

Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

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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.

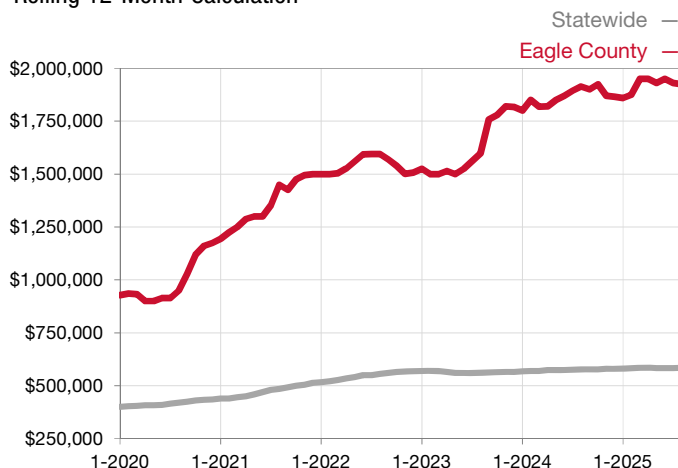
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	78	70	- 10.3%	484	617	+ 27.5%
Sold Listings	47	56	+ 19.1%	299	281	- 6.0%
Median Sales Price*	\$1,960,000	\$1,880,000	- 4.1%	\$1,830,000	\$1,875,000	+ 2.5%
Average Sales Price*	\$3,417,523	\$3,103,404	- 9.2%	\$2,810,730	\$3,344,781	+ 19.0%
Percent of List Price Received*	97.6%	94.8%	- 2.9%	97.3%	96.0%	- 1.3%
Days on Market Until Sale	73	83	+ 13.7%	83	96	+ 15.7%
Inventory of Homes for Sale	303	394	+ 30.0%	--	--	--
Months Supply of Inventory	7.6	10.3	+ 35.5%	--	--	--

* 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	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	80	67	- 16.3%	555	625	+ 12.6%
Sold Listings	59	47	- 20.3%	405	341	- 15.8%
Median Sales Price*	\$1,340,000	\$1,040,000	- 22.4%	\$1,316,250	\$1,185,000	- 10.0%
Average Sales Price*	\$2,047,524	\$1,541,750	- 24.7%	\$1,951,562	\$1,930,891	- 1.1%
Percent of List Price Received*	97.7%	97.0%	- 0.7%	98.0%	97.1%	- 0.9%
Days on Market Until Sale	66	54	- 18.2%	79	94	+ 19.0%
Inventory of Homes for Sale	256	361	+ 41.0%	--	--	--
Months Supply of Inventory	4.8	8.1	+ 68.8%	--	--	--

* 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

