

# Monthly Indicators



## January 2026

New Listings were down 13.0 percent for the Single Family-Duplex category and 42.9 percent for the Townhouse-Condo category. Pending Sales increased 36.7 percent for Single Family-Duplex and 2.6 percent for Townhouse-Condo.

The Median Sales Price was up 46.9 percent to \$2,937,500 for the Single Family-Duplex category and 0.3 percent to \$1,128,125 for the Townhouse-Condo category. Days on Market decreased 36.6 percent for Single Family-Duplex homes but increased 10.5 percent for Townhouse-Condo properties.

Nationally, there were 1.18 million homes for sale heading into January, an 18.1% decline from the previous month but 3.5% higher compared to the same period last year, representing a 3.3-month supply at the current sales pace, according to NAR. Meanwhile, the median existing-home price rose 0.4% from a year ago to \$405,400, reflecting a continued moderation in national price growth.

## Monthly Snapshot

<b>- 15.9%</b>	<b>+ 4.9%</b>	<b>+ 3.5%</b>
One-Year Change in <b>Closed Sales All Properties</b>	One-Year Change in <b>Active Listings All Properties</b>	One-Year Change in <b>Median Sales Price All Properties</b>

Residential real estate activity in Vail Board of REALTORS® MLS composed of single-family homes, duplexes, townhomes and condominiums. Percent changes are calculated using rounded figures.

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# Single Family-Duplex Activity Overview

Key metrics for Single Family and Duplex properties by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	1-2025	1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		46	40	- 13.0%	46	40	- 13.0%
Pending Sales		30	41	+ 36.7%	30	41	+ 36.7%
Closed Sales		27	20	- 25.9%	27	20	- 25.9%
Median Sales Price		\$2,000,000	\$2,937,500	+ 46.9%	\$2,000,000	\$2,937,500	+ 46.9%
Average Sales Price		\$3,671,006	\$2,820,463	- 23.2%	\$3,671,006	\$2,820,463	- 23.2%
Pct. of List Price Received		93.9%	96.9%	+ 3.2%	93.9%	96.9%	+ 3.2%
Days on Market Until Sale		145	92	- 36.6%	145	92	- 36.6%
Housing Affordability Index		21	17	- 19.0%	21	17	- 19.0%
Inventory of Active Listings		237	251	+ 5.9%	--	--	--
Months Supply of Inventory		6.5	6.7	+ 3.1%	--	--	--

# Townhouse-Condo Activity Overview

Key metrics for Townhouse and Condo properties by report month and for year-to-date (YTD) starting from the first of the year.

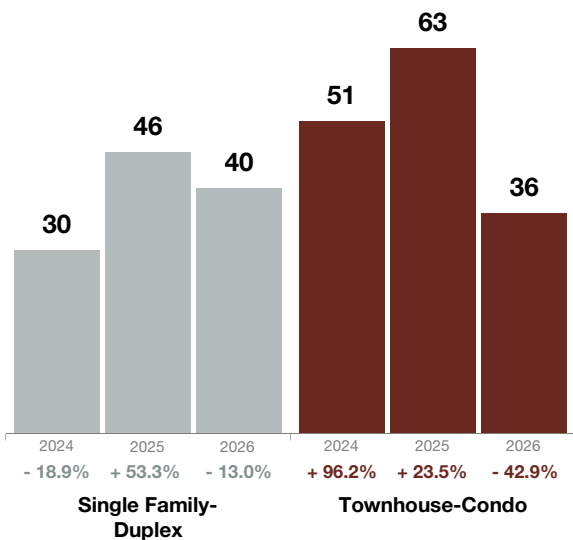


Key Metrics	Historical Sparkbars	1-2025	1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		63	36	- 42.9%	63	36	- 42.9%
Pending Sales		39	40	+ 2.6%	39	40	+ 2.6%
Closed Sales		36	32	- 11.1%	36	32	- 11.1%
Median Sales Price		\$1,125,000	\$1,128,125	+ 0.3%	\$1,125,000	\$1,128,125	+ 0.3%
Avg. Sales Price		\$1,629,077	\$1,539,492	- 5.5%	\$1,629,077	\$1,539,492	- 5.5%
Pct. of List Price Received		97.0%	96.9%	- 0.1%	97.0%	96.9%	- 0.1%
Days on Market Until Sale		76	84	+ 10.5%	76	84	+ 10.5%
Affordability Index		41	43	+ 4.9%	41	43	+ 4.9%
Active Listings		211	219	+ 3.8%	--	--	--
Months Supply		4.5	5.3	+ 17.8%	--	--	--

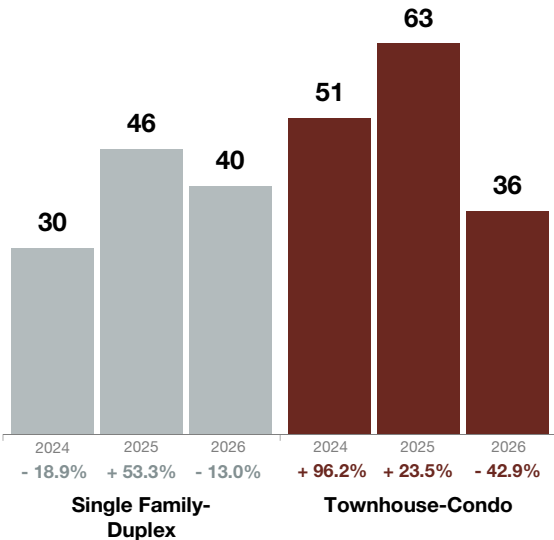
# New Listings



## January

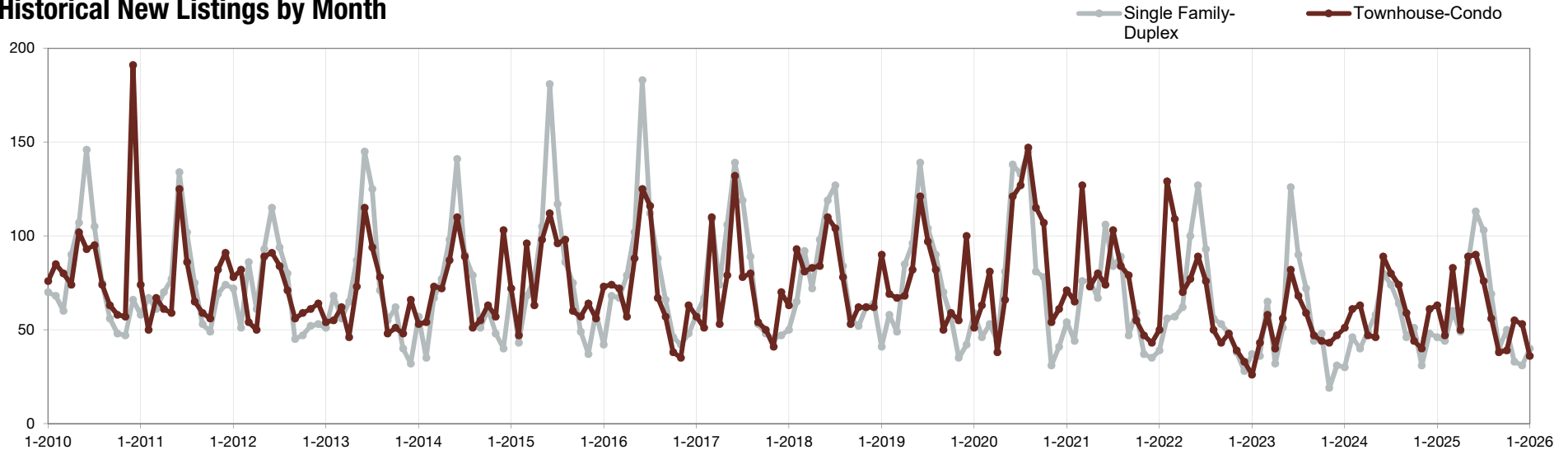


## Year to Date



New Listings	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Feb-2025	44	-4.3%	47	-23.0%
Mar-2025	60	+50.0%	83	+31.7%
Apr-2025	49	0.0%	50	+6.4%
May-2025	86	+48.3%	89	+93.5%
Jun-2025	113	+41.3%	90	+1.1%
Jul-2025	103	+39.2%	76	-5.0%
Aug-2025	69	+7.8%	56	-24.3%
Sep-2025	40	-13.0%	38	-35.6%
Oct-2025	50	-2.0%	39	-11.4%
Nov-2025	33	+6.5%	55	+37.5%
Dec-2025	31	-35.4%	53	-13.1%
Jan-2026	40	-13.0%	36	-42.9%
12-Month Avg	60	+13.4%	59	-2.1%

