

# Local Market Update for July 2024

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.

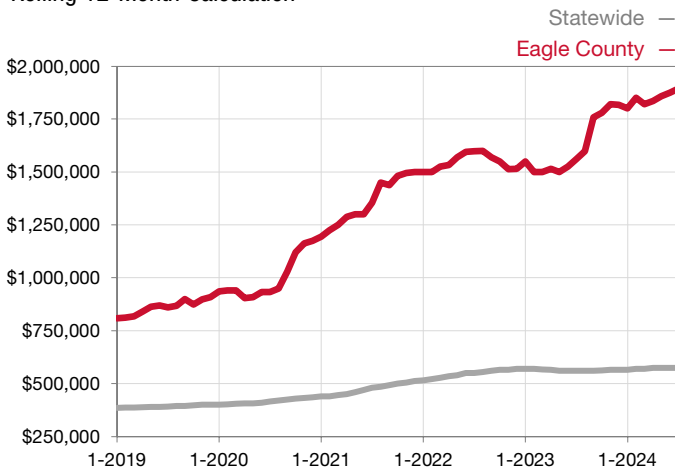
Single Family	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	93	82	- 11.8%	446	406	- 9.0%
Sold Listings	38	44	+ 15.8%	262	252	- 3.8%
Median Sales Price*	\$1,561,500	<b>\$1,800,142</b>	+ 15.3%	\$1,597,500	<b>\$1,797,500</b>	+ 12.5%
Average Sales Price*	\$3,126,197	<b>\$2,819,648</b>	- 9.8%	\$2,431,944	<b>\$2,706,665</b>	+ 11.3%
Percent of List Price Received*	97.9%	<b>96.9%</b>	- 1.0%	96.8%	<b>97.3%</b>	+ 0.5%
Days on Market Until Sale	80	81	+ 1.3%	90	78	- 13.3%
Inventory of Homes for Sale	260	267	+ 2.7%	--	--	--
Months Supply of Inventory	6.0	6.5	+ 8.3%	--	--	--

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

Townhouse/Condo	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	72	79	+ 9.7%	373	439	+ 17.7%
Sold Listings	35	37	+ 5.7%	227	318	+ 40.1%
Median Sales Price*	\$970,000	<b>\$1,070,000</b>	+ 10.3%	\$1,230,000	<b>\$1,335,500</b>	+ 8.6%
Average Sales Price*	\$1,370,314	<b>\$1,408,946</b>	+ 2.8%	\$2,036,992	<b>\$1,986,246</b>	- 2.5%
Percent of List Price Received*	98.2%	<b>99.4%</b>	+ 1.2%	97.4%	<b>98.2%</b>	+ 0.8%
Days on Market Until Sale	33	67	+ 103.0%	48	65	+ 35.4%
Inventory of Homes for Sale	183	218	+ 19.1%	--	--	--
Months Supply of Inventory	4.9	4.5	- 8.2%	--	--	--

\* 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

