

Local Market Update for February 2026

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.

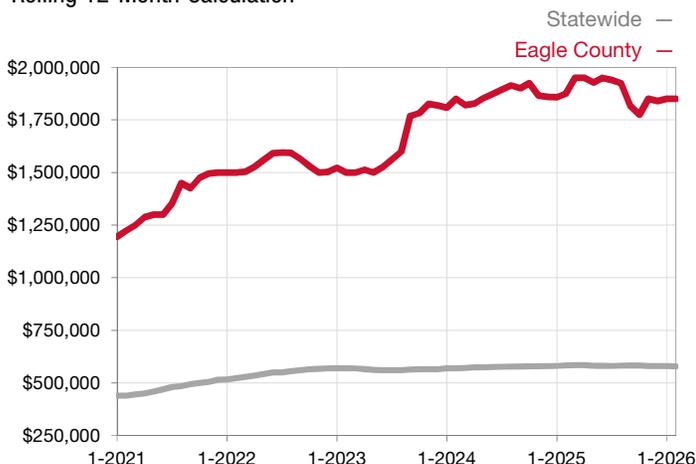
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Key Metrics						
New Listings	51	47	- 7.8%	94	95	+ 1.1%
Sold Listings	22	27	+ 22.7%	51	51	0.0%
Median Sales Price*	\$2,840,000	\$2,450,000	- 13.7%	\$2,000,000	\$2,450,000	+ 22.5%
Average Sales Price*	\$3,822,681	\$3,918,037	+ 2.5%	\$3,531,502	\$3,258,186	- 7.7%
Percent of List Price Received*	97.1%	94.9%	- 2.3%	95.7%	95.8%	+ 0.1%
Days on Market Until Sale	132	144	+ 9.1%	127	120	- 5.5%
Inventory of Homes for Sale	262	294	+ 12.2%	--	--	--
Months Supply of Inventory	6.7	7.1	+ 6.0%	--	--	--

* 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	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Key Metrics						
New Listings	52	107	+ 105.8%	139	149	+ 7.2%
Sold Listings	33	35	+ 6.1%	75	69	- 8.0%
Median Sales Price*	\$1,340,000	\$1,825,000	+ 36.2%	\$1,250,000	\$1,475,000	+ 18.0%
Average Sales Price*	\$2,167,409	\$2,429,277	+ 12.1%	\$1,847,417	\$2,063,749	+ 11.7%
Percent of List Price Received*	98.5%	97.1%	- 1.4%	97.5%	97.1%	- 0.4%
Days on Market Until Sale	68	128	+ 88.2%	77	105	+ 36.4%
Inventory of Homes for Sale	271	310	+ 14.4%	--	--	--
Months Supply of Inventory	5.7	6.7	+ 17.5%	--	--	--

* 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

