Local Market Update for September 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

Key Metrics	September 2025	September 2026	Percent Change from Previous Year	Year to Date Thru 09-2025	Year to Date Thru 09-2026	Percent Change from Previous Year
New Listings	42	**73**	+ 73.8%	662	**678**	+ 2.4%
Sold Listings	61	**63**	+ 3.3%	346	**376**	+ 8.7%
Median Sales Price*	$1,600,000	**$1,900,000**	+ 18.8%	$1,817,500	**$1,900,000**	+ 4.5%
Average Sales Price*	$2,680,926	**$2,858,285**	+ 6.6%	$3,214,957	**$2,944,438**	- 8.4%
Percent of List Price Received*	96.4%	**95.3%**	- 1.1%	96.0%	**95.9%**	- 0.1%
Days on Market Until Sale	62	**108**	+ 74.2%	94	**111**	+ 18.1%
Inventory of Homes for Sale	357	**386**	+ 8.1%	--	**--**	--
Months Supply of Inventory	8.8	**8.8**	0.0%	--	**--**	--

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

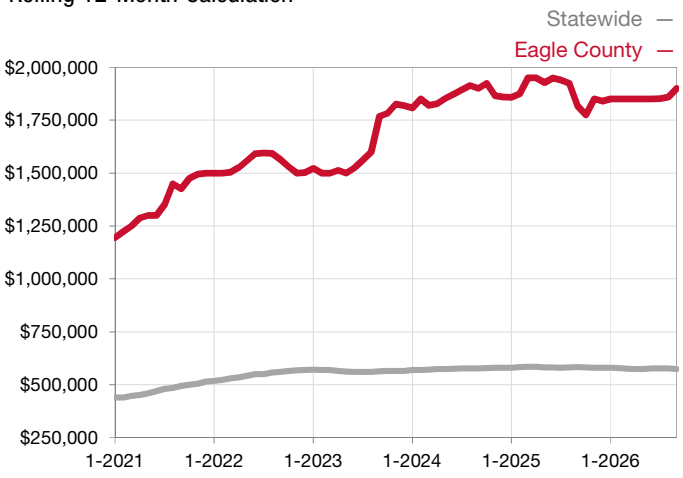
Townhouse/Condo

Key Metrics	September 2025	September 2026	Percent Change from Previous Year	Year to Date Thru 09-2025	Year to Date Thru 09-2026	Percent Change from Previous Year
New Listings	46	**63**	+ 37.0%	672	**841**	+ 25.1%
Sold Listings	53	**44**	- 17.0%	395	**401**	+ 1.5%
Median Sales Price*	$1,350,000	**$1,162,500**	- 13.9%	$1,200,000	**$1,175,000**	- 2.1%
Average Sales Price*	$2,098,644	**$1,727,812**	- 17.7%	$1,950,359	**$1,727,766**	- 11.4%
Percent of List Price Received*	95.7%	**95.5%**	- 0.2%	96.9%	**96.7%**	- 0.2%
Days on Market Until Sale	118	**96**	- 18.6%	97	**131**	+ 35.1%
Inventory of Homes for Sale	320	**408**	+ 27.5%	--	**--**	--
Months Supply of Inventory	7.1	**8.6**	+ 21.1%	--	**--**	--

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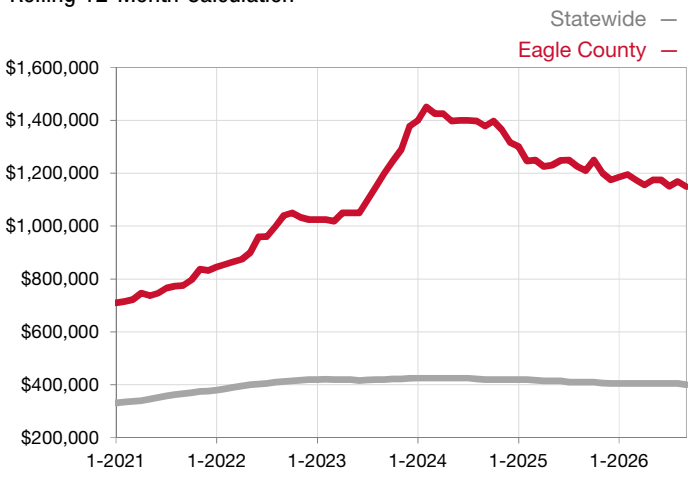
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Current as of October 5, 2026. All data from the multiple listing services in the state of Colorado. Report © 2026 ShowingTime Plus, LLC.