

# Local Market Update for May 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.

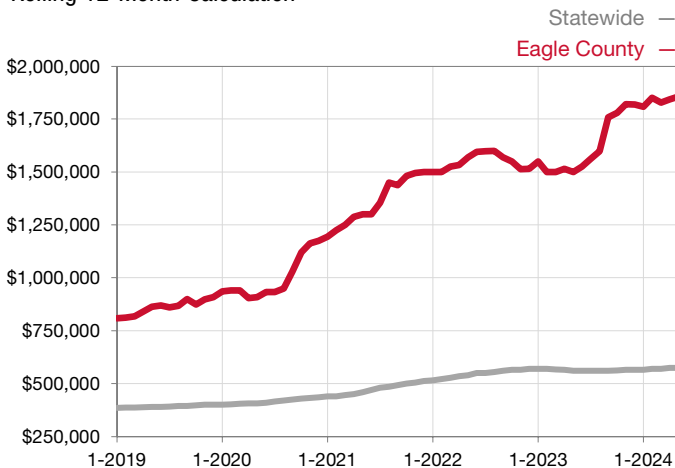
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	54	<b>65</b>	+ 20.4%	231	<b>240</b>	+ 3.9%
Sold Listings	49	<b>38</b>	- 22.4%	180	<b>165</b>	- 8.3%
Median Sales Price*	\$1,312,500	<b>\$1,867,500</b>	+ 42.3%	\$1,597,500	<b>\$1,775,000</b>	+ 11.1%
Average Sales Price*	\$2,024,427	<b>\$2,576,608</b>	+ 27.3%	\$2,228,652	<b>\$2,760,255</b>	+ 23.9%
Percent of List Price Received*	96.0%	<b>98.1%</b>	+ 2.2%	96.6%	<b>97.0%</b>	+ 0.4%
Days on Market Until Sale	83	<b>61</b>	- 26.5%	88	<b>85</b>	- 3.4%
Inventory of Homes for Sale	193	<b>213</b>	+ 10.4%	--	--	--
Months Supply of Inventory	4.3	<b>5.2</b>	+ 20.9%	--	--	--

\* 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	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	52	<b>48</b>	- 7.7%	221	<b>272</b>	+ 23.1%
Sold Listings	27	<b>52</b>	+ 92.6%	153	<b>255</b>	+ 66.7%
Median Sales Price*	\$1,715,000	<b>\$1,054,525</b>	- 38.5%	\$1,450,000	<b>\$1,400,000</b>	- 3.4%
Average Sales Price*	\$2,237,000	<b>\$1,809,943</b>	- 19.1%	\$2,294,334	<b>\$2,120,851</b>	- 7.6%
Percent of List Price Received*	96.8%	<b>97.8%</b>	+ 1.0%	97.0%	<b>98.0%</b>	+ 1.0%
Days on Market Until Sale	60	<b>57</b>	- 5.0%	55	<b>65</b>	+ 18.2%
Inventory of Homes for Sale	134	<b>154</b>	+ 14.9%	--	--	--
Months Supply of Inventory	3.3	<b>3.1</b>	- 6.1%	--	--	--

\* 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

