

Local Market Update for January 2026

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.

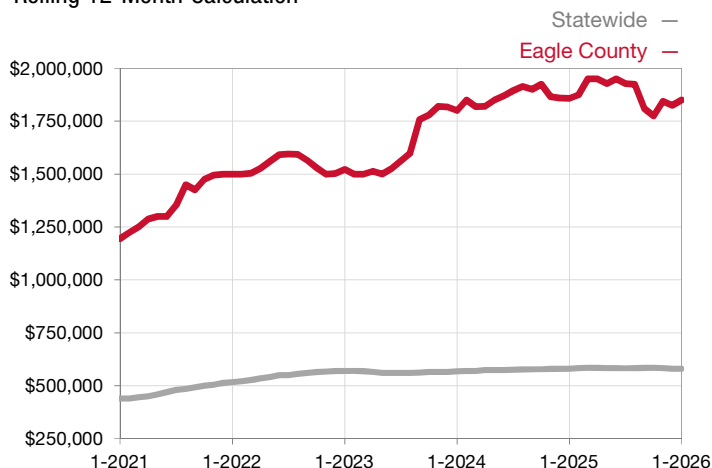
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	44	48	+ 9.1%	44	48	+ 9.1%
Sold Listings	29	24	- 17.2%	29	24	- 17.2%
Median Sales Price*	\$1,930,500	\$2,475,000	+ 28.2%	\$1,930,500	\$2,475,000	+ 28.2%
Average Sales Price*	\$3,310,607	\$2,515,855	- 24.0%	\$3,310,607	\$2,515,855	- 24.0%
Percent of List Price Received*	94.7%	96.7%	+ 2.1%	94.7%	96.7%	+ 2.1%
Days on Market Until Sale	124	93	- 25.0%	124	93	- 25.0%
Inventory of Homes for Sale	248	278	+ 12.1%	--	--	--
Months Supply of Inventory	6.2	6.8	+ 9.7%	--	--	--

* 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		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	87	42	- 51.7%	87	42	- 51.7%
Sold Listings	42	34	- 19.0%	42	34	- 19.0%
Median Sales Price*	\$1,187,500	\$1,350,000	+ 13.7%	\$1,187,500	\$1,350,000	+ 13.7%
Average Sales Price*	\$1,595,994	\$1,687,471	+ 5.7%	\$1,595,994	\$1,687,471	+ 5.7%
Percent of List Price Received*	96.7%	97.0%	+ 0.3%	96.7%	97.0%	+ 0.3%
Days on Market Until Sale	84	92	+ 9.5%	84	92	+ 9.5%
Inventory of Homes for Sale	274	257	- 6.2%	--	--	--
Months Supply of Inventory	5.5	5.6	+ 1.8%	--	--	--

* 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

