

Local Market Update for April 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.

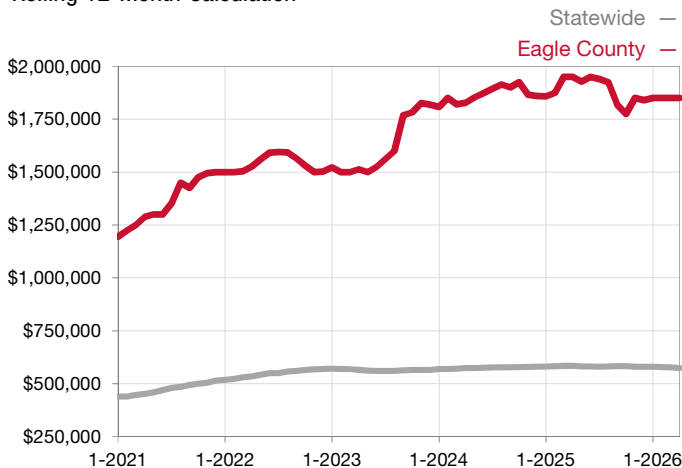
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	57	63	+ 10.5%	214	221	+ 3.3%
Sold Listings	28	43	+ 53.6%	103	129	+ 25.2%
Median Sales Price*	\$2,221,250	\$1,900,000	- 14.5%	\$2,225,000	\$2,015,000	- 9.4%
Average Sales Price*	\$4,935,893	\$3,117,130	- 36.8%	\$3,913,161	\$3,275,432	- 16.3%
Percent of List Price Received*	95.2%	94.9%	- 0.3%	95.9%	95.0%	- 0.9%
Days on Market Until Sale	144	102	- 29.2%	125	129	+ 3.2%
Inventory of Homes for Sale	282	288	+ 2.1%	--	--	--
Months Supply of Inventory	7.4	6.6	- 10.8%	--	--	--

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

Townhouse/Condo	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	60	59	- 1.7%	286	279	- 2.4%
Sold Listings	40	36	- 10.0%	167	156	- 6.6%
Median Sales Price*	\$1,837,500	\$1,225,000	- 33.3%	\$1,325,000	\$1,262,500	- 4.7%
Average Sales Price*	\$2,450,430	\$1,548,445	- 36.8%	\$2,058,458	\$1,774,630	- 13.8%
Percent of List Price Received*	96.7%	96.8%	+ 0.1%	97.2%	96.9%	- 0.3%
Days on Market Until Sale	74	89	+ 20.3%	80	109	+ 36.3%
Inventory of Homes for Sale	283	291	+ 2.8%	--	--	--
Months Supply of Inventory	6.1	6.3	+ 3.3%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

