Local Market Update for November 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	November			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 11-2024	Thru 11-2025	Percent Change from Previous Year
New Listings	0	3	--	31	32	+ 3.2%
Sold Listings	4	0	- 100.0%	21	18	- 14.3%
Median Sales Price*	$2,830,000	$0	- 100.0%	$3,950,000	$3,905,000	- 1.1%
Average Sales Price*	$3,446,313	$0	- 100.0%	$5,426,491	$5,341,333	- 1.6%
Percent of List Price Received*	95.9%	0.0%	- 100.0%	95.8%	94.2%	- 1.7%
Days on Market Until Sale	52	0	- 100.0%	172	160	- 7.0%
Inventory of Homes for Sale	13	18	+ 38.5%	--	--	--
Months Supply of Inventory	5.7	7.7	+ 35.1%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.
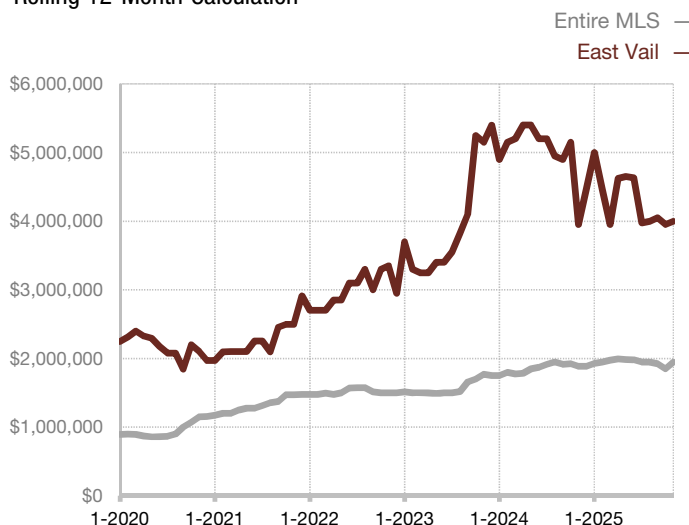** These monthly reports use Agent Days on Market data.

Townhouse/Condo

Key Metrics	November			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 11-2024	Thru 11-2025	Percent Change from Previous Year
New Listings	2	5	+ 150.0%	54	54	0.0%
Sold Listings	4	2	- 50.0%	35	39	+ 11.4%
Median Sales Price*	$1,307,500	$572,500	- 56.2%	$1,220,000	$1,150,000	- 5.7%
Average Sales Price*	$1,295,000	$572,500	- 55.8%	$1,353,840	$1,199,286	- 11.4%
Percent of List Price Received*	95.1%	105.4%	+ 10.8%	97.2%	97.1%	- 0.1%
Days on Market Until Sale	226	70	- 69.0%	87	82	- 5.7%
Inventory of Homes for Sale	12	16	+ 33.3%	--	--	--
Months Supply of Inventory	3.7	4.4	+ 18.9%	--	--	--

* 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 —