

# Monthly Indicators



## June 2025

New Listings were up 41.3 percent for the Single Family-Duplex category and 2.2 percent for the Townhouse-Condo category. Pending Sales decreased 7.1 percent for Single Family-Duplex but increased 3.0 percent for Townhouse-Condo.

The Median Sales Price was up 5.4 percent to \$1,950,000 for the Single Family-Duplex category and 16.8 percent to \$1,150,000 for the Townhouse-Condo category. Days on Market increased 79.1 percent for Single Family-Duplex homes and 5.7 percent for Townhouse-Condo properties.

Heading into June, there were 1.54 million units for sale across the country, a 6.2% increase from the previous month and a 20.3% improvement over the same period last year, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the additional supply, home prices have continued to rise nationwide, albeit at a slower pace than during the pandemic, climbing 1.3% year-over-year to \$422,800 as of last measure.

## Monthly Snapshot

<b>+ 1.4%</b>	<b>+ 43.1%</b>	<b>+ 10.3%</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	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		80	113	+ 41.3%	303	400	+ 32.0%
Pending Sales		42	39	- 7.1%	211	209	- 0.9%
Closed Sales		40	33	- 17.5%	197	162	- 17.8%
Median Sales Price		\$1,850,000	\$1,950,000	+ 5.4%	\$1,795,000	\$1,987,500	+ 10.7%
Average Sales Price		\$2,365,057	\$2,866,898	+ 21.2%	\$2,716,290	\$3,590,831	+ 32.2%
Pct. of List Price Received		98.8%	96.5%	- 2.3%	97.5%	96.4%	- 1.1%
Days on Market Until Sale		43	77	+ 79.1%	85	97	+ 14.1%
Housing Affordability Index		22	21	- 4.5%	23	20	- 13.0%
Inventory of Active Listings		249	355	+ 42.6%	--	--	--
Months Supply of Inventory		6.6	10.5	+ 59.1%	--	--	--

