

Local Market Update for October 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.

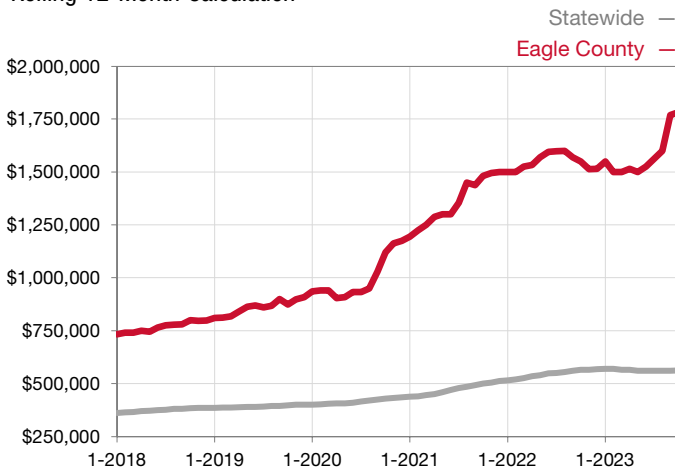
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	61	57	- 6.6%	749	643	- 14.2%
Sold Listings	61	45	- 26.2%	515	434	- 15.7%
Median Sales Price*	\$1,779,000	\$1,925,000	+ 8.2%	\$1,513,244	\$1,789,500	+ 18.3%
Average Sales Price*	\$2,940,187	\$2,153,035	- 26.8%	\$2,533,568	\$2,569,891	+ 1.4%
Percent of List Price Received*	97.2%	97.0%	- 0.2%	98.5%	96.7%	- 1.8%
Days on Market Until Sale	73	76	+ 4.1%	52	80	+ 53.8%
Inventory of Homes for Sale	220	212	- 3.6%	--	--	--
Months Supply of Inventory	4.2	5.0	+ 19.0%	--	--	--

* 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	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	50	44	- 12.0%	741	521	- 29.7%
Sold Listings	41	65	+ 58.5%	552	397	- 28.1%
Median Sales Price*	\$946,000	\$1,250,000	+ 32.1%	\$1,005,000	\$1,298,000	+ 29.2%
Average Sales Price*	\$1,540,709	\$1,688,103	+ 9.6%	\$1,651,322	\$2,008,148	+ 21.6%
Percent of List Price Received*	97.4%	97.5%	+ 0.1%	100.2%	97.5%	- 2.7%
Days on Market Until Sale	54	53	- 1.9%	26	52	+ 100.0%
Inventory of Homes for Sale	148	132	- 10.8%	--	--	--
Months Supply of Inventory	2.6	3.4	+ 30.8%	--	--	--

* 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

