

Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

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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.

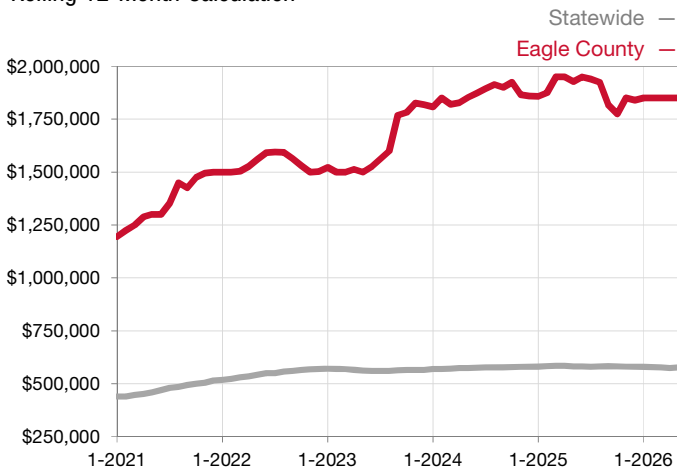
| Single Family | May | | | Year to Date | | |
|---------------------------------|-------------|--------------------|-----------------------------------|--------------|--------------------|-----------------------------------|
| | 2025 | 2026 | Percent Change from Previous Year | Thru 05-2025 | Thru 05-2026 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 102 | 96 | - 5.9% | 316 | 318 | + 0.6% |
| Sold Listings | 40 | 40 | 0.0% | 143 | 172 | + 20.3% |
| Median Sales Price* | \$1,772,500 | \$1,697,500 | - 4.2% | \$1,950,000 | \$1,915,000 | - 1.8% |
| Average Sales Price* | \$2,971,544 | \$2,925,683 | - 1.5% | \$3,649,772 | \$3,168,622 | - 13.2% |
| Percent of List Price Received* | 96.4% | 96.5% | + 0.1% | 96.1% | 95.5% | - 0.6% |
| Days on Market Until Sale | 81 | 109 | + 34.6% | 113 | 122 | + 8.0% |
| Inventory of Homes for Sale | 323 | 338 | + 4.6% | -- | -- | -- |
| Months Supply of Inventory | 8.5 | 7.7 | - 9.4% | -- | -- | -- |

* 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 | May | | | Year to Date | | |
|---------------------------------|-------------|--------------------|-----------------------------------|--------------|--------------------|-----------------------------------|
| | 2025 | 2026 | Percent Change from Previous Year | Thru 05-2025 | Thru 05-2026 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 94 | 105 | + 11.7% | 380 | 386 | + 1.6% |
| Sold Listings | 55 | 44 | - 20.0% | 222 | 201 | - 9.5% |
| Median Sales Price* | \$1,100,000 | \$1,190,000 | + 8.2% | \$1,255,000 | \$1,235,000 | - 1.6% |
| Average Sales Price* | \$2,030,167 | \$1,667,603 | - 17.9% | \$2,051,449 | \$1,746,601 | - 14.9% |
| Percent of List Price Received* | 97.8% | 95.5% | - 2.4% | 97.4% | 96.6% | - 0.8% |
| Days on Market Until Sale | 181 | 95 | - 47.5% | 105 | 107 | + 1.9% |
| Inventory of Homes for Sale | 314 | 331 | + 5.4% | -- | -- | -- |
| Months Supply of Inventory | 6.8 | 7.3 | + 7.4% | -- | -- | -- |

* 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