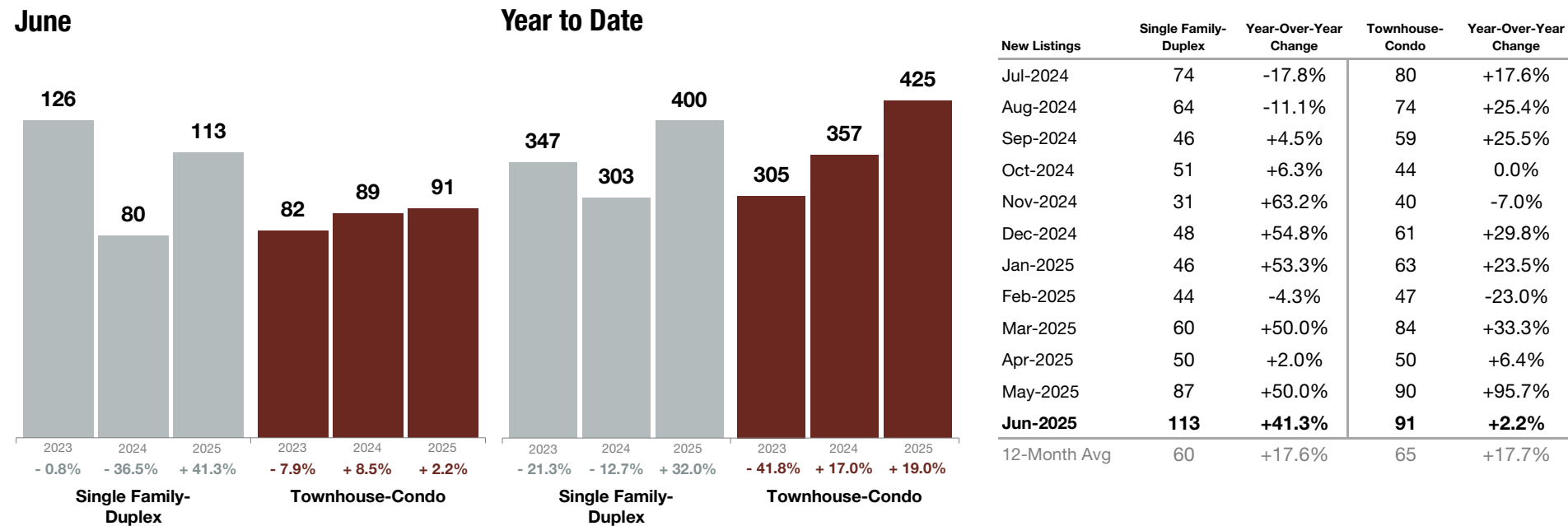
# Townhouse-Condo Activity Overview

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

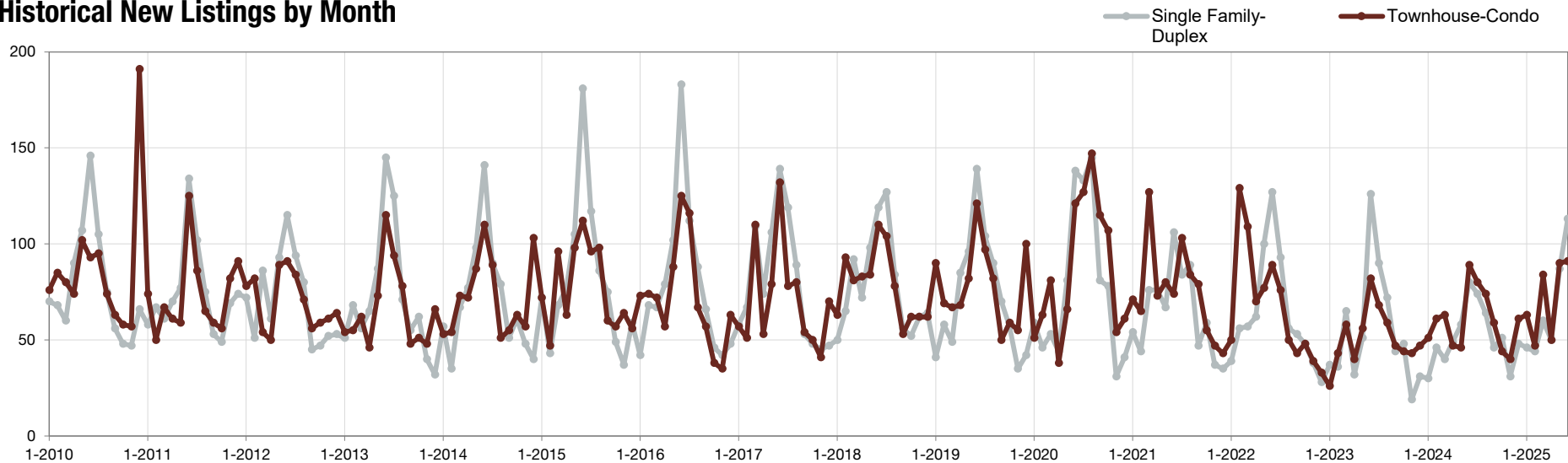


Key Metrics	Historical Sparkbars	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		89	91	+ 2.2%	357	425	+ 19.0%
Pending Sales		33	34	+ 3.0%	236	237	+ 0.4%
Closed Sales		28	37	+ 32.1%	278	225	- 19.1%
Median Sales Price		\$985,000	\$1,150,000	+ 16.8%	\$1,385,000	\$1,136,500	- 17.9%
Avg. Sales Price		\$1,476,723	\$1,428,757	- 3.2%	\$2,062,551	\$1,931,639	- 6.3%
Pct. of List Price Received		97.8%	96.2%	- 1.6%	98.0%	97.2%	- 0.8%
Days on Market Until Sale		87	92	+ 5.7%	75	76	+ 1.3%
Affordability Index		43	38	- 11.6%	30	38	+ 26.7%
Active Listings		208	299	+ 43.8%	--	--	--
Months Supply		4.4	7.0	+ 59.1%	--	--	--

