

# Local Market Update for October 2025

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.

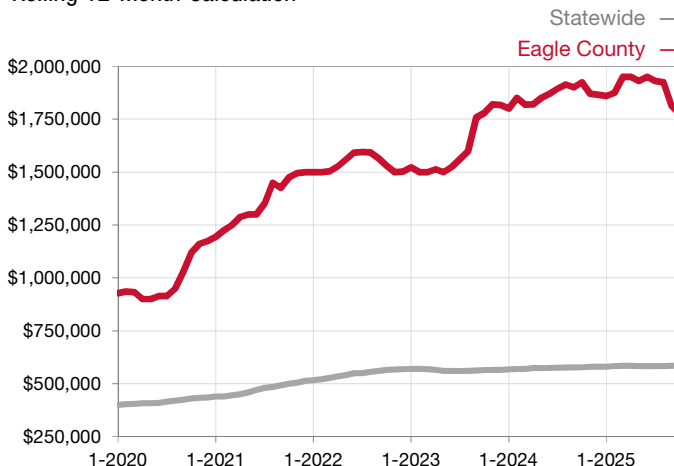
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	54	58	+ 7.4%	588	719	+ 22.3%
Sold Listings	54	63	+ 16.7%	392	407	+ 3.8%
Median Sales Price*	\$2,307,000	\$1,755,000	- 23.9%	\$1,907,500	\$1,800,000	- 5.6%
Average Sales Price*	\$3,681,819	\$3,112,466	- 15.5%	\$2,982,638	\$3,199,780	+ 7.3%
Percent of List Price Received*	97.1%	95.9%	- 1.2%	97.3%	96.0%	- 1.3%
Days on Market Until Sale	80	87	+ 8.7%	80	89	+ 11.3%
Inventory of Homes for Sale	259	318	+ 22.8%	--	--	--
Months Supply of Inventory	6.7	7.7	+ 14.9%	--	--	--

\* 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	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	54	52	- 3.7%	697	723	+ 3.7%
Sold Listings	46	67	+ 45.7%	505	461	- 8.7%
Median Sales Price*	\$1,147,500	\$1,330,000	+ 15.9%	\$1,316,250	\$1,225,000	- 6.9%
Average Sales Price*	\$1,559,796	\$2,182,477	+ 39.9%	\$1,906,196	\$1,986,741	+ 4.2%
Percent of List Price Received*	96.8%	96.4%	- 0.4%	97.8%	96.8%	- 1.0%
Days on Market Until Sale	77	104	+ 35.1%	82	98	+ 19.5%
Inventory of Homes for Sale	240	265	+ 10.4%	--	--	--
Months Supply of Inventory	4.8	5.7	+ 18.8%	--	--	--

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

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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

