

Local Market Update for October 2024

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.

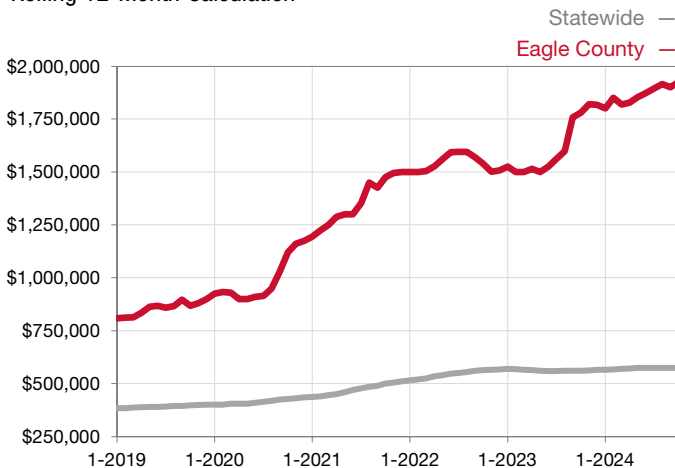
Single Family	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	56	54	- 3.6%	630	588	- 6.7%
Sold Listings	45	54	+ 20.0%	435	391	- 10.1%
Median Sales Price*	\$1,925,000	\$2,307,000	+ 19.8%	\$1,785,000	\$1,915,000	+ 7.3%
Average Sales Price*	\$2,155,257	\$3,681,819	+ 70.8%	\$2,565,788	\$2,989,115	+ 16.5%
Percent of List Price Received*	97.1%	97.1%	0.0%	96.7%	97.3%	+ 0.6%
Days on Market Until Sale	81	80	- 1.2%	84	80	- 4.8%
Inventory of Homes for Sale	241	234	- 2.9%	--	--	--
Months Supply of Inventory	5.7	6.1	+ 7.0%	--	--	--

* 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	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	47	53	+ 12.8%	605	695	+ 14.9%
Sold Listings	72	45	- 37.5%	465	503	+ 8.2%
Median Sales Price*	\$1,255,500	\$1,170,000	- 6.8%	\$1,275,000	\$1,331,000	+ 4.4%
Average Sales Price*	\$1,692,313	\$1,572,347	- 7.1%	\$1,920,644	\$1,910,366	- 0.5%
Percent of List Price Received*	97.5%	96.8%	- 0.7%	97.7%	97.8%	+ 0.1%
Days on Market Until Sale	59	78	+ 32.2%	82	83	+ 1.2%
Inventory of Homes for Sale	181	218	+ 20.4%	--	--	--
Months Supply of Inventory	4.0	4.4	+ 10.0%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