# New Listings



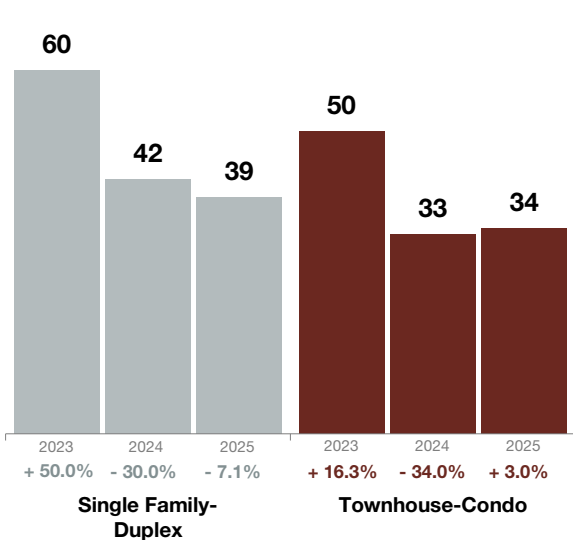
## Historical New Listings by Month



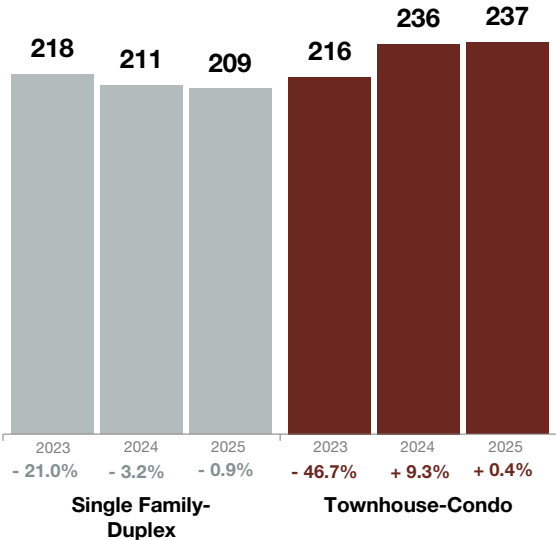
# Pending Sales



## June

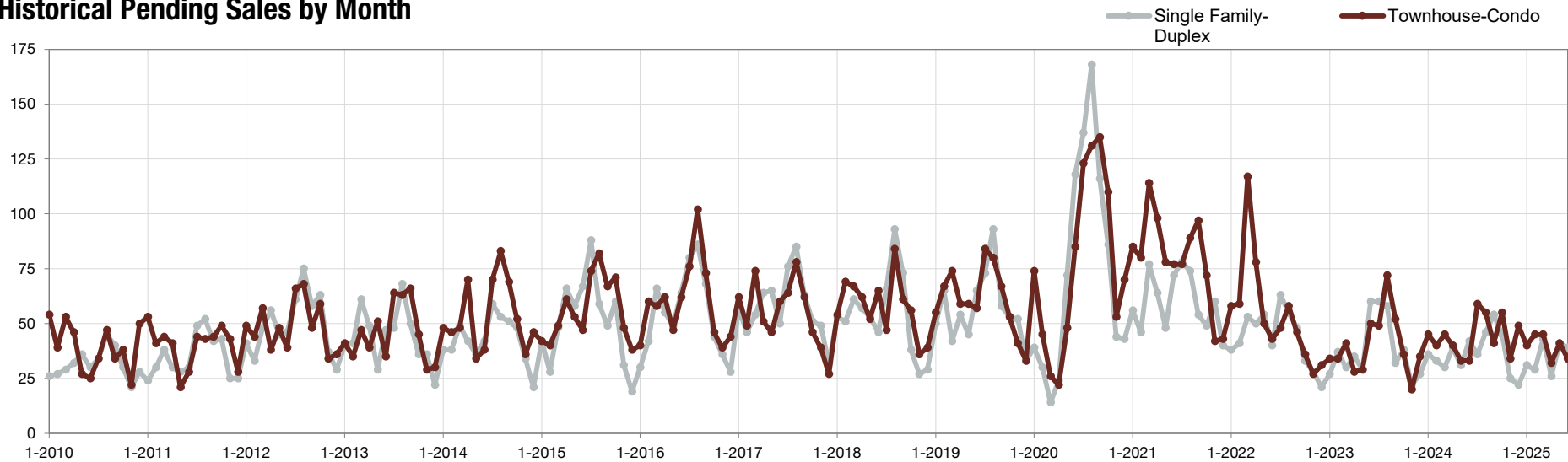


## Year to Date



Pending Sales	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2024	36	-40.0%	59	+20.4%
Aug-2024	46	-20.7%	55	-23.6%
Sep-2024	54	+68.8%	41	-21.2%
Oct-2024	45	+18.4%	55	+52.8%
Nov-2024	25	+13.6%	34	+70.0%
Dec-2024	22	-18.5%	49	+40.0%
Jan-2025	31	-13.9%	40	-11.1%
Feb-2025	29	-12.1%	45	+12.5%
Mar-2025	43	+43.3%	45	0.0%
Apr-2025	26	-33.3%	32	-20.0%
May-2025	41	+32.3%	41	+24.2%
Jun-2025	39	-7.1%	34	+3.0%
12-Month Avg	36	-2.5%	44	+6.0%