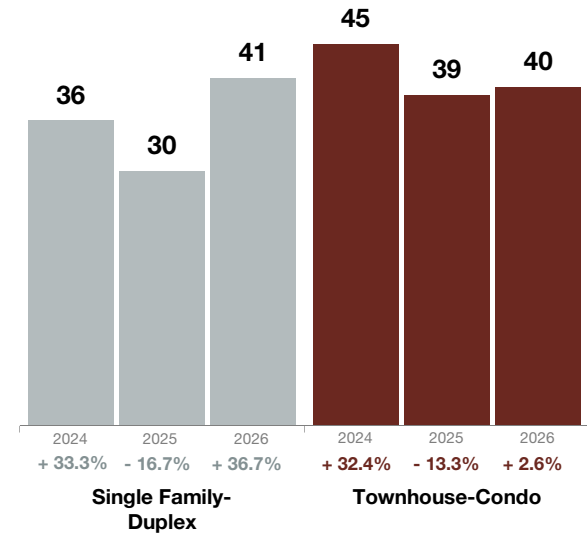
## Historical New Listings by Month



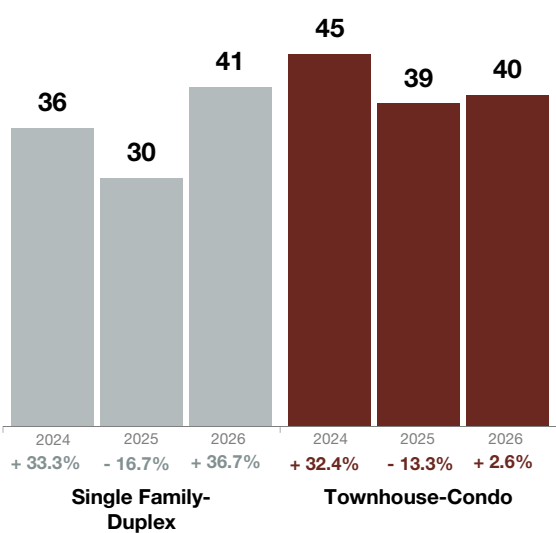
# Pending Sales



## January

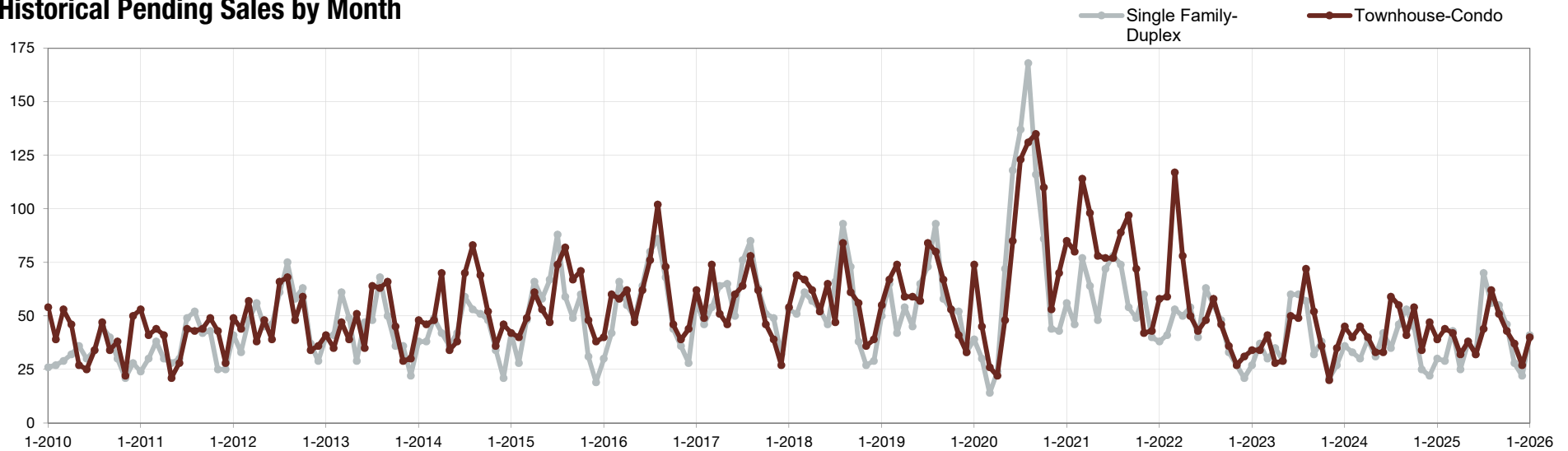


## Year to Date



Pending Sales	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Feb-2025	29	-12.1%	44	+10.0%
Mar-2025	43	+43.3%	42	-6.7%
Apr-2025	25	-35.9%	32	-20.0%
May-2025	38	+22.6%	38	+15.2%
Jun-2025	32	-23.8%	32	-3.0%
Jul-2025	70	+100.0%	44	-25.4%
Aug-2025	56	+21.7%	62	+12.7%
Sep-2025	55	+3.8%	51	+24.4%
Oct-2025	46	+2.2%	43	-20.4%
Nov-2025	28	+12.0%	37	+8.8%
Dec-2025	22	0.0%	27	-42.6%
Jan-2026	41	+36.7%	40	+2.6%
12-Month Avg	40	+12.5%	41	-5.4%

