Local Market Update for August 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

	August			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 08-2025**	**Thru 08-2026**	Percent Change from Previous Year
New Listings	72	**77**	+ 6.9%	620	**604**	- 2.6%
Sold Listings	58	**45**	- 22.4%	285	**313**	+ 9.8%
Median Sales Price*	$1,642,500	**$1,937,000**	+ 17.9%	$1,875,000	**$1,900,000**	+ 1.3%
Average Sales Price*	$3,044,752	**$2,741,029**	- 10.0%	$3,329,258	**$2,961,778**	- 11.0%
Percent of List Price Received*	94.7%	**95.2%**	+ 0.5%	95.9%	**96.1%**	+ 0.2%
Days on Market Until Sale	84	**104**	+ 23.8%	101	**111**	+ 9.9%
Inventory of Homes for Sale	388	**411**	+ 5.9%	--	**--**	--
Months Supply of Inventory	10.0	**9.4**	- 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.

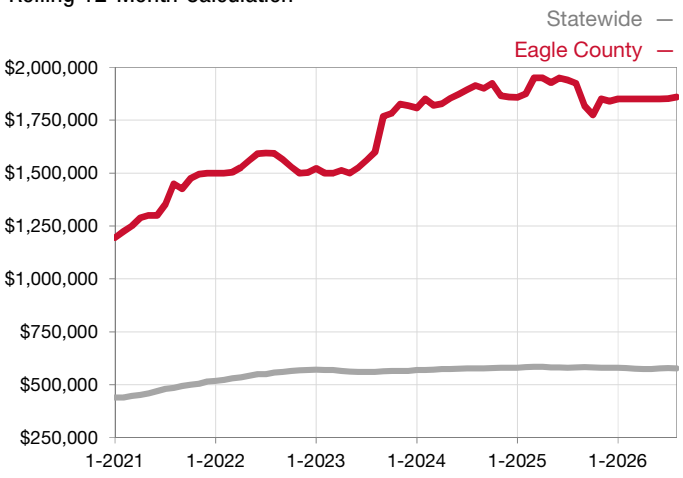
Townhouse/Condo

	August			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 08-2025**	**Thru 08-2026**	Percent Change from Previous Year
New Listings	67	**104**	+ 55.2%	626	**779**	+ 24.4%
Sold Listings	47	**66**	+ 40.4%	342	**355**	+ 3.8%
Median Sales Price*	$1,040,000	**$1,235,000**	+ 18.8%	$1,180,000	**$1,175,000**	- 0.4%
Average Sales Price*	$1,541,750	**$1,926,189**	+ 24.9%	$1,927,379	**$1,724,753**	- 10.5%
Percent of List Price Received*	97.0%	**96.8%**	- 0.2%	97.1%	**96.8%**	- 0.3%
Days on Market Until Sale	54	**182**	+ 237.0%	94	**136**	+ 44.7%
Inventory of Homes for Sale	362	**433**	+ 19.6%	--	**--**	--
Months Supply of Inventory	8.1	**9.0**	+ 11.1%	--	**--**	--

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

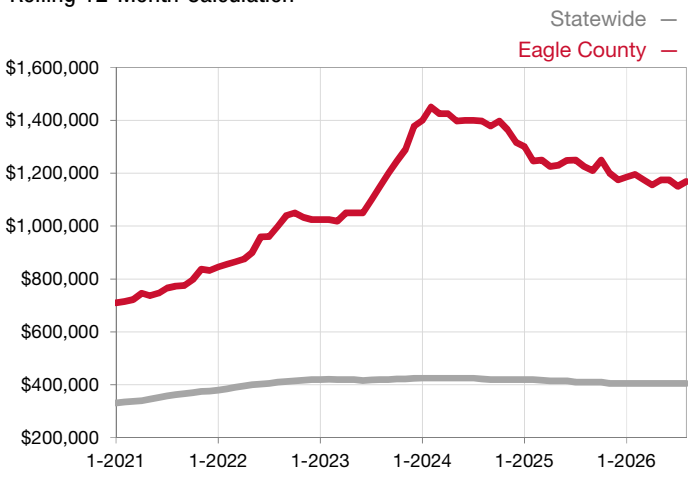
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Current as of September 3, 2026. All data from the multiple listing services in the state of Colorado. Report © 2026 ShowingTime Plus, LLC.