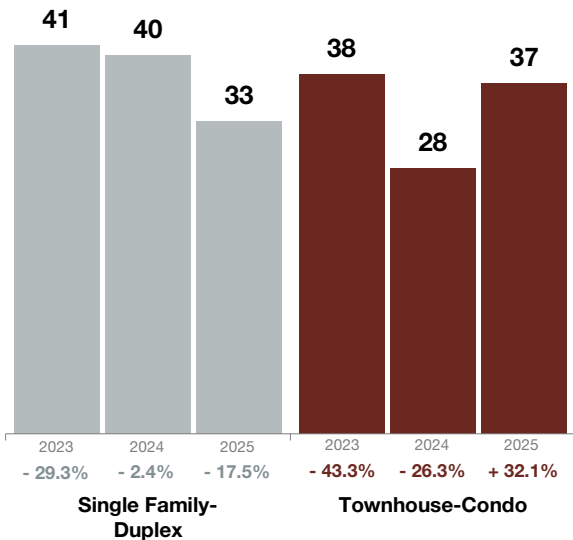
## Historical Pending Sales by Month



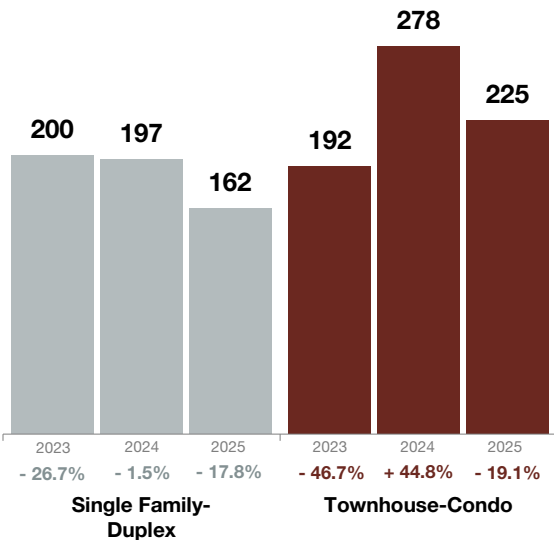
# Closed Sales



## June

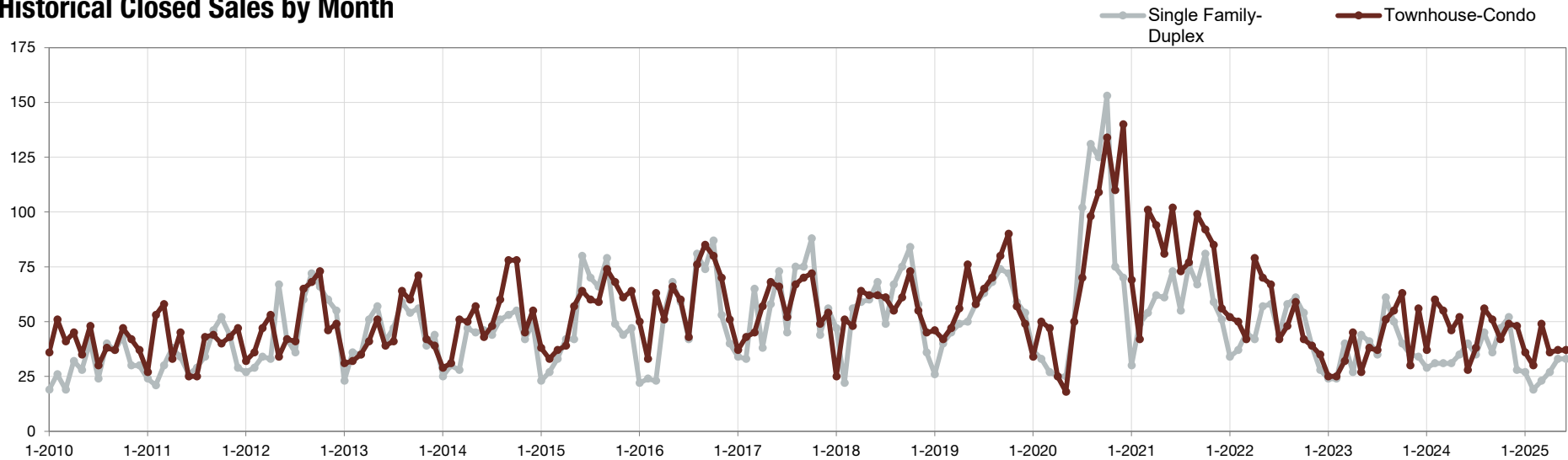


## Year to Date



Closed Sales	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2024	35	0.0%	38	+2.7%
Aug-2024	45	-26.2%	56	+9.8%
Sep-2024	36	-28.0%	51	-7.3%
Oct-2024	47	+17.5%	42	-33.3%
Nov-2024	52	+48.6%	49	+63.3%
Dec-2024	28	-17.6%	48	-14.3%
Jan-2025	27	-6.9%	36	-2.7%
Feb-2025	19	-38.7%	30	-50.0%
Mar-2025	23	-25.8%	49	-10.9%
Apr-2025	27	-12.9%	36	-21.7%
May-2025	33	-5.7%	37	-28.8%
Jun-2025	33	-17.5%	37	+32.1%
12-Month Avg	34	-10.4%	42	-10.7%