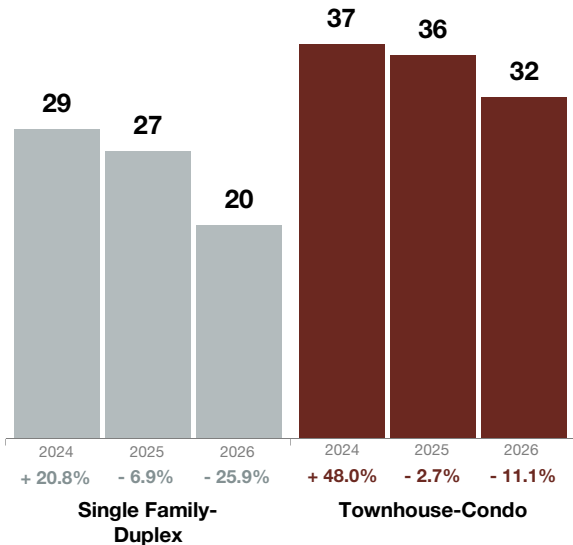
## Historical Pending Sales by Month



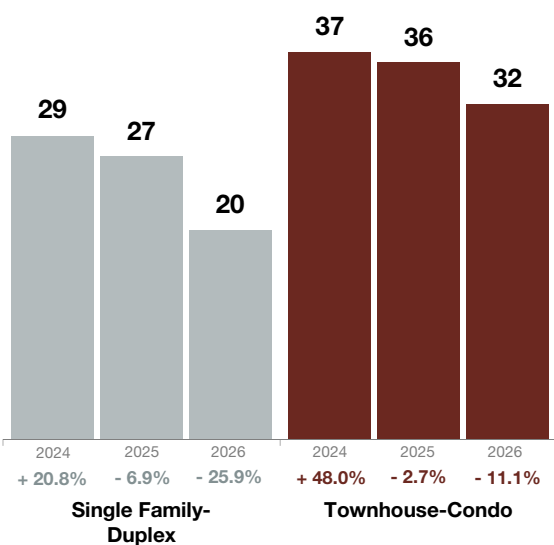
# Closed Sales



## January

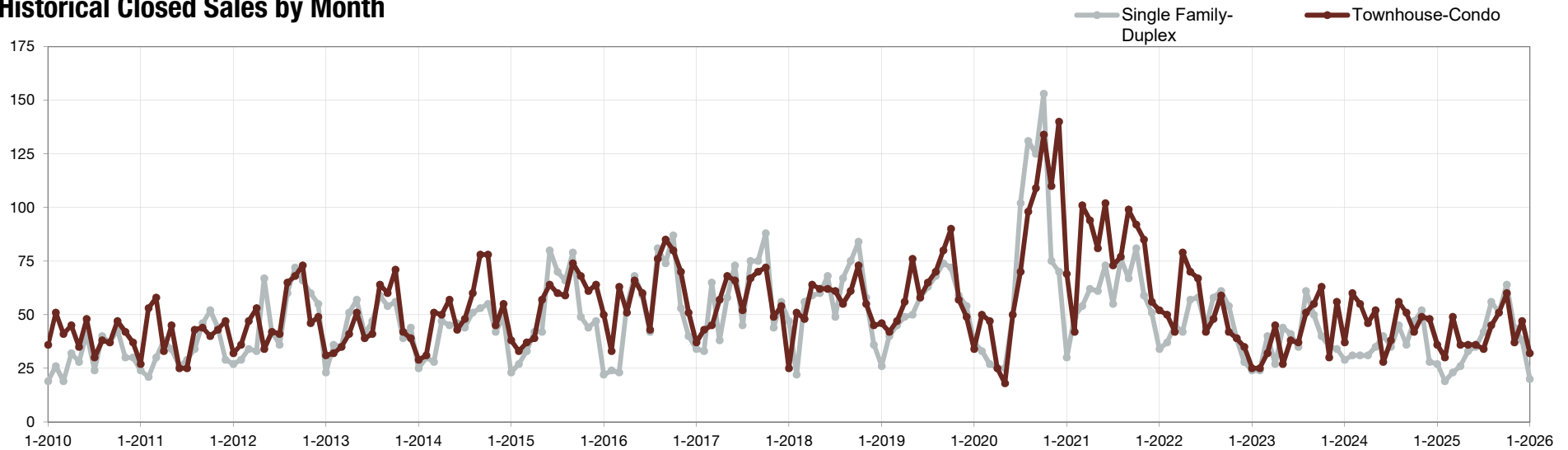


## Year to Date



Closed Sales	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Feb-2025	19	-38.7%	30	-50.0%
Mar-2025	23	-25.8%	49	-10.9%
Apr-2025	26	-16.1%	36	-21.7%
May-2025	33	-5.7%	36	-30.8%
Jun-2025	35	-12.5%	36	+28.6%
Jul-2025	42	+20.0%	34	-10.5%
Aug-2025	56	+24.4%	45	-19.6%
Sep-2025	51	+41.7%	51	0.0%
Oct-2025	64	+36.2%	60	+42.9%
Nov-2025	44	-15.4%	37	-24.5%
Dec-2025	38	+35.7%	47	-2.1%
Jan-2026	20	-25.9%	32	-11.1%
12-Month Avg	38	+3.0%	41	-12.1%

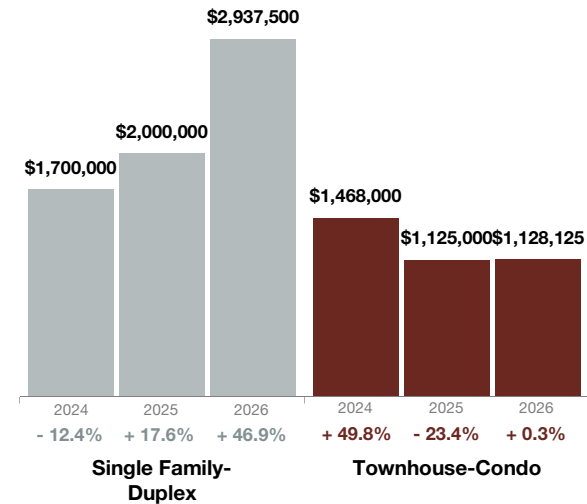
## Historical Closed Sales by Month



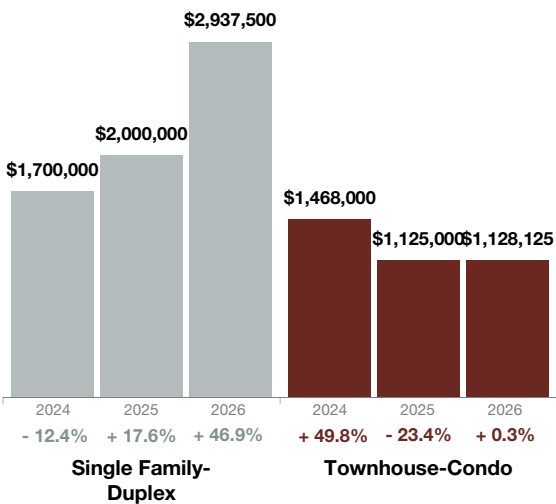
# Median Sales Price



## January



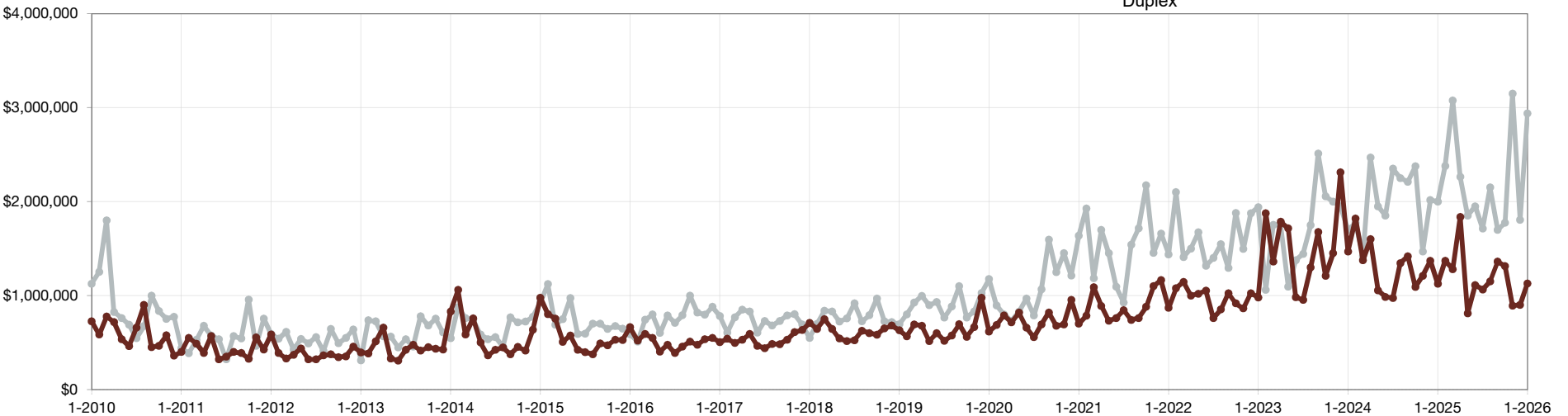
## Year to Date



Median Sales Price	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Feb-2025	\$2,380,000	+34.1%	\$1,370,000	-24.7%
Mar-2025	\$3,075,000	+116.5%	\$1,280,000	-6.9%
Apr-2025	\$2,262,500	-8.4%	\$1,837,500	+14.9%
May-2025	\$1,850,000	-5.1%	\$810,000	-23.2%
Jun-2025	\$1,950,000	+5.4%	\$1,112,500	+12.9%
Jul-2025	\$1,712,500	-27.1%	\$1,063,000	+9.1%
Aug-2025	\$2,150,000	-4.4%	\$1,150,000	-14.5%
Sep-2025	\$1,700,000	-23.1%	\$1,360,000	-4.2%
Oct-2025	\$1,775,000	-25.3%	\$1,315,000	+20.4%
Nov-2025	\$3,150,000	+114.7%	\$893,000	-26.2%
Dec-2025	\$1,805,000	-10.4%	\$900,000	-34.3%
Jan-2026	\$2,937,500	+46.9%	\$1,128,125	+0.3%
12-Month Avg*	\$1,955,000	+1.4%	\$1,140,000	-12.0%

