

Local Market Update for November 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.

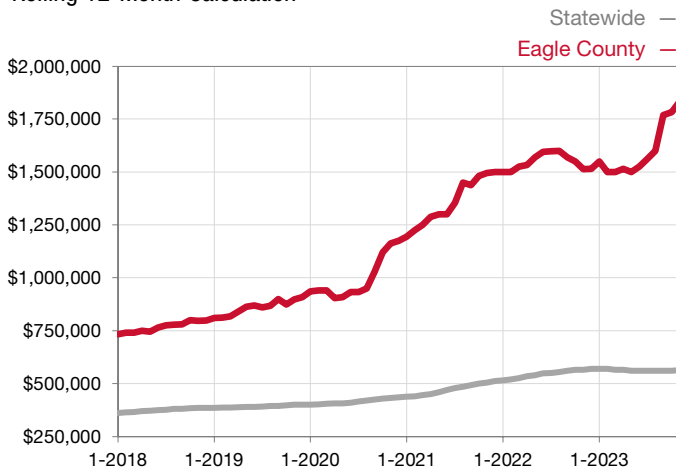
Single Family	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Key Metrics						
New Listings	41	20	- 51.2%	790	662	- 16.2%
Sold Listings	43	32	- 25.6%	558	466	- 16.5%
Median Sales Price*	\$1,495,000	\$2,255,000	+ 50.8%	\$1,501,000	\$1,818,500	+ 21.2%
Average Sales Price*	\$3,677,892	\$3,187,309	- 13.3%	\$2,621,751	\$2,612,289	- 0.4%
Percent of List Price Received*	97.2%	96.9%	- 0.3%	98.4%	96.7%	- 1.7%
Days on Market Until Sale	55	78	+ 41.8%	52	80	+ 53.8%
Inventory of Homes for Sale	220	194	- 11.8%	--	--	--
Months Supply of Inventory	4.3	4.7	+ 9.3%	--	--	--

* 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	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Key Metrics						
New Listings	38	46	+ 21.1%	779	569	- 27.0%
Sold Listings	40	31	- 22.5%	592	429	- 27.5%
Median Sales Price*	\$856,250	\$1,450,000	+ 69.3%	\$1,000,000	\$1,300,000	+ 30.0%
Average Sales Price*	\$1,379,100	\$2,042,329	+ 48.1%	\$1,632,929	\$2,007,444	+ 22.9%
Percent of List Price Received*	97.0%	98.2%	+ 1.2%	100.0%	97.5%	- 2.5%
Days on Market Until Sale	39	48	+ 23.1%	27	52	+ 92.6%
Inventory of Homes for Sale	153	147	- 3.9%	--	--	--
Months Supply of Inventory	2.8	3.8	+ 35.7%	--	--	--

* 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