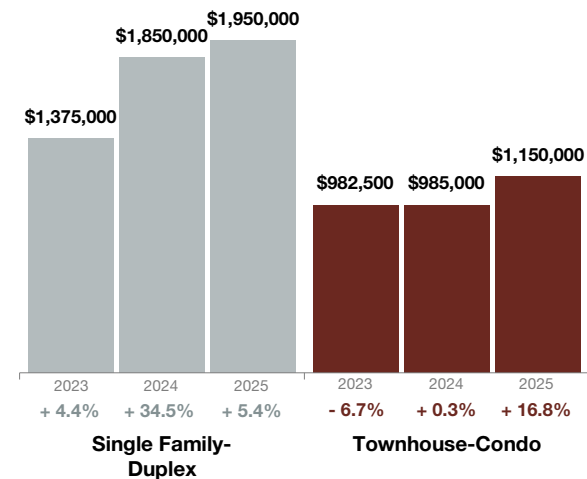
## Historical Closed Sales by Month



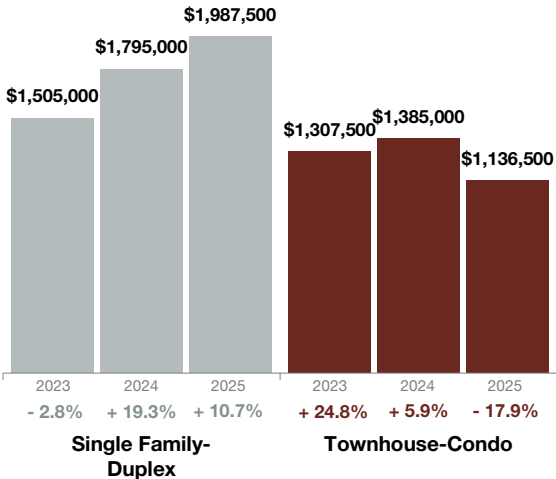
# Median Sales Price



## June



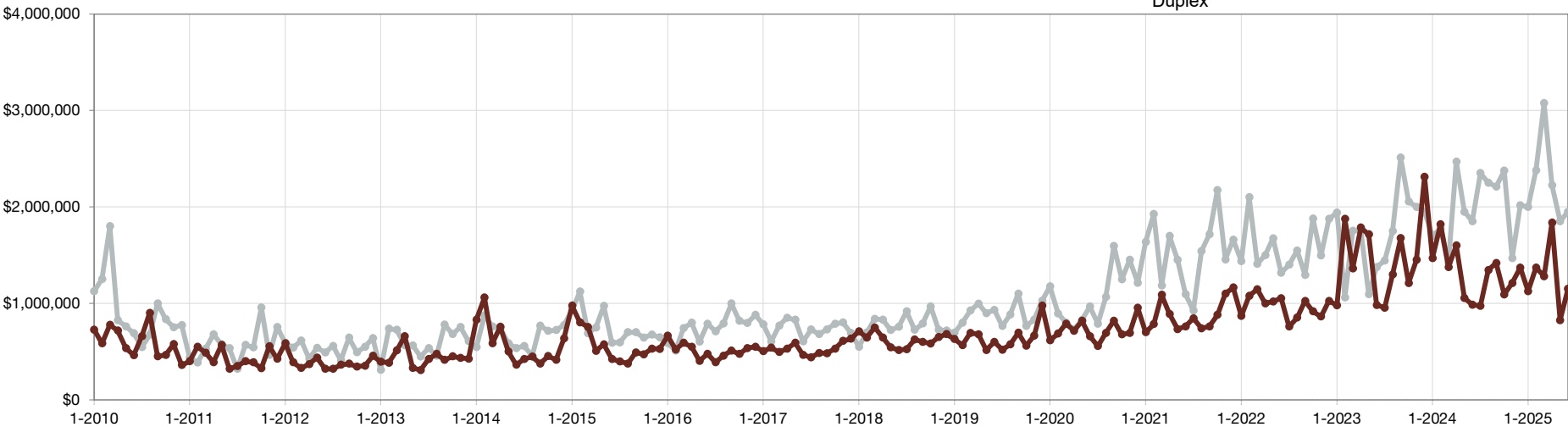
## Year to Date



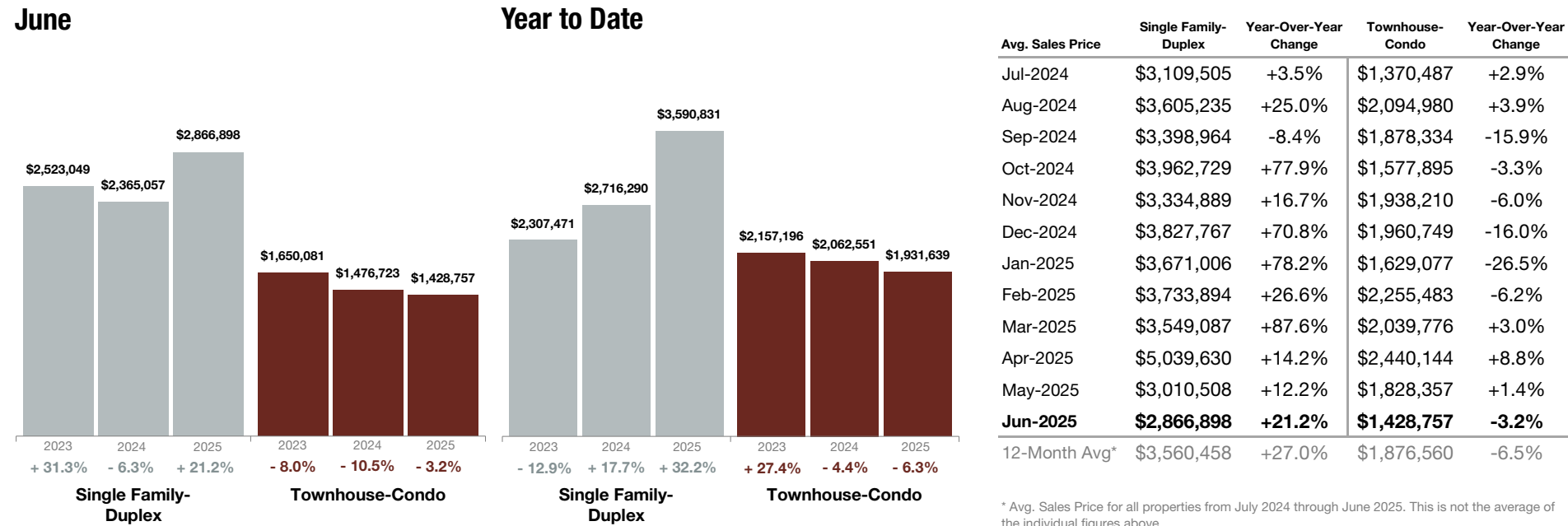
Median Sales Price	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2024	\$2,350,000	+62.9%	\$974,000	+2.0%
Aug-2024	\$2,250,000	+28.6%	\$1,345,000	+3.5%
Sep-2024	\$2,210,000	-12.0%	\$1,419,000	-15.3%
Oct-2024	\$2,375,000	+15.5%	\$1,092,500	-9.7%
Nov-2024	\$1,467,500	-26.6%	\$1,210,000	-16.6%
Dec-2024	\$2,015,000	+3.3%	\$1,370,000	-40.8%
Jan-2025	\$2,000,000	+17.6%	\$1,125,000	-23.4%
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	\$2,225,000	-9.9%	\$1,837,500	+14.9%
May-2025	\$1,850,000	-5.1%	\$825,000	-21.8%
Jun-2025	\$1,950,000	+5.4%	\$1,150,000	+16.8%
12-Month Avg*	\$1,975,000	+5.5%	\$1,174,500	-16.1%