\* Median Sales Price for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

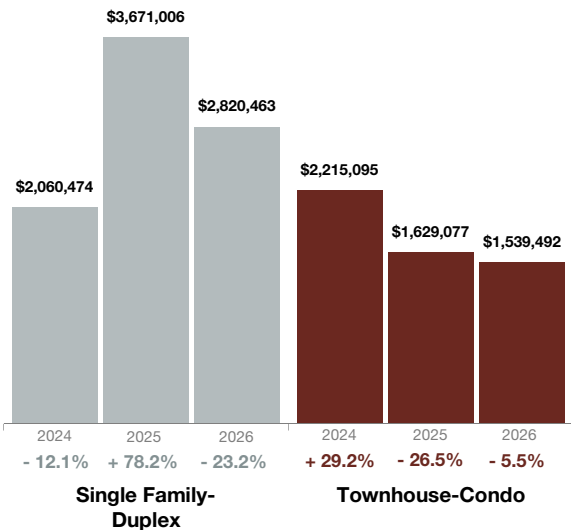
## Historical Median Sales Price by Month



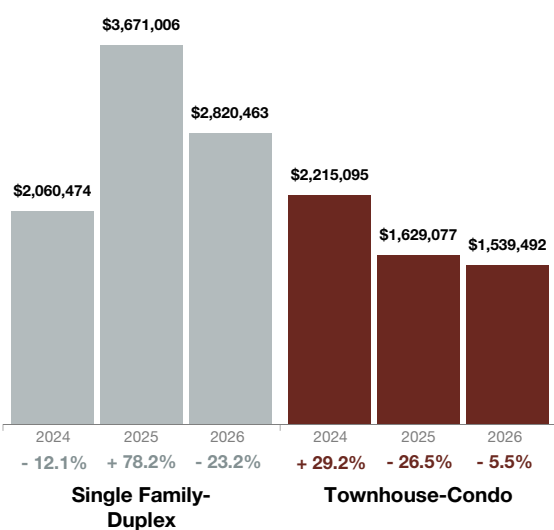
# Average Sales Price



## January



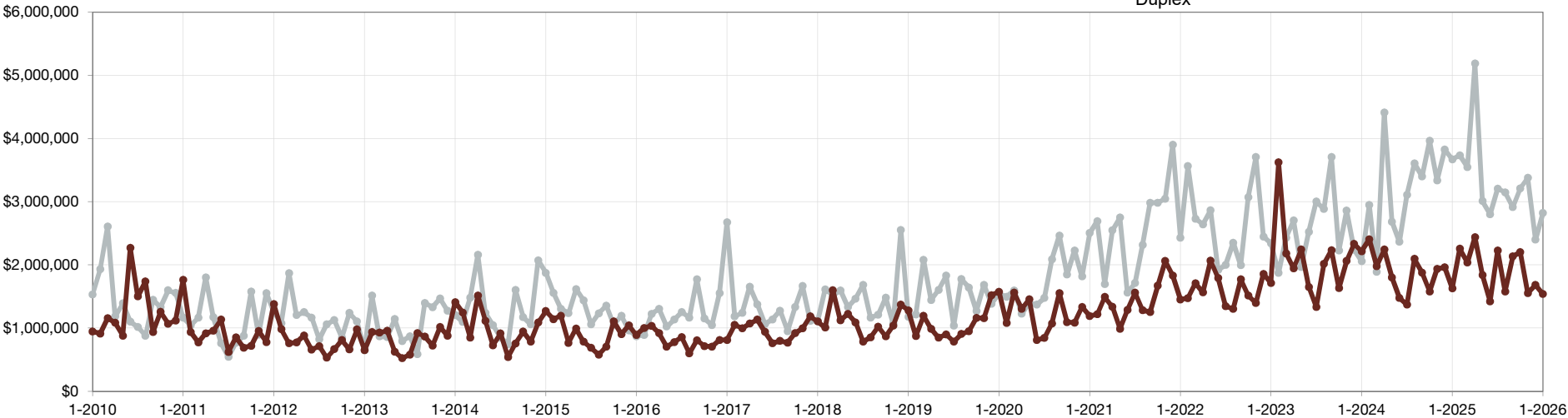
## Year to Date



Avg. Sales Price	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Feb-2025	\$3,733,894	+26.6%	\$2,255,483	-6.2%
Mar-2025	\$3,549,087	+87.6%	\$2,039,776	+3.0%
Apr-2025	\$5,187,308	+17.6%	\$2,440,144	+8.8%
May-2025	\$3,010,508	+12.2%	\$1,841,645	+2.2%
Jun-2025	\$2,802,590	+18.5%	\$1,422,612	-3.7%
Jul-2025	\$3,206,448	+3.1%	\$2,227,228	+62.5%
Aug-2025	\$3,147,869	-12.7%	\$1,578,050	-24.7%
Sep-2025	\$2,912,941	-14.3%	\$2,133,532	+13.6%
Oct-2025	\$3,209,271	-19.0%	\$2,201,593	+39.5%
Nov-2025	\$3,377,136	+1.3%	\$1,553,081	-19.9%
Dec-2025	\$2,399,079	-37.3%	\$1,682,309	-14.2%
Jan-2026	\$2,820,463	-23.2%	\$1,539,492	-5.5%
12-Month Avg*	\$3,206,105	-2.1%	\$1,919,700	+0.6%

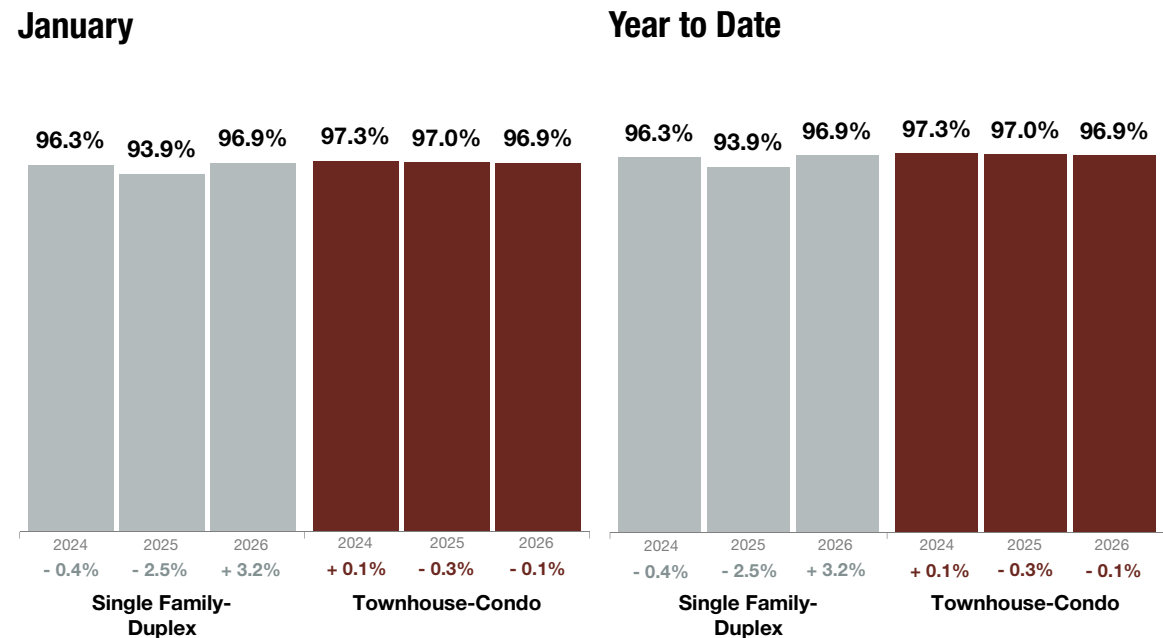
\* Avg. Sales Price for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

