

Local Market Update for April 2024

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

Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	31	53	+ 71.0%	177	171	- 3.4%
Sold Listings	33	33	0.0%	131	127	- 3.1%
Median Sales Price*	\$1,750,000	\$1,675,000	- 4.3%	\$1,600,000	\$1,775,000	+ 10.9%
Average Sales Price*	\$2,595,191	\$4,296,667	+ 65.6%	\$2,305,042	\$2,815,204	+ 22.1%
Percent of List Price Received*	97.3%	97.0%	- 0.3%	96.8%	96.7%	- 0.1%
Days on Market Until Sale	83	100	+ 20.5%	90	93	+ 3.3%
Inventory of Homes for Sale	184	187	+ 1.6%	--	--	--
Months Supply of Inventory	4.0	4.5	+ 12.5%	--	--	--

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

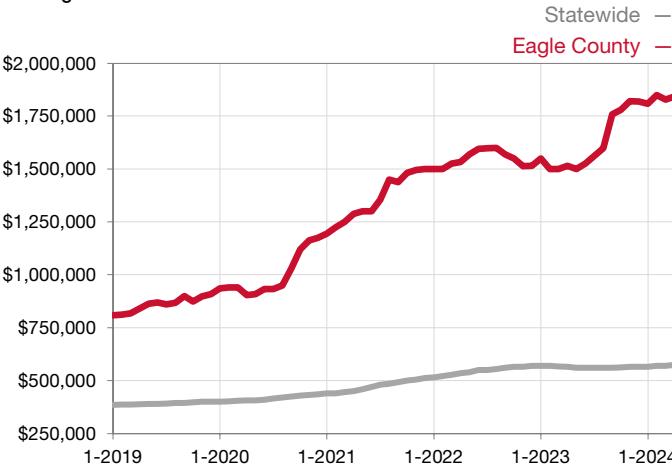
Townhouse/Condo

Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	40	48	+ 20.0%	169	224	+ 32.5%
Sold Listings	44	49	+ 11.4%	126	204	+ 61.9%
Median Sales Price*	\$1,805,000	\$1,600,000	- 11.4%	\$1,375,000	\$1,597,000	+ 16.1%
Average Sales Price*	\$1,985,992	\$2,225,335	+ 12.1%	\$2,306,620	\$2,193,334	- 4.9%
Percent of List Price Received*	97.4%	97.5%	+ 0.1%	97.1%	98.0%	+ 0.9%
Days on Market Until Sale	47	59	+ 25.5%	54	66	+ 22.2%
Inventory of Homes for Sale	142	146	+ 2.8%	--	--	--
Months Supply of Inventory	3.2	3.1	- 3.1%	--	--	--

* 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

