

Local Market Update for August 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.

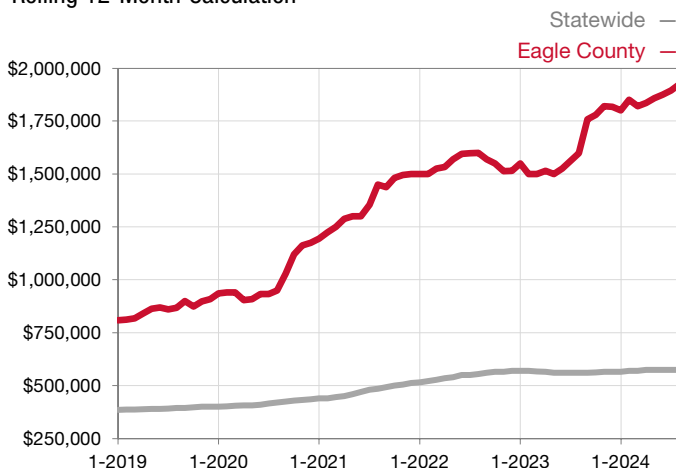
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	75	77	+ 2.7%	521	482	- 7.5%
Sold Listings	66	46	- 30.3%	328	298	- 9.1%
Median Sales Price*	\$1,775,000	\$2,080,000	+ 17.2%	\$1,614,000	\$1,852,500	+ 14.8%
Average Sales Price*	\$2,821,479	\$3,499,752	+ 24.0%	\$2,510,326	\$2,829,088	+ 12.7%
Percent of List Price Received*	96.7%	97.5%	+ 0.8%	96.8%	97.3%	+ 0.5%
Days on Market Until Sale	67	72	+ 7.5%	86	77	- 10.5%
Inventory of Homes for Sale	251	280	+ 11.6%	--	--	--
Months Supply of Inventory	5.7	7.1	+ 24.6%	--	--	--

* 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	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	58	74	+ 27.6%	431	512	+ 18.8%
Sold Listings	49	56	+ 14.3%	276	375	+ 35.9%
Median Sales Price*	\$1,325,000	\$1,345,000	+ 1.5%	\$1,250,000	\$1,340,000	+ 7.2%
Average Sales Price*	\$2,064,560	\$2,094,177	+ 1.4%	\$2,041,886	\$1,994,781	- 2.3%
Percent of List Price Received*	97.7%	97.6%	- 0.1%	97.5%	98.1%	+ 0.6%
Days on Market Until Sale	70	67	- 4.3%	72	71	- 1.4%
Inventory of Homes for Sale	163	213	+ 30.7%	--	--	--
Months Supply of Inventory	4.4	4.4	0.0%	--	--	--

* 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

