

Local Market Update for August 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.

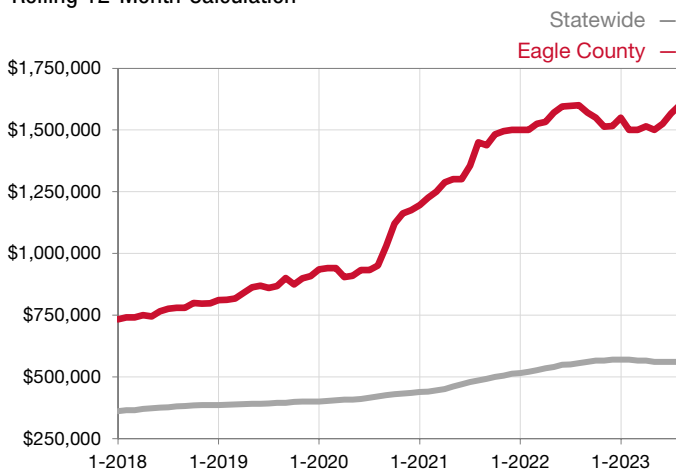
Single Family	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Key Metrics						
New Listings	70	90	+ 28.6%	627	538	- 14.2%
Sold Listings	57	65	+ 14.0%	387	326	- 15.8%
Median Sales Price*	\$1,520,937	\$1,800,000	+ 18.3%	\$1,515,000	\$1,636,500	+ 8.0%
Average Sales Price*	\$2,385,273	\$2,854,348	+ 19.7%	\$2,562,837	\$2,521,509	- 1.6%
Percent of List Price Received*	97.1%	96.6%	- 0.5%	99.0%	96.7%	- 2.3%
Days on Market Until Sale	45	67	+ 48.9%	52	85	+ 63.5%
Inventory of Homes for Sale	235	217	- 7.7%	--	--	--
Months Supply of Inventory	4.3	4.9	+ 14.0%	--	--	--

* 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	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Key Metrics						
New Listings	50	59	+ 18.0%	651	431	- 33.8%
Sold Listings	46	50	+ 8.7%	453	277	- 38.9%
Median Sales Price*	\$888,750	\$1,312,500	+ 47.7%	\$1,017,500	\$1,250,000	+ 22.9%
Average Sales Price*	\$1,368,837	\$2,036,969	+ 48.8%	\$1,644,310	\$2,036,988	+ 23.9%
Percent of List Price Received*	98.5%	97.8%	- 0.7%	100.7%	97.5%	- 3.2%
Days on Market Until Sale	16	69	+ 331.3%	22	51	+ 131.8%
Inventory of Homes for Sale	168	151	- 10.1%	--	--	--
Months Supply of Inventory	2.6	4.0	+ 53.8%	--	--	--

* 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