## Historical Average Sales Price by Month





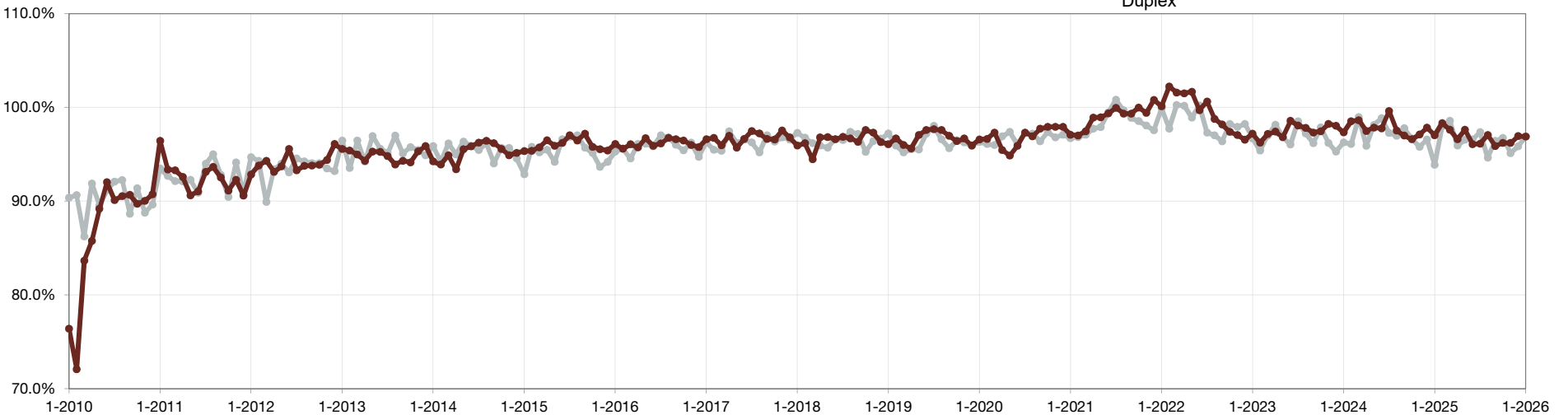
# Percent of List Price Received



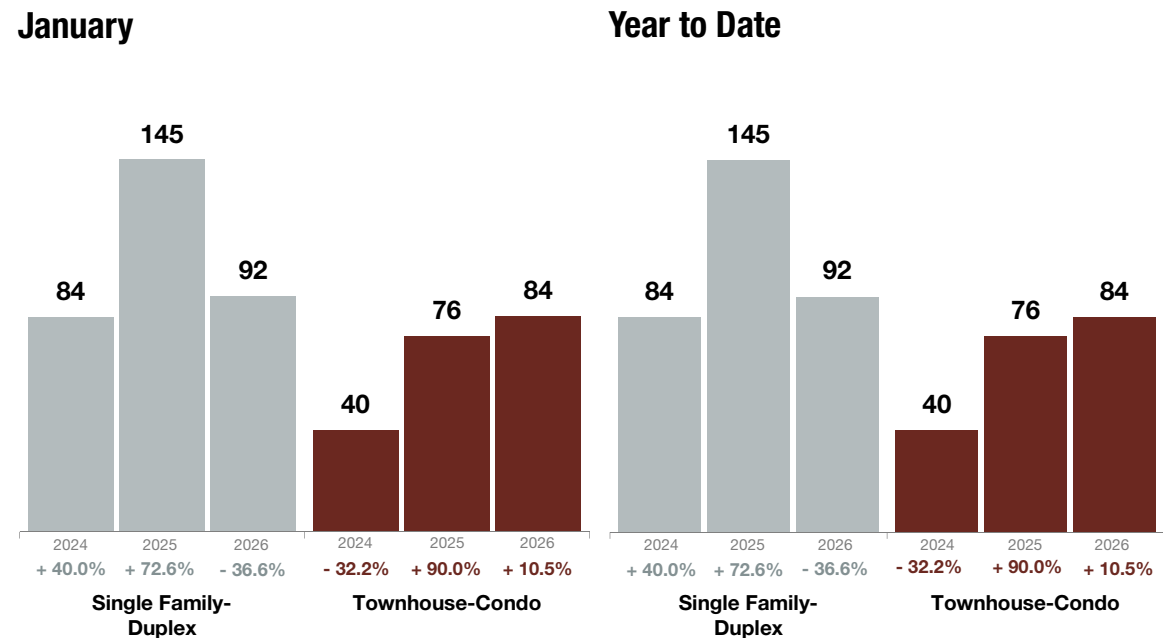
Pct. of List Price Received	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Feb-2025	98.0%	+2.0%	98.3%	-0.2%
Mar-2025	98.6%	-0.4%	97.6%	-1.0%
Apr-2025	95.9%	0.0%	96.6%	-0.9%
May-2025	96.5%	-1.6%	97.6%	-0.2%
Jun-2025	96.6%	-2.2%	96.1%	-1.7%
Jul-2025	97.4%	+0.1%	96.1%	-3.5%
Aug-2025	94.6%	-2.5%	97.1%	-0.4%
Sep-2025	96.4%	-1.4%	95.9%	-1.1%
Oct-2025	96.7%	0.0%	96.2%	-0.4%
Nov-2025	95.1%	-0.7%	96.2%	-0.9%
Dec-2025	95.8%	-0.8%	96.9%	-0.9%
Jan-2026	96.9%	+3.2%	96.9%	-0.1%
12-Month Avg*	96.3%	-0.6%	96.7%	-1.0%

\* Pct. of List Price Received for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month



# Days on Market Until Sale



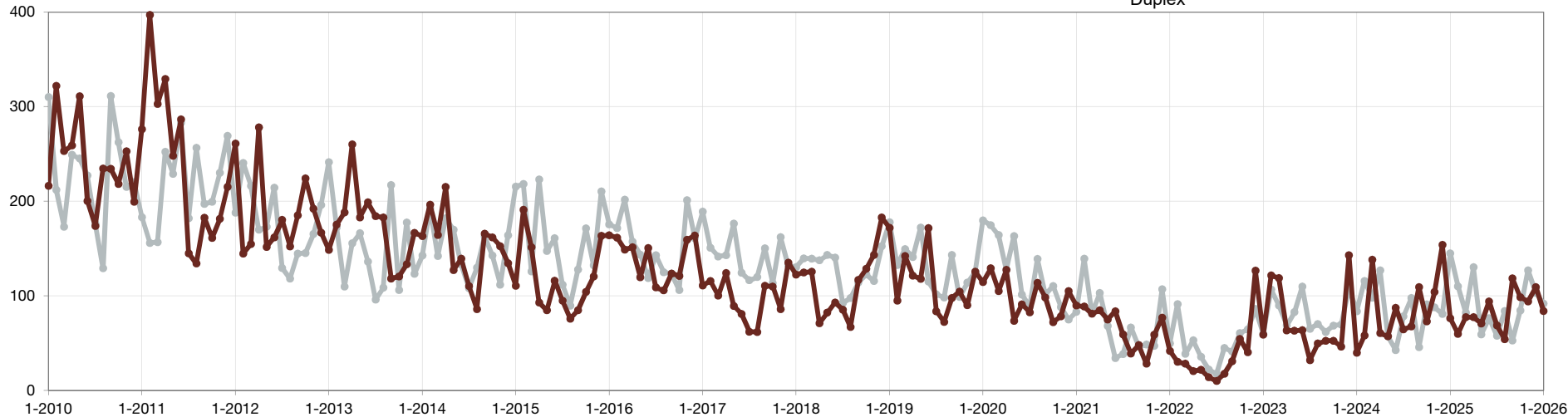
Days on Market	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Feb-2025	110	-5.2%	60	+3.4%
Mar-2025	82	-16.3%	77	-44.2%
Apr-2025	130	+2.4%	77	+28.3%
May-2025	59	+3.5%	71	+24.6%
Jun-2025	76	+76.7%	94	+8.0%
Jul-2025	58	-25.6%	69	+7.8%
Aug-2025	84	-14.3%	54	-20.6%
Sep-2025	53	+15.2%	119	+9.2%
Oct-2025	84	-7.7%	99	+35.6%
Nov-2025	127	+44.3%	94	-9.6%
Dec-2025	103	+27.2%	109	-29.2%
Jan-2026	92	-36.6%	84	+10.5%
12-Month Avg*	87	-1.7%	87	-1.6%