\* Median Sales Price for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

## Historical Median Sales Price by Month

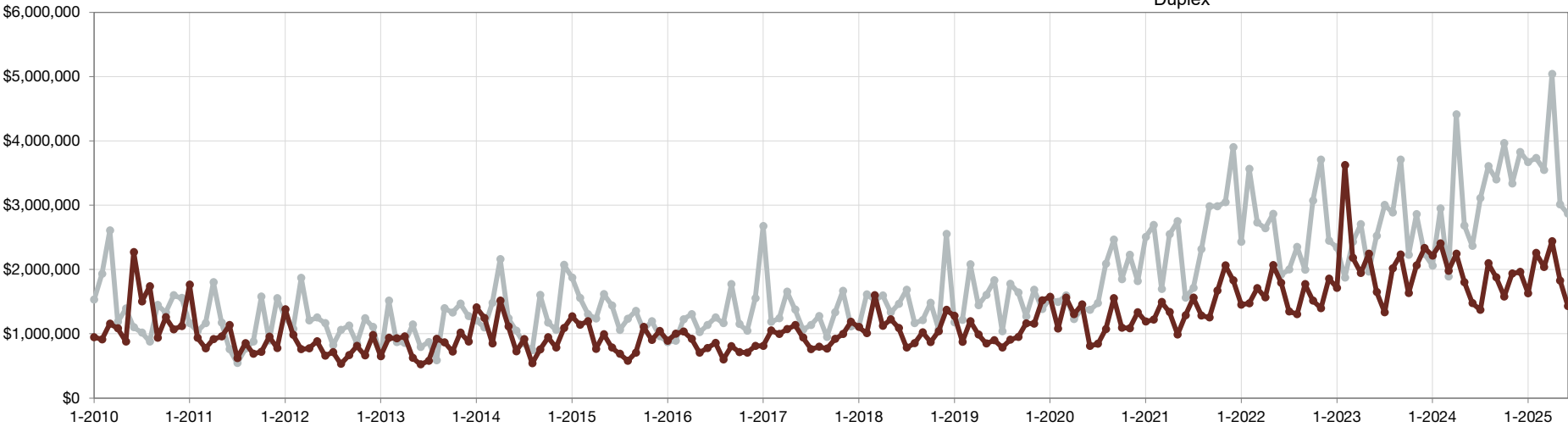


# Average Sales Price



\* Avg. Sales Price for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

## Historical Average Sales Price by Month



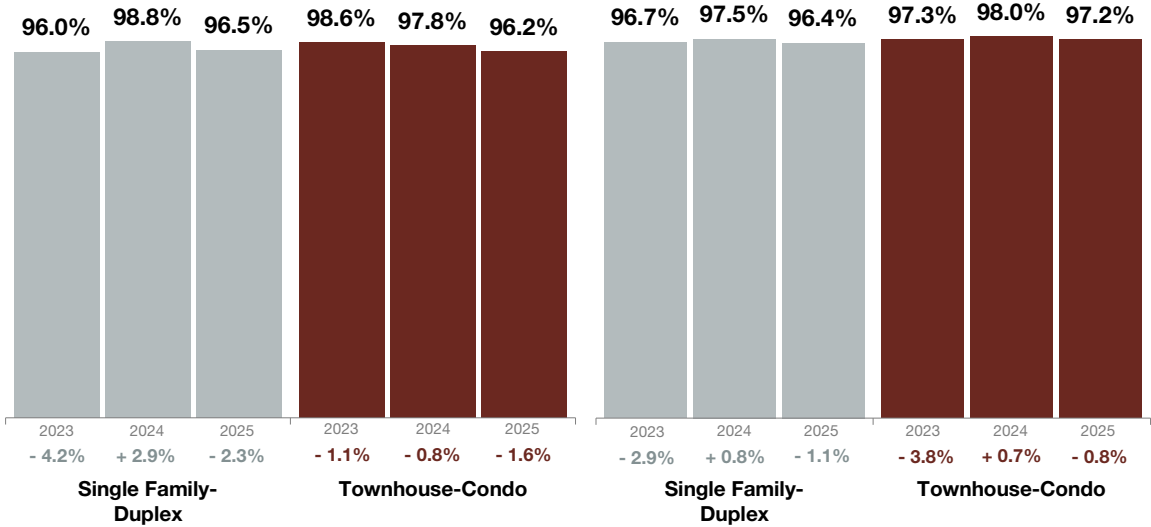


# Percent of List Price Received



## June

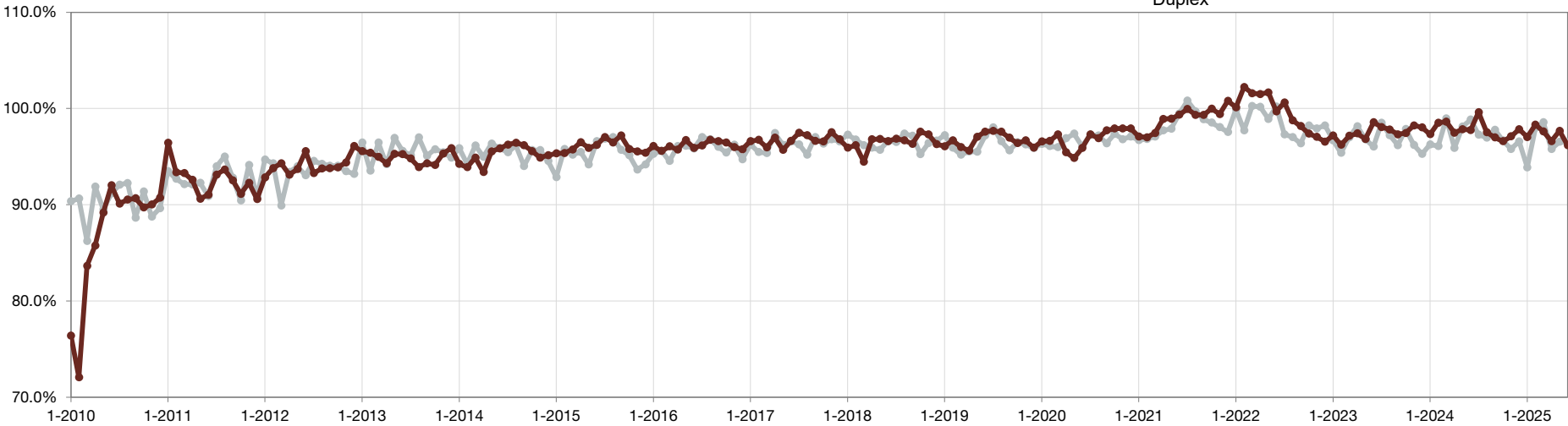
## Year to Date



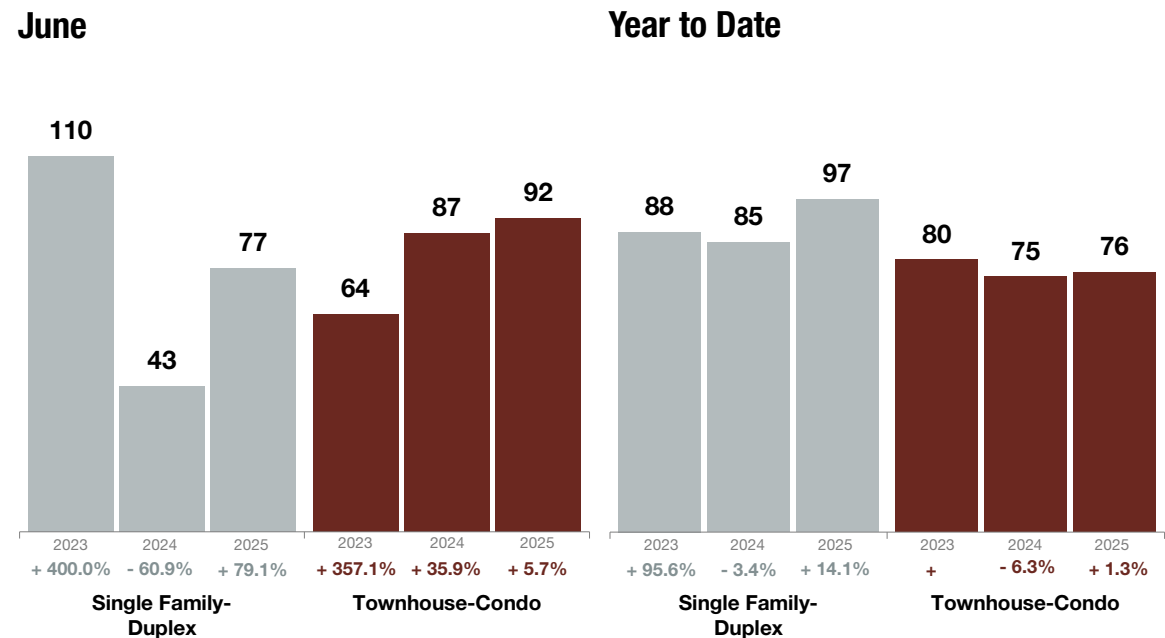
Pct. of List Price Received	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2024	97.3%	-1.2%	99.6%	+1.5%
Aug-2024	97.0%	-0.2%	97.5%	-0.3%
Sep-2024	97.8%	+1.7%	97.0%	-0.3%
Oct-2024	96.7%	-1.2%	96.6%	-0.9%
Nov-2024	95.8%	-0.4%	97.1%	-1.1%
Dec-2024	96.6%	+1.4%	97.8%	-0.2%
Jan-2025	93.9%	-2.5%	97.0%	-0.3%
Feb-2025	98.0%	+2.0%	98.3%	-0.2%
Mar-2025	98.6%	-0.4%	97.6%	-1.0%
Apr-2025	95.8%	-0.1%	96.6%	-0.9%
May-2025	96.5%	-1.6%	97.7%	-0.1%
Jun-2025	96.5%	-2.3%	96.2%	-1.6%
12-Month Avg*	96.6%	-0.5%	97.4%	-0.5%

