Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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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	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	56	**32**	- 42.9%	718	**710**	- 1.1%
Sold Listings	63	**48**	- 23.8%	409	**424**	+ 3.7%
Median Sales Price*	$1,755,000	**$1,772,500**	+ 1.0%	$1,800,000	**$1,900,000**	+ 5.6%
Average Sales Price*	$3,112,466	**$2,484,134**	- 20.2%	$3,199,169	**$2,892,328**	- 9.6%
Percent of List Price Received*	95.9%	**95.4%**	- 0.5%	96.0%	**95.9%**	- 0.1%
Days on Market Until Sale	86	**105**	+ 22.1%	93	**110**	+ 18.3%
Inventory of Homes for Sale	321	**325**	+ 1.2%	--	**--**	--
Months Supply of Inventory	7.8	**7.6**	- 2.6%	--	**--**	--

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

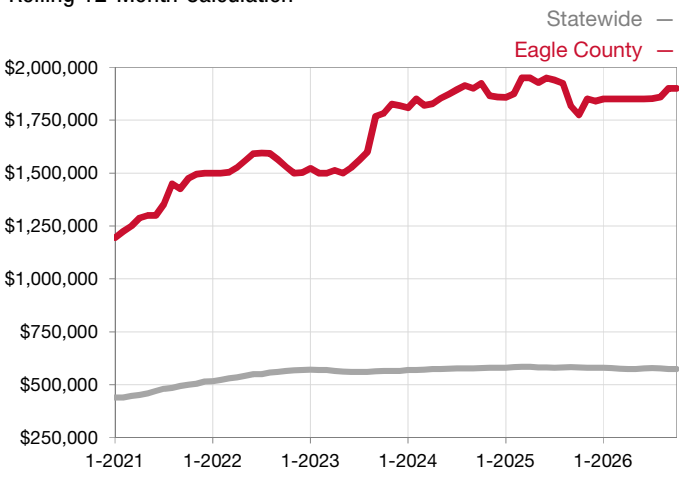
Townhouse/Condo

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	52	**64**	+ 23.1%	724	**905**	+ 25.0%
Sold Listings	69	**70**	+ 1.4%	464	**471**	+ 1.5%
Median Sales Price*	$1,330,000	**$1,322,000**	- 0.6%	$1,225,000	**$1,200,000**	- 2.0%
Average Sales Price*	$2,150,652	**$2,398,338**	+ 11.5%	$1,980,144	**$1,827,426**	- 7.7%
Percent of List Price Received*	96.5%	**96.4%**	- 0.1%	96.8%	**96.6%**	- 0.2%
Days on Market Until Sale	103	**160**	+ 55.3%	99	**135**	+ 36.4%
Inventory of Homes for Sale	268	**360**	+ 34.3%	--	**--**	--
Months Supply of Inventory	5.7	**7.6**	+ 33.3%	--	**--**	--

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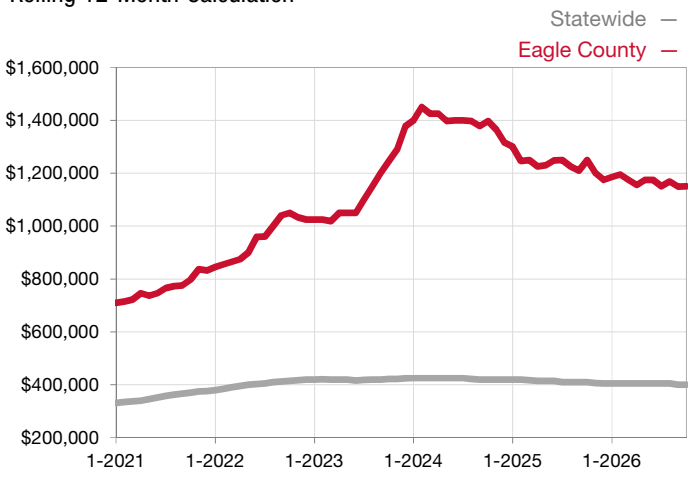
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Current as of November 4, 2026. All data from the multiple listing services in the state of Colorado. Report © 2026 ShowingTime Plus, LLC.