\* Days on Market for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

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

Single Family-Duplex      Townhouse-Condo

## Historical Days on Market Until Sale by Month

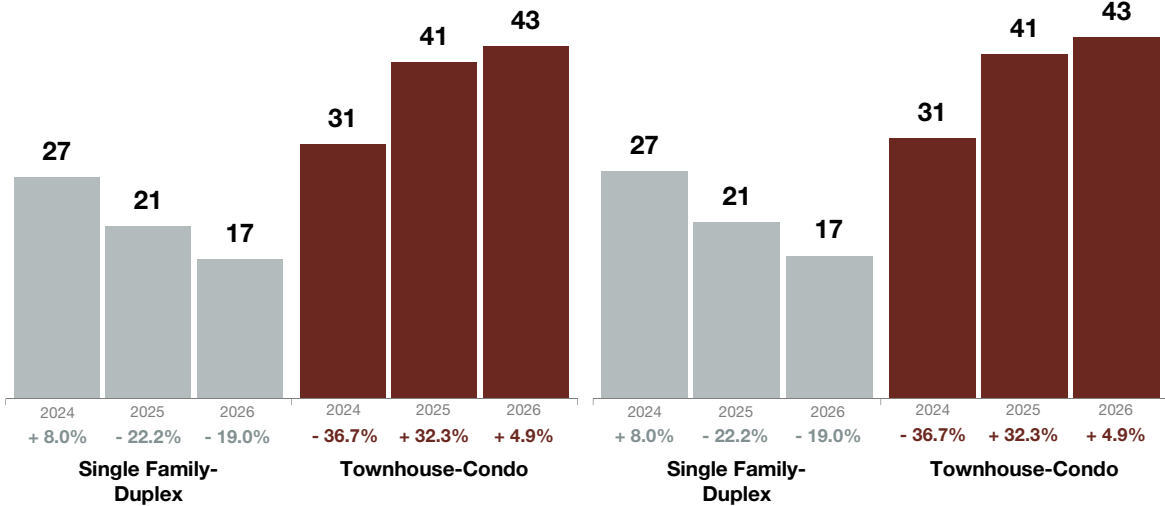


# Housing Affordability Index



January

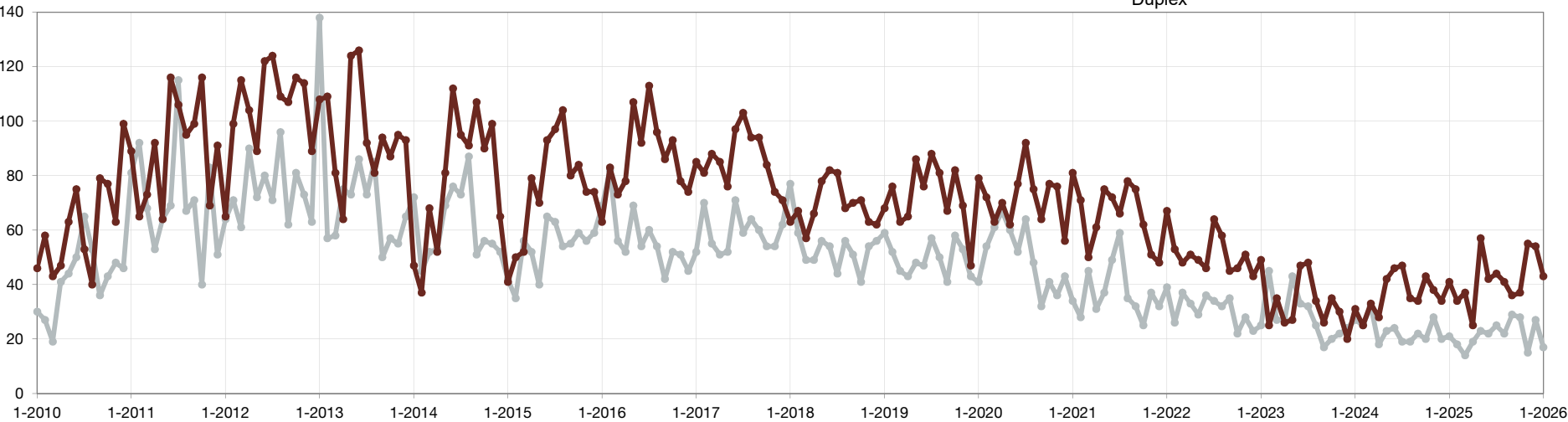
Year to Date



Affordability Index	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Feb-2025	18	-28.0%	34	+36.0%
Mar-2025	14	-56.3%	37	+12.1%
Apr-2025	19	+5.6%	25	-10.7%
May-2025	23	0.0%	57	+35.7%
Jun-2025	22	-8.3%	42	-8.7%
Jul-2025	25	+31.6%	44	-6.4%
Aug-2025	22	+15.8%	41	+17.1%
Sep-2025	29	+31.8%	36	+5.9%
Oct-2025	28	+40.0%	37	-14.0%
Nov-2025	15	-46.4%	55	+44.7%
Dec-2025	27	+35.0%	54	+58.8%
Jan-2026	17	-19.0%	43	+4.9%
12-Month Avg*	22	+13.6%	23	+22.9%

\* Affordability Index for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

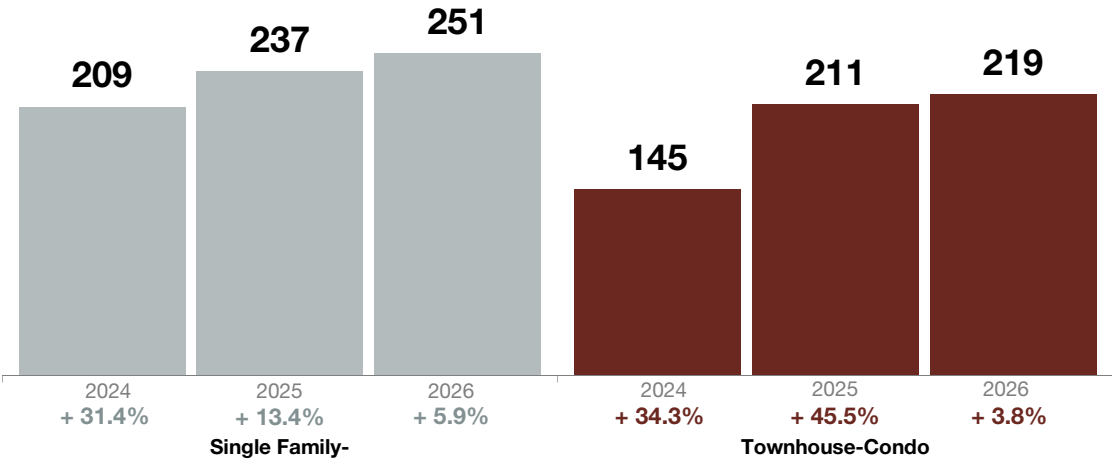
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

