

Local Market Update for October 2022

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents are the same!



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.

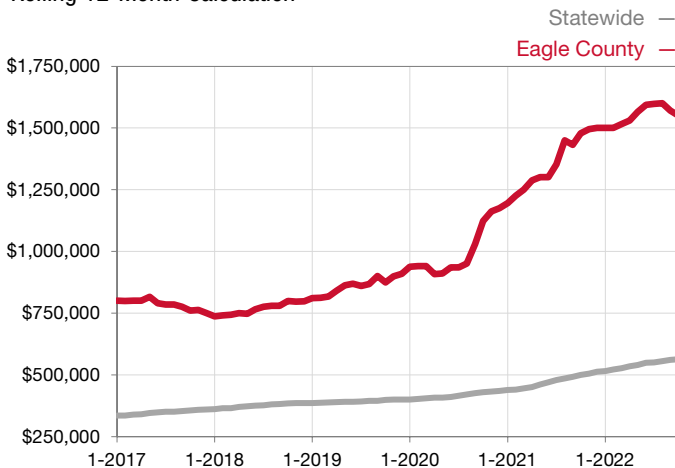
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Key Metrics						
New Listings	55	57	+ 3.6%	733	748	+ 2.0%
Sold Listings	87	61	- 29.9%	649	517	- 20.3%
Median Sales Price*	\$1,850,000	\$1,779,000	- 3.8%	\$1,495,000	\$1,513,244	+ 1.2%
Average Sales Price*	\$2,942,525	\$2,940,187	- 0.1%	\$2,424,122	\$2,527,965	+ 4.3%
Percent of List Price Received*	98.3%	97.2%	- 1.1%	98.1%	98.4%	+ 0.3%
Days on Market Until Sale	48	73	+ 52.1%	84	52	- 38.1%
Inventory of Homes for Sale	156	199	+ 27.6%	--	--	--
Months Supply of Inventory	2.3	3.8	+ 65.2%	--	--	--

* 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		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Key Metrics						
New Listings	55	53	- 3.6%	892	825	- 7.5%
Sold Listings	99	45	- 54.5%	893	621	- 30.5%
Median Sales Price*	\$879,000	\$965,000	+ 9.8%	\$799,000	\$1,025,000	+ 28.3%
Average Sales Price*	\$1,622,448	\$1,530,823	- 5.6%	\$1,305,652	\$1,610,114	+ 23.3%
Percent of List Price Received*	99.8%	97.3%	- 2.5%	98.8%	100.3%	+ 1.5%
Days on Market Until Sale	28	63	+ 125.0%	70	28	- 60.0%
Inventory of Homes for Sale	108	152	+ 40.7%	--	--	--
Months Supply of Inventory	1.1	2.4	+ 118.2%	--	--	--

* 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

