

Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Eagle-Vail & Avon

| Single Family-Duplex | December | | | Year to Date | | |
|---------------------------------|-------------|--------------------|-----------------------------------|--------------|--------------------|-----------------------------------|
| | 2023 | 2024 | Percent Change from Previous Year | Thru 12-2023 | Thru 12-2024 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 1 | 9 | + 800.0% | 23 | 45 | + 95.7% |
| Sold Listings | 4 | 2 | - 50.0% | 21 | 28 | + 33.3% |
| Median Sales Price* | \$1,410,000 | \$1,409,500 | - 0.0% | \$1,605,000 | \$1,637,500 | + 2.0% |
| Average Sales Price* | \$1,648,750 | \$1,409,500 | - 14.5% | \$1,935,833 | \$1,936,605 | + 0.0% |
| Percent of List Price Received* | 95.8% | 96.5% | + 0.7% | 95.3% | 96.0% | + 0.7% |
| Days on Market Until Sale | 45 | 5 | - 88.9% | 36 | 37 | + 2.8% |
| Inventory of Homes for Sale | 4 | 8 | + 100.0% | -- | -- | -- |
| Months Supply of Inventory | 2.3 | 3.1 | + 34.8% | -- | -- | -- |

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

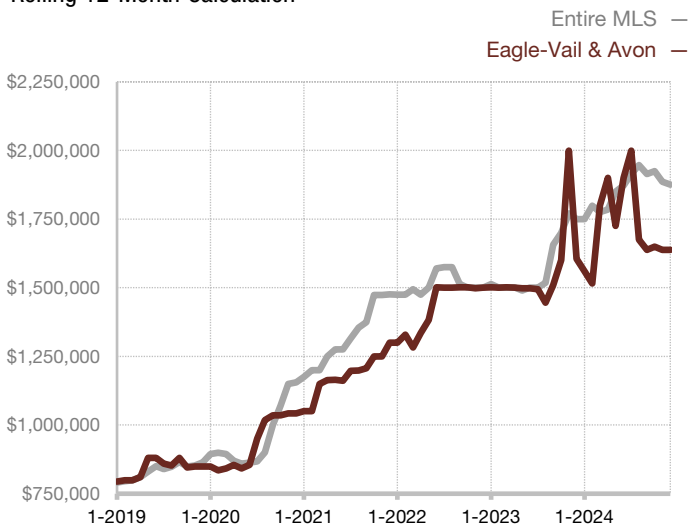
** These monthly reports use Agent Days on Market data.

| Townhouse/Condo | December | | | Year to Date | | |
|---------------------------------|-------------|--------------------|-----------------------------------|--------------|--------------------|-----------------------------------|
| | 2023 | 2024 | Percent Change from Previous Year | Thru 12-2023 | Thru 12-2024 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 10 | 11 | + 10.0% | 145 | 183 | + 26.2% |
| Sold Listings | 37 | 25 | - 32.4% | 136 | 188 | + 38.2% |
| Median Sales Price* | \$2,500,000 | \$2,300,000 | - 8.0% | \$1,500,000 | \$1,172,500 | - 21.8% |
| Average Sales Price* | \$2,584,320 | \$2,217,418 | - 14.2% | \$1,798,583 | \$1,664,407 | - 7.5% |
| Percent of List Price Received* | 98.7% | 97.9% | - 0.8% | 97.6% | 98.1% | + 0.5% |
| Days on Market Until Sale | 195 | 248 | + 27.2% | 140 | 131 | - 6.4% |
| Inventory of Homes for Sale | 47 | 52 | + 10.6% | -- | -- | -- |
| Months Supply of Inventory | 4.1 | 3.3 | - 19.5% | -- | -- | -- |

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

** These monthly reports use Agent Days on Market data.

Median Sales Price – Single Family-Duplex
Rolling 12-Month Calculation



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