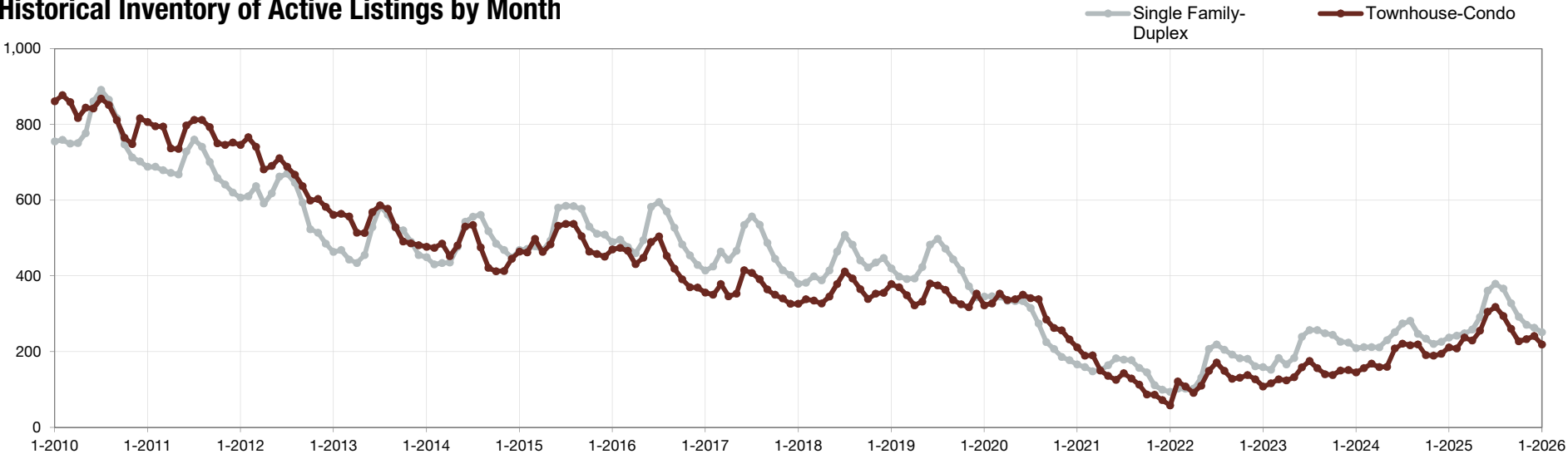


## January



Active Listings	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Feb-2025	242	+14.2%	208	+33.3%
Mar-2025	248	+17.0%	237	+41.1%
Apr-2025	258	+22.3%	229	+44.0%
May-2025	291	+26.5%	255	+59.4%
Jun-2025	361	+43.8%	305	+46.6%
Jul-2025	379	+38.3%	318	+43.9%
Aug-2025	366	+30.2%	294	+35.5%
Sep-2025	328	+32.8%	260	+18.7%
Oct-2025	292	+24.8%	227	+18.8%
Nov-2025	271	+23.2%	233	+23.3%
Dec-2025	263	+16.4%	241	+24.2%
Jan-2026	251	+5.9%	219	+3.8%
12-Month Avg	296	+25.2%	252	+32.0%

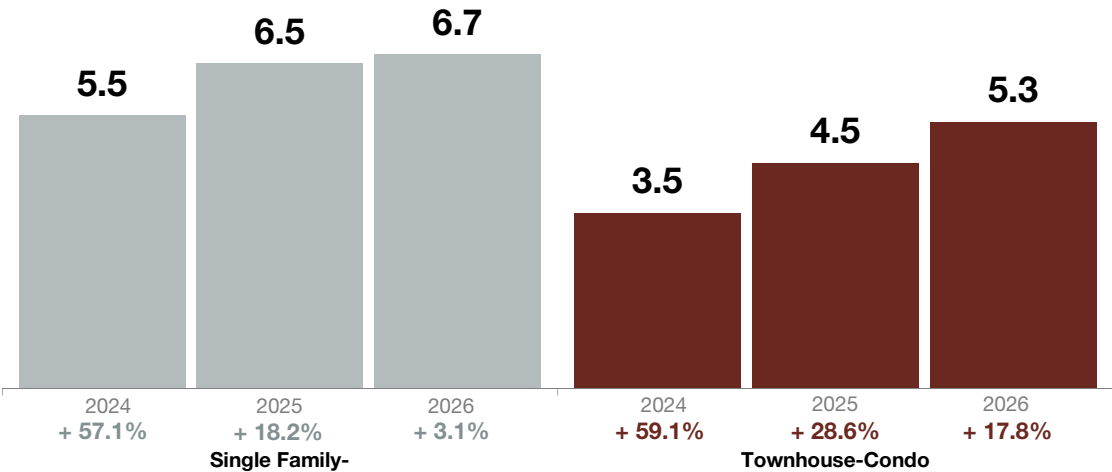
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory



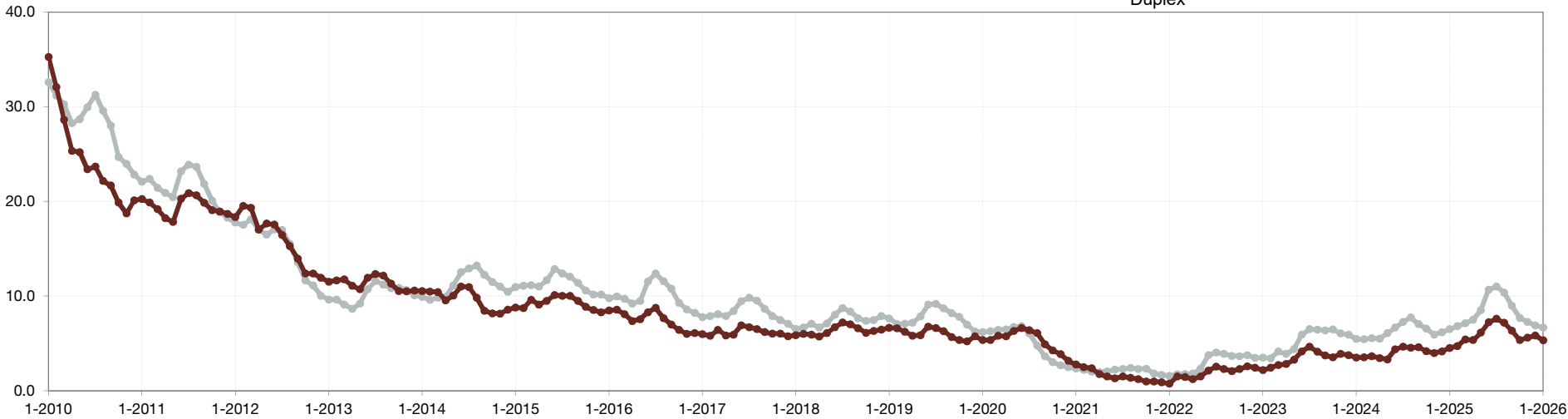
## January



Months Supply	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Feb-2025	6.8	+25.9%	4.7	+34.3%
Mar-2025	7.1	+26.8%	5.4	+50.0%
Apr-2025	7.5	+36.4%	5.3	+55.9%
May-2025	8.5	+39.3%	6.1	+84.8%
Jun-2025	10.7	+59.7%	7.2	+63.6%
Jul-2025	11.0	+50.7%	7.6	+65.2%
Aug-2025	10.4	+35.1%	7.2	+60.0%
Sep-2025	9.0	+28.6%	6.3	+37.0%
Oct-2025	7.7	+18.5%	5.3	+26.2%
Nov-2025	7.3	+23.7%	5.6	+40.0%
Dec-2025	6.9	+11.3%	5.8	+41.5%
Jan-2026	6.7	+3.1%	5.3	+17.8%
12-Month Avg	8.3	+30.2%	6.0	+47.4%

