

# Local Market Update for September 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.

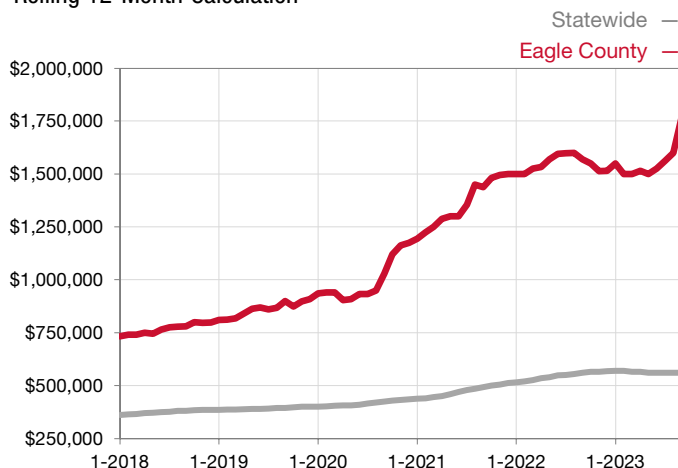
Single Family	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	61	50	- 18.0%	688	587	- 14.7%
Sold Listings	67	62	- 7.5%	454	389	- 14.3%
Median Sales Price*	\$1,325,000	\$2,300,000	+ 73.6%	\$1,500,000	\$1,785,000	+ 19.0%
Average Sales Price*	\$1,994,305	\$3,157,167	+ 58.3%	\$2,478,935	\$2,618,114	+ 5.6%
Percent of List Price Received*	96.1%	96.3%	+ 0.2%	98.6%	96.7%	- 1.9%
Days on Market Until Sale	36	53	+ 47.2%	49	80	+ 63.3%
Inventory of Homes for Sale	218	212	- 2.8%	--	--	--
Months Supply of Inventory	4.0	4.9	+ 22.5%	--	--	--

\* 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	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	40	46	+ 15.0%	691	478	- 30.8%
Sold Listings	58	54	- 6.9%	511	331	- 35.2%
Median Sales Price*	\$1,037,500	\$1,677,500	+ 61.7%	\$1,017,500	\$1,350,000	+ 32.7%
Average Sales Price*	\$1,784,282	\$2,266,528	+ 27.0%	\$1,660,197	\$2,074,435	+ 25.0%
Percent of List Price Received*	98.3%	97.2%	- 1.1%	100.5%	97.5%	- 3.0%
Days on Market Until Sale	38	54	+ 42.1%	24	52	+ 116.7%
Inventory of Homes for Sale	146	136	- 6.8%	--	--	--
Months Supply of Inventory	2.4	3.7	+ 54.2%	--	--	--

\* 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