\* Pct. of List Price Received for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month



# Days on Market Until Sale



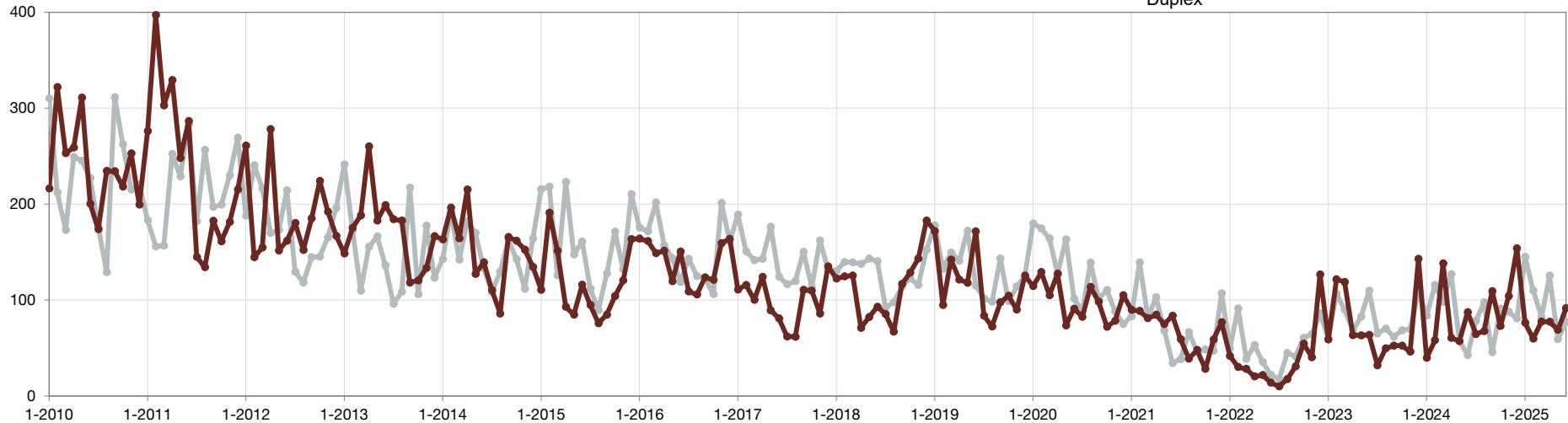
Days on Market	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2024	78	+20.0%	64	+100.0%
Aug-2024	98	+40.0%	68	+38.8%
Sep-2024	46	-25.8%	109	+105.7%
Oct-2024	91	+33.8%	73	+40.4%
Nov-2024	88	+25.7%	104	+126.1%
Dec-2024	81	-25.0%	154	+7.7%
Jan-2025	145	+72.6%	76	+90.0%
Feb-2025	110	-5.2%	60	+3.4%
Mar-2025	82	-16.3%	77	-44.2%
Apr-2025	125	-1.6%	77	+28.3%
May-2025	59	+3.5%	69	+21.1%
Jun-2025	77	+79.1%	92	+5.7%
12-Month Avg*	78	+13.1%	70	+23.5%

\* Days on Market for all properties from July 2024 through June 2025. 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

