

# Local Market Update for July 2023

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.

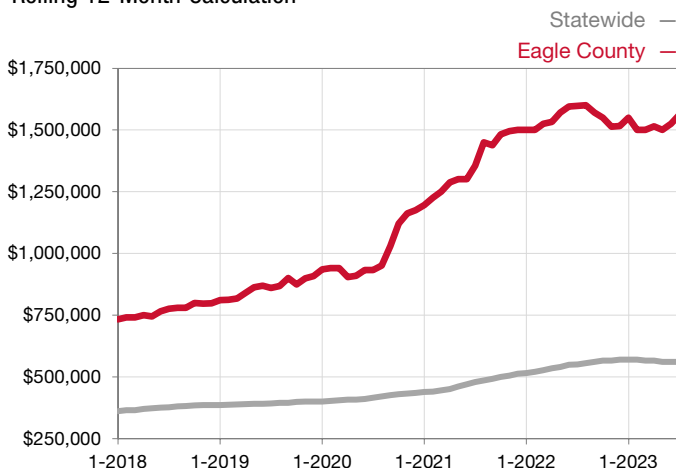
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	99	<b>94</b>	- 5.1%	557	<b>446</b>	- 19.9%
Sold Listings	44	<b>38</b>	- 13.6%	330	<b>262</b>	- 20.6%
Median Sales Price*	\$1,475,000	<b>\$1,561,500</b>	+ 5.9%	\$1,507,622	<b>\$1,597,500</b>	+ 6.0%
Average Sales Price*	\$2,026,937	<b>\$3,126,197</b>	+ 54.2%	\$2,593,507	<b>\$2,430,790</b>	- 6.3%
Percent of List Price Received*	98.1%	<b>97.9%</b>	- 0.2%	99.4%	<b>96.5%</b>	- 2.9%
Days on Market Until Sale	35	<b>80</b>	+ 128.6%	53	<b>91</b>	+ 71.7%
Inventory of Homes for Sale	244	<b>218</b>	- 10.7%	--	--	--
Months Supply of Inventory	4.3	<b>5.0</b>	+ 16.3%	--	--	--

\* 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	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	76	<b>71</b>	- 6.6%	601	<b>371</b>	- 38.3%
Sold Listings	45	<b>35</b>	- 22.2%	407	<b>227</b>	- 44.2%
Median Sales Price*	\$752,000	<b>\$970,000</b>	+ 29.0%	\$1,020,000	<b>\$1,230,000</b>	+ 20.6%
Average Sales Price*	\$1,379,013	<b>\$1,370,314</b>	- 0.6%	\$1,675,445	<b>\$2,036,992</b>	+ 21.6%
Percent of List Price Received*	100.4%	<b>98.2%</b>	- 2.2%	101.0%	<b>97.4%</b>	- 3.6%
Days on Market Until Sale	9	<b>33</b>	+ 266.7%	23	<b>48</b>	+ 108.7%
Inventory of Homes for Sale	196	<b>168</b>	- 14.3%	--	--	--
Months Supply of Inventory	2.9	<b>4.5</b>	+ 55.2%	--	--	--

\* 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

