

Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

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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.

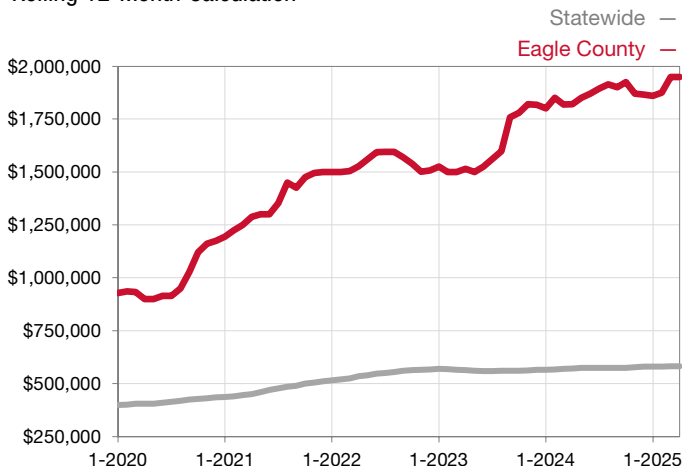
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	56	58	+ 3.6%	176	214	+ 21.6%
Sold Listings	34	29	- 14.7%	127	104	- 18.1%
Median Sales Price*	\$1,657,500	\$2,217,500	+ 33.8%	\$1,700,000	\$2,221,250	+ 30.7%
Average Sales Price*	\$4,183,529	\$4,807,069	+ 14.9%	\$2,797,133	\$3,887,073	+ 39.0%
Percent of List Price Received*	96.6%	95.1%	- 1.6%	96.6%	95.9%	- 0.7%
Days on Market Until Sale	107	134	+ 25.2%	101	122	+ 20.8%
Inventory of Homes for Sale	218	259	+ 18.8%	--	--	--
Months Supply of Inventory	5.2	6.8	+ 30.8%	--	--	--

* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	49	60	+ 22.4%	242	285	+ 17.8%
Sold Listings	49	39	- 20.4%	215	166	- 22.8%
Median Sales Price*	\$1,600,000	\$1,875,000	+ 17.2%	\$1,545,000	\$1,332,500	- 13.8%
Average Sales Price*	\$2,211,967	\$2,497,364	+ 12.9%	\$2,146,396	\$2,067,123	- 3.7%
Percent of List Price Received*	97.4%	96.8%	- 0.6%	98.0%	97.2%	- 0.8%
Days on Market Until Sale	60	76	+ 26.7%	83	80	- 3.6%
Inventory of Homes for Sale	195	273	+ 40.0%	--	--	--
Months Supply of Inventory	3.7	5.9	+ 59.5%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

