

Local Market Update for April 2023

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.

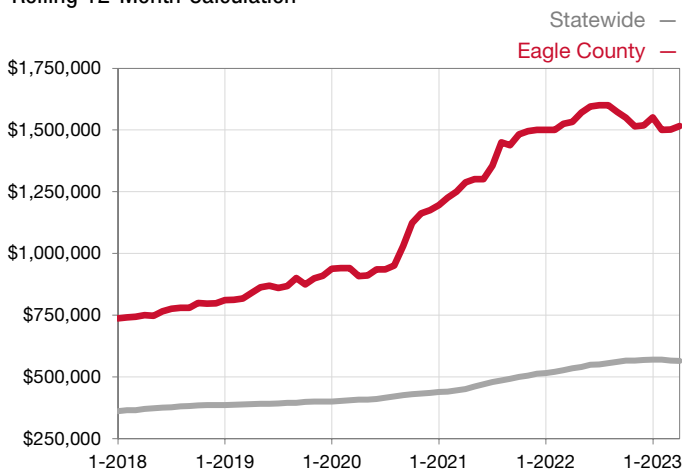
Single Family	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Key Metrics						
New Listings	68	31	- 54.4%	222	177	- 20.3%
Sold Listings	44	33	- 25.0%	172	131	- 23.8%
Median Sales Price*	\$1,499,500	\$1,750,000	+ 16.7%	\$1,595,848	\$1,600,000	+ 0.3%
Average Sales Price*	\$2,587,439	\$2,595,191	+ 0.3%	\$2,873,855	\$2,305,042	- 19.8%
Percent of List Price Received*	100.2%	97.3%	- 2.9%	99.5%	96.8%	- 2.7%
Days on Market Until Sale	58	83	+ 43.1%	70	90	+ 28.6%
Inventory of Homes for Sale	106	137	+ 29.2%	--	--	--
Months Supply of Inventory	1.8	3.0	+ 66.7%	--	--	--

* 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	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Key Metrics						
New Listings	80	43	- 46.3%	394	186	- 52.8%
Sold Listings	81	50	- 38.3%	246	141	- 42.7%
Median Sales Price*	\$1,000,000	\$1,811,500	+ 81.2%	\$1,067,500	\$1,350,000	+ 26.5%
Average Sales Price*	\$1,550,163	\$1,949,803	+ 25.8%	\$1,525,516	\$2,206,462	+ 44.6%
Percent of List Price Received*	101.5%	97.6%	- 3.8%	101.3%	97.2%	- 4.0%
Days on Market Until Sale	17	45	+ 164.7%	30	52	+ 73.3%
Inventory of Homes for Sale	131	144	+ 9.9%	--	--	--
Months Supply of Inventory	1.6	2.9	+ 81.3%	--	--	--

* 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

