

# Local Market Update for January 2024

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.

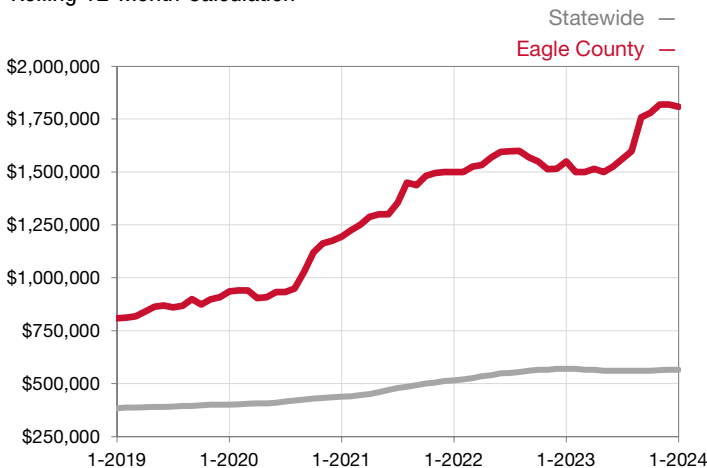
Single Family	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	37	31	- 16.2%	37	31	- 16.2%
Sold Listings	28	30	+ 7.1%	28	30	+ 7.1%
Median Sales Price*	\$2,116,500	<b>\$1,885,510</b>	- 10.9%	\$2,116,500	<b>\$1,885,510</b>	- 10.9%
Average Sales Price*	\$2,295,076	<b>\$2,108,783</b>	- 8.1%	\$2,295,076	<b>\$2,108,783</b>	- 8.1%
Percent of List Price Received*	97.0%	<b>95.3%</b>	- 1.8%	97.0%	<b>95.3%</b>	- 1.8%
Days on Market Until Sale	56	85	+ 51.8%	56	85	+ 51.8%
Inventory of Homes for Sale	189	182	- 3.7%	--	--	--
Months Supply of Inventory	3.9	4.3	+ 10.3%	--	--	--

\* 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	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	26	49	+ 88.5%	26	49	+ 88.5%
Sold Listings	25	39	+ 56.0%	25	39	+ 56.0%
Median Sales Price*	\$980,000	<b>\$1,425,000</b>	+ 45.4%	\$980,000	<b>\$1,425,000</b>	+ 45.4%
Average Sales Price*	\$1,714,340	<b>\$2,157,814</b>	+ 25.9%	\$1,714,340	<b>\$2,157,814</b>	+ 25.9%
Percent of List Price Received*	97.2%	<b>97.2%</b>	0.0%	97.2%	<b>97.2%</b>	0.0%
Days on Market Until Sale	35	44	+ 25.7%	35	44	+ 25.7%
Inventory of Homes for Sale	124	141	+ 13.7%	--	--	--
Months Supply of Inventory	2.5	3.4	+ 36.0%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

