

# Local Market Update for February 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.

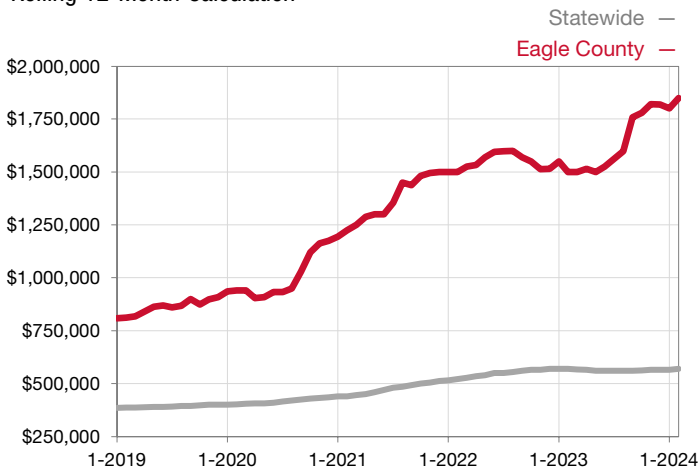
Single Family	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	41	43	+ 4.9%	78	74	- 5.1%
Sold Listings	28	29	+ 3.6%	56	60	+ 7.1%
Median Sales Price*	\$1,187,500	<b>\$1,775,000</b>	+ 49.5%	\$1,422,500	<b>\$1,825,510</b>	+ 28.3%
Average Sales Price*	\$1,613,429	<b>\$2,893,090</b>	+ 79.3%	\$1,954,252	<b>\$2,476,702</b>	+ 26.7%
Percent of List Price Received*	95.8%	<b>96.1%</b>	+ 0.3%	96.4%	<b>95.6%</b>	- 0.8%
Days on Market Until Sale	115	112	- 2.6%	85	97	+ 14.1%
Inventory of Homes for Sale	182	188	+ 3.3%	--	--	--
Months Supply of Inventory	3.8	4.4	+ 15.8%	--	--	--

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

Townhouse/Condo	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	44	62	+ 40.9%	70	111	+ 58.6%
Sold Listings	25	60	+ 140.0%	50	99	+ 98.0%
Median Sales Price*	\$1,875,000	<b>\$1,820,000</b>	- 2.9%	\$1,225,000	<b>\$1,645,000</b>	+ 34.3%
Average Sales Price*	\$3,622,380	<b>\$2,404,340</b>	- 33.6%	\$2,668,360	<b>\$2,307,224</b>	- 13.5%
Percent of List Price Received*	96.2%	<b>98.5%</b>	+ 2.4%	96.7%	<b>98.0%</b>	+ 1.3%
Days on Market Until Sale	71	58	- 18.3%	53	50	- 5.7%
Inventory of Homes for Sale	132	152	+ 15.2%	--	--	--
Months Supply of Inventory	2.8	3.4	+ 21.4%	--	--	--

\* 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

