

Local Market Update for January 2025

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.

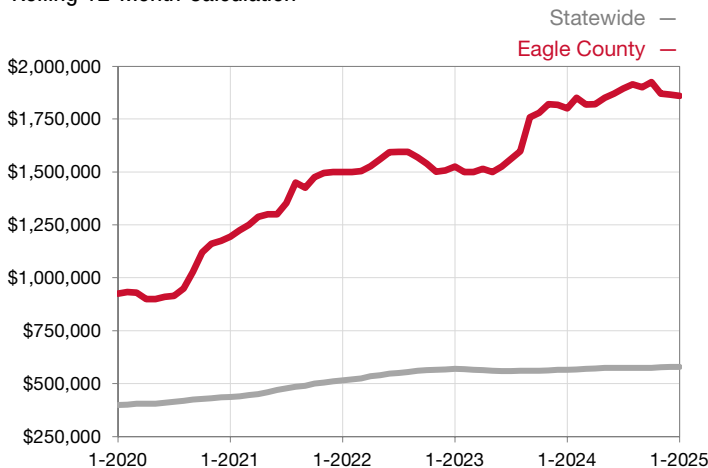
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Key Metrics						
New Listings	31	43	+ 38.7%	31	43	+ 38.7%
Sold Listings	30	29	- 3.3%	30	29	- 3.3%
Median Sales Price*	\$1,885,510	\$1,930,500	+ 2.4%	\$1,885,510	\$1,930,500	+ 2.4%
Average Sales Price*	\$2,115,388	\$3,310,607	+ 56.5%	\$2,115,388	\$3,310,607	+ 56.5%
Percent of List Price Received*	95.0%	94.7%	- 0.3%	95.0%	94.7%	- 0.3%
Days on Market Until Sale	89	124	+ 39.3%	89	124	+ 39.3%
Inventory of Homes for Sale	210	222	+ 5.7%	--	--	--
Months Supply of Inventory	5.0	5.6	+ 12.0%	--	--	--

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

Townhouse/Condo	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Key Metrics						
New Listings	52	87	+ 67.3%	52	87	+ 67.3%
Sold Listings	43	43	0.0%	43	43	0.0%
Median Sales Price*	\$1,468,000	\$1,150,000	- 21.7%	\$1,468,000	\$1,150,000	- 21.7%
Average Sales Price*	\$2,101,971	\$1,567,446	- 25.4%	\$2,101,971	\$1,567,446	- 25.4%
Percent of List Price Received*	97.3%	96.8%	- 0.5%	97.3%	96.8%	- 0.5%
Days on Market Until Sale	57	82	+ 43.9%	57	82	+ 43.9%
Inventory of Homes for Sale	187	262	+ 40.1%	--	--	--
Months Supply of Inventory	3.9	5.2	+ 33.3%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

