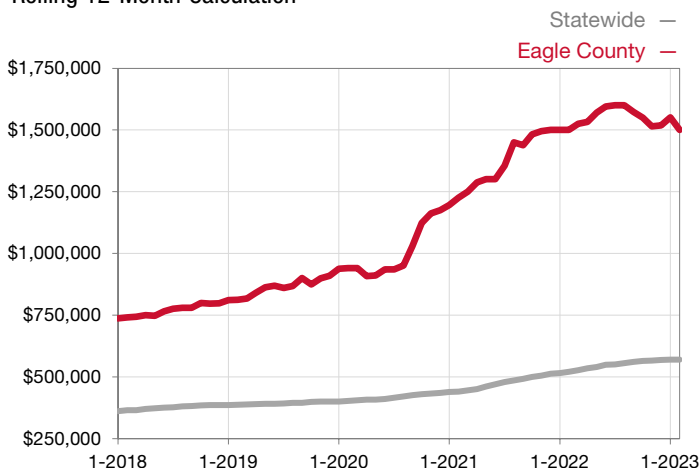
Single Family	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	54	41	- 24.1%	96	78	- 18.8%
Sold Listings	38	28	- 26.3%	73	56	- 23.3%
Median Sales Price*	\$2,647,000	\$1,187,500	- 55.1%	\$1,677,830	\$1,422,500	- 15.2%
Average Sales Price*	\$3,760,219	\$1,613,429	- 57.1%	\$3,241,465	\$1,954,252	- 39.7%
Percent of List Price Received*	97.6%	95.8%	- 1.8%	98.7%	96.4%	- 2.3%
Days on Market Until Sale	96	115	+ 19.8%	82	85	+ 3.7%
Inventory of Homes for Sale	98	153	+ 56.1%	--	--	--
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	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	137	45	- 67.2%	192	79	- 58.9%
Sold Listings	55	28	- 49.1%	111	54	- 51.4%
Median Sales Price*	\$1,045,000	\$1,467,500	+ 40.4%	\$1,015,000	\$1,145,250	+ 12.8%
Average Sales Price*	\$1,505,346	\$3,326,054	+ 120.9%	\$1,466,755	\$2,532,046	+ 72.6%
Percent of List Price Received*	102.3%	96.4%	- 5.8%	101.1%	96.8%	- 4.3%
Days on Market Until Sale	29	69	+ 137.9%	41	54	+ 31.7%
Inventory of Homes for Sale	164	140	- 14.6%	--	--	--
Months Supply of Inventory	1.9	2.6	+ 36.8%	--	--	--

\* 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

