

Local Market Update for December 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

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	48	38	- 20.8%	670	790	+ 17.9%
Sold Listings	32	41	+ 28.1%	479	495	+ 3.3%
Median Sales Price*	\$1,901,209	\$1,785,000	- 6.1%	\$1,860,000	\$1,825,000	- 1.9%
Average Sales Price*	\$3,615,059	\$2,348,976	- 35.0%	\$3,061,867	\$3,136,519	+ 2.4%
Percent of List Price Received*	96.0%	95.7%	- 0.3%	97.0%	95.9%	- 1.1%
Days on Market Until Sale	105	107	+ 1.9%	83	94	+ 13.3%
Inventory of Homes for Sale	236	281	+ 19.1%	--	--	--
Months Supply of Inventory	5.9	6.8	+ 15.3%	--	--	--

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

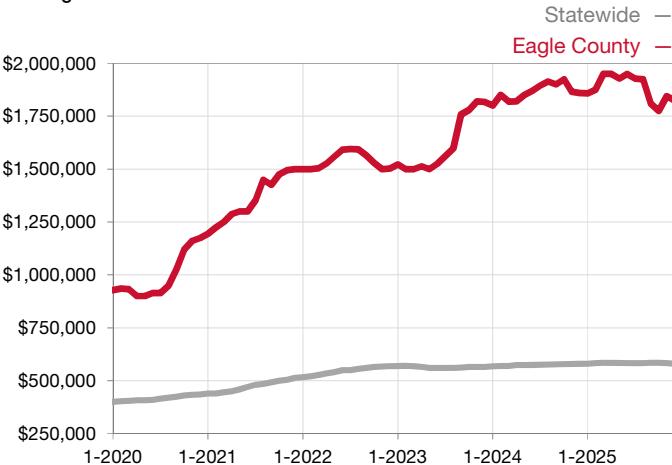
Townhouse/Condo

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	68	54	- 20.6%	810	837	+ 3.3%
Sold Listings	47	56	+ 19.1%	602	562	- 6.6%
Median Sales Price*	\$1,550,000	\$1,045,000	- 32.6%	\$1,315,625	\$1,177,500	- 10.5%
Average Sales Price*	\$2,009,935	\$1,724,527	- 14.2%	\$1,916,909	\$1,919,152	+ 0.1%
Percent of List Price Received*	98.0%	96.6%	- 1.4%	97.8%	96.8%	- 1.0%
Days on Market Until Sale	156	114	- 26.9%	89	99	+ 11.2%
Inventory of Homes for Sale	240	272	+ 13.3%	--	--	--
Months Supply of Inventory	4.8	5.8	+ 20.8%	--	--	--

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Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