\* Months Supply for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

## Historical Months Supply of Inventory by Month



# All Properties Activity Overview

Key metrics for All Properties by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	1-2025	1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		109	76	- 30.3%	109	76	- 30.3%
Pending Sales		69	81	+ 17.4%	69	81	+ 17.4%
Closed Sales		63	53	- 15.9%	63	53	- 15.9%
Median Sales Price		\$1,425,000	\$1,475,000	+ 3.5%	\$1,425,000	\$1,475,000	+ 3.5%
Average Sales Price		\$2,504,189	\$2,004,378	- 20.0%	\$2,504,189	\$2,004,378	- 20.0%
Pct. of List Price Received		95.7%	97.0%	+ 1.4%	95.7%	97.0%	+ 1.4%
Days on Market Until Sale		106	86	- 18.9%	106	86	- 18.9%
Housing Affordability Index		29	33	+ 13.8%	29	33	+ 13.8%
Inventory of Active Listings		448	470	+ 4.9%	--	--	--
Months Supply of Inventory		5.4	6.0	+ 11.1%	--	--	--

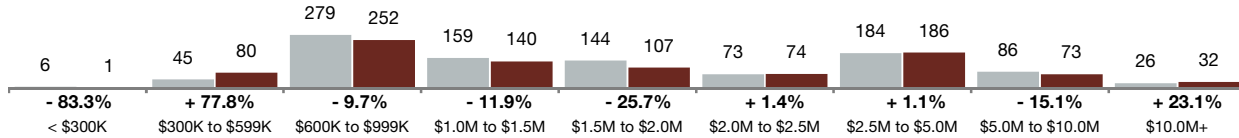
# Closed Sales

Actual sales that have closed in a given month.



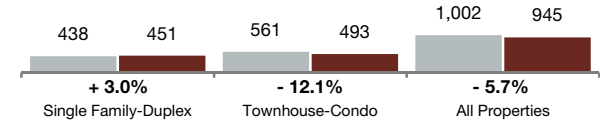
## By Price Range – All Properties – Rolling 12 Months

■ 1-2025 ■ 1-2026



## By Property Type

■ 1-2025 ■ 1-2026



### Rolling 12 Months

### Compared to Prior Month

### Year to Date

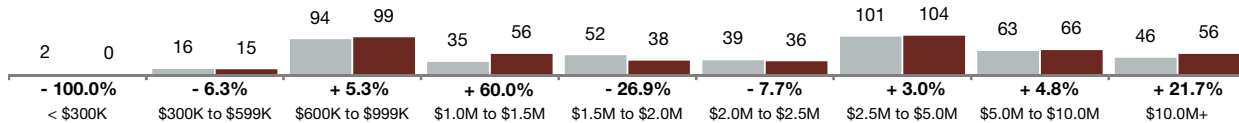
By Price Range	Single Family-Duplex			Townhouse-Condo			Single Family-Duplex			Townhouse-Condo			Single Family-Duplex			Townhouse-Condo		
	1-2025	1-2026	Change	1-2025	1-2026	Change	12-2025	1-2026	Change	12-2025	1-2026	Change	YTD 2025	YTD 2026	Change	YTD 2025	YTD 2026	Change
\$299,999 and Below	4	1	-75.0%	1	0	-100.0%	0	0	--	0	0	--	0	0	--	1	0	-100.0%
\$300,000 to \$599,999	14	15	+7.1%	30	64	+113.3%	0	0	--	16	6	-62.5%	2	0	-100.0%	0	6	--
\$600,000 to \$999,999	93	99	+6.5%	185	153	-17.3%	10	4	-60.0%	8	9	+12.5%	1	4	+300.0%	13	9	-30.8%
\$1,000,000 to \$1,499,999	55	54	-1.8%	104	86	-17.3%	5	1	-80.0%	7	6	-14.3%	5	1	-80.0%	10	6	-40.0%
\$1,500,00 to \$1,999,999	68	59	-13.2%	76	48	-36.8%	6	1	-83.3%	2	1	-50.0%	5	1	-80.0%	5	1	-80.0%
\$2,000,000 to \$2,499,999	37	42	+13.5%	36	32	-11.1%	4	2	-50.0%	4	2	-50.0%	4	2	-50.0%	2	2	0.0%
\$2,500,000 to \$4,999,999	88	108	+22.7%	96	78	-18.8%	9	10	+11.1%	7	8	+14.3%	6	10	+66.7%	3	8	+166.7%
\$5,000,000 to \$9,999,999	55	48	-12.7%	31	25	-19.4%	3	2	-33.3%	3	0	-100.0%	2	2	0.0%	2	0	-100.0%
\$10,000,000 and Above	24	25	+4.2%	2	7	+250.0%	1	0	-100.0%	0	0	--	2	0	-100.0%	0	0	--
All Price Ranges	438	451	+3.0%	561	493	-12.1%	38	20	-47.4%	47	32	-31.9%	27	20	-25.9%	36	32	-11.1%

# Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

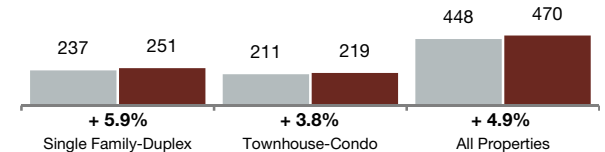
## By Price Range – All Properties

■ 1-2025 ■ 1-2026



## By Property Type

■ 1-2025 ■ 1-2026



### Year over Year

### Compared to Prior Month

### Year to Date

By Price Range	Single Family-Duplex			Townhouse-Condo			Single Family-Duplex			Townhouse-Condo			Single Family-Duplex	Townhouse-Condo
	1-2025	1-2026	Change	1-2025	1-2026	Change	12-2025	1-2026	Change	12-2025	1-2026	Change		
\$299,999 and Below	2	0	- 100.0%	0	0	--	0	0	--	0	0	--	There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.	
\$300,000 to \$599,999	2	3	+ 50.0%	14	12	- 14.3%	3	3	0.0%	10	12	+ 20.0%		
\$600,000 to \$999,999	55	42	- 23.6%	39	57	+ 46.2%	47	42	- 10.6%	61	57	- 6.6%		
\$1,000,000 to \$1,499,999	13	20	+ 53.8%	22	36	+ 63.6%	16	20	+ 25.0%	39	36	- 7.7%		
\$1,500,00 to \$1,999,999	19	18	- 5.3%	33	20	- 39.4%	22	18	- 18.2%	25	20	- 20.0%		
\$2,000,000 to \$2,499,999	18	22	+ 22.2%	21	14	- 33.3%	29	22	- 24.1%	17	14	- 17.6%		
\$2,500,000 to \$4,999,999	46	55	+ 19.6%	55	49	- 10.9%	55	55	0.0%	59	49	- 16.9%		
\$5,000,000 to \$9,999,999	43	46	+ 7.0%	20	20	0.0%	46	46	0.0%	19	20	+ 5.3%		
\$10,000,000 and Above	39	45	+ 15.4%	7	11	+ 57.1%	45	45	0.0%	11	11	0.0%		
All Price Ranges	237	251	+ 5.9%	211	219	+ 3.8%	263	251	- 4.6%	241	219	- 9.1%		

# Glossary of Terms



<b>New Listings</b>	A measure of how much new supply is coming onto the market from sellers.
<b>Pending Sales</b>	A count of all the listings that went into Pending during the reported period. Pending listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Pending, out of Pending, then back into Pending all in one reported period, this listing would only be counted once. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a "leading indicator" of buyer demand.
<b>Closed Sales</b>	A measure of home sales that were closed to completion during the report period.
<b>Median Sales Price</b>	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
<b>Average Sales Price</b>	A sum of all home sales prices divided by total number of sales.
<b>Percent of List Price Received</b>	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
<b>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<b>Housing Affordability Index</b>	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.
<b>Inventory of Active Listings</b>	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
<b>Months Supply of Inventory</b>	A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A seller's market has a lower number, reflecting more buyers relative to homes for sale.