

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



East Vail

Includes the MLS areas of East Vail, Booth Creek and Vail Golf course

Single Family-Duplex

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	5	0	- 100.0%	36	32	- 11.1%
Sold Listings	3	2	- 33.3%	24	20	- 16.7%
Median Sales Price*	\$7,000,000	\$7,047,500	+ 0.7%	\$4,475,000	\$3,905,000	- 12.7%
Average Sales Price*	\$7,205,333	\$7,047,500	- 2.2%	\$5,648,847	\$5,511,950	- 2.4%
Percent of List Price Received*	94.8%	91.8%	- 3.2%	95.7%	94.0%	- 1.8%
Days on Market Until Sale	81	516	+ 537.0%	164	198	+ 20.7%
Inventory of Homes for Sale	17	14	- 17.6%	--	--	--
Months Supply of Inventory	7.1	6.3	- 11.3%	--	--	--

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

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

Townhouse/Condo

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	3	6	+ 100.0%	57	60	+ 5.3%
Sold Listings	5	3	- 40.0%	40	42	+ 5.0%
Median Sales Price*	\$1,550,000	\$1,140,000	- 26.5%	\$1,257,500	\$1,145,000	- 8.9%
Average Sales Price*	\$1,855,000	\$1,075,000	- 42.0%	\$1,416,485	\$1,190,408	- 16.0%
Percent of List Price Received*	99.1%	95.6%	- 3.5%	97.5%	97.0%	- 0.5%
Days on Market Until Sale	40	132	+ 230.0%	81	85	+ 4.9%
Inventory of Homes for Sale	13	15	+ 15.4%	--	--	--
Months Supply of Inventory	3.6	4.3	+ 19.4%	--	--	--

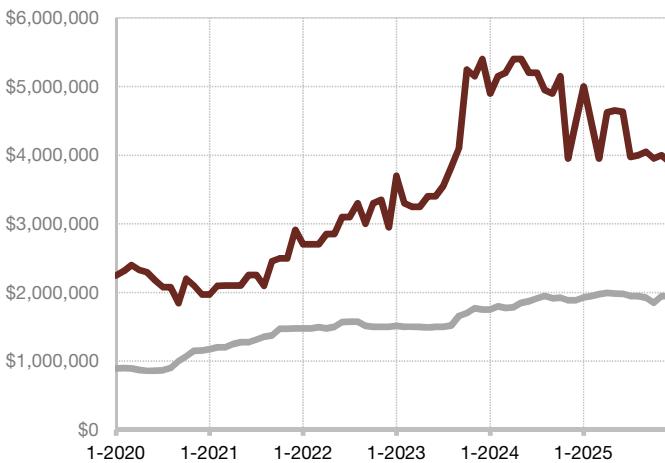
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

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

Median Sales Price – Single Family-Duplex

Rolling 12-Month Calculation

Entire MLS —
East Vail —



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

Entire MLS —
East Vail —

