

Local Market Update for February 2025

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.

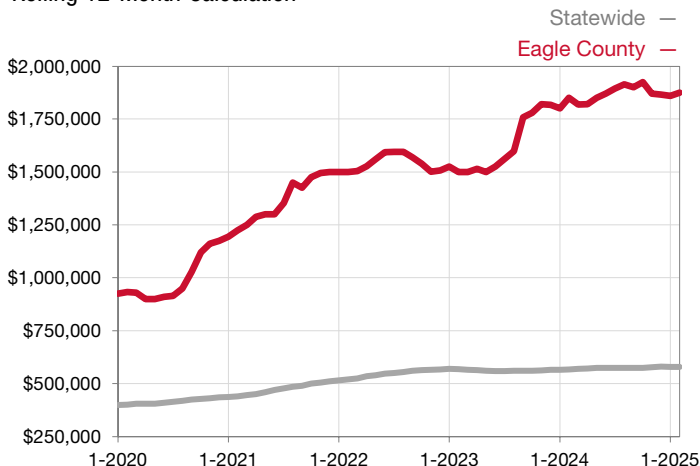
Single Family	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Key Metrics						
New Listings	43	52	+ 20.9%	74	96	+ 29.7%
Sold Listings	29	22	- 24.1%	59	51	- 13.6%
Median Sales Price*	\$1,775,000	\$2,840,000	+ 60.0%	\$1,876,019	\$2,000,000	+ 6.6%
Average Sales Price*	\$2,893,090	\$3,822,681	+ 32.1%	\$2,497,648	\$3,531,502	+ 41.4%
Percent of List Price Received*	96.1%	97.1%	+ 1.0%	95.5%	95.7%	+ 0.2%
Days on Market Until Sale	114	132	+ 15.8%	101	127	+ 25.7%
Inventory of Homes for Sale	215	240	+ 11.6%	--	--	--
Months Supply of Inventory	5.1	6.1	+ 19.6%	--	--	--

* 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	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Key Metrics						
New Listings	69	50	- 27.5%	121	136	+ 12.4%
Sold Listings	63	33	- 47.6%	106	75	- 29.2%
Median Sales Price*	\$1,795,000	\$1,340,000	- 25.3%	\$1,612,500	\$1,250,000	- 22.5%
Average Sales Price*	\$2,363,975	\$2,167,409	- 8.3%	\$2,257,690	\$1,847,417	- 18.2%
Percent of List Price Received*	98.6%	98.5%	- 0.1%	98.1%	97.5%	- 0.6%
Days on Market Until Sale	64	68	+ 6.3%	61	77	+ 26.2%
Inventory of Homes for Sale	195	258	+ 32.3%	--	--	--
Months Supply of Inventory	3.8	5.4	+ 42.1%	--	--	--

* 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