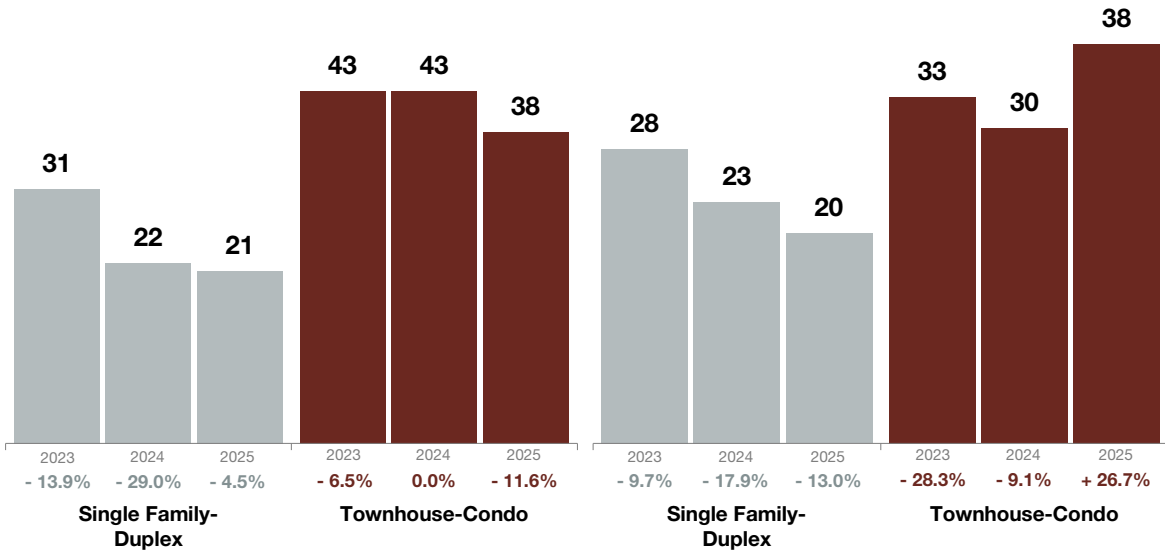


# Housing Affordability Index



June

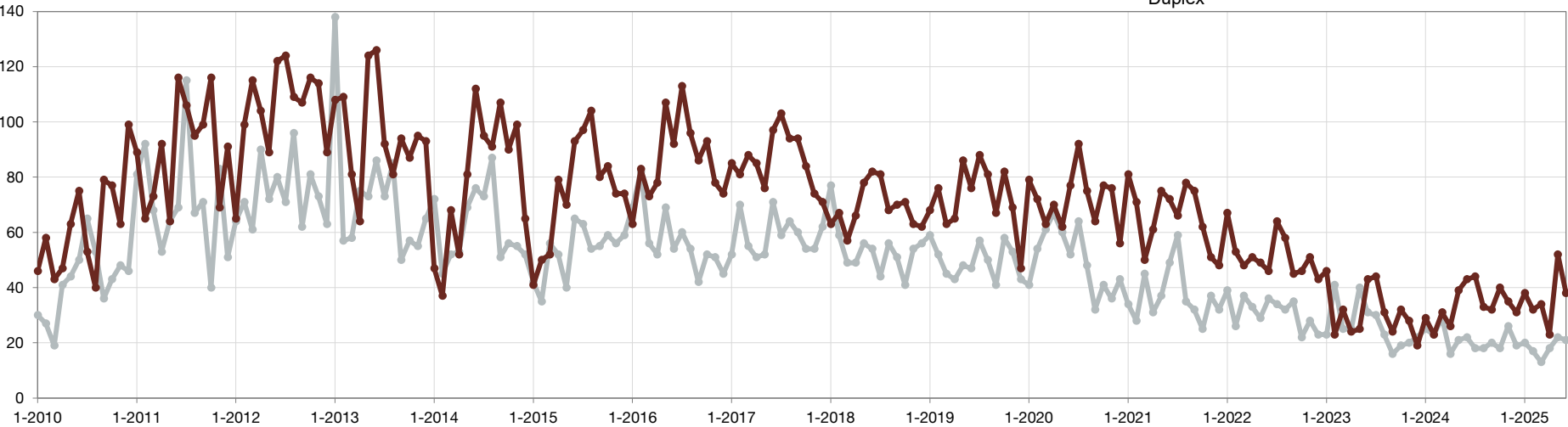
Year to Date



Affordability Index	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2024	18	-40.0%	44	0.0%
Aug-2024	18	-21.7%	33	+6.5%
Sep-2024	20	+25.0%	32	+33.3%
Oct-2024	18	-5.3%	40	+25.0%
Nov-2024	26	+30.0%	35	+25.0%
Dec-2024	19	-13.6%	31	+63.2%
Jan-2025	20	-20.0%	38	+31.0%
Feb-2025	17	-26.1%	32	+39.1%
Mar-2025	13	-55.2%	34	+9.7%
Apr-2025	18	+12.5%	23	-11.5%
May-2025	22	+4.8%	52	+33.3%
Jun-2025	21	-4.5%	38	-11.6%
12-Month Avg*	19	-9.1%	22	+23.3%

\* Affordability Index for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

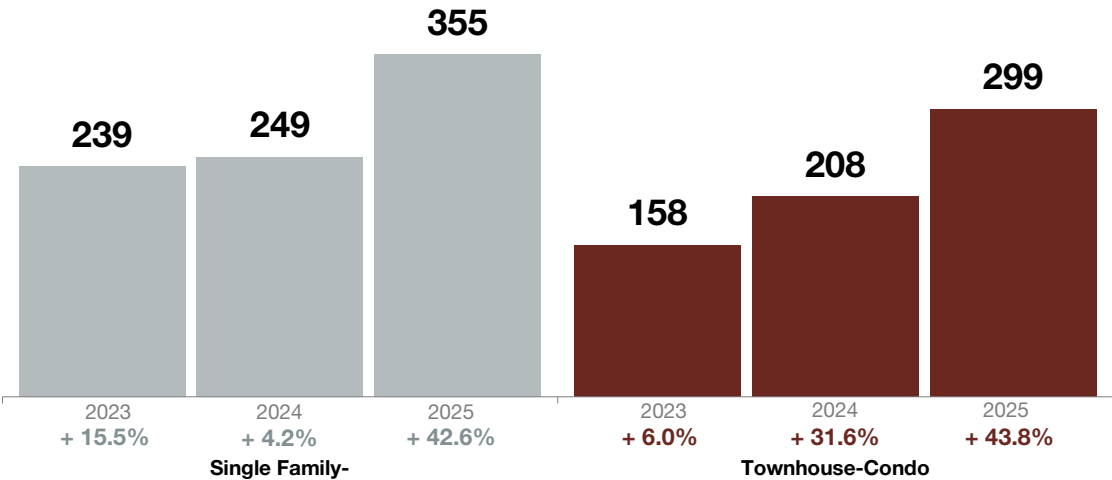
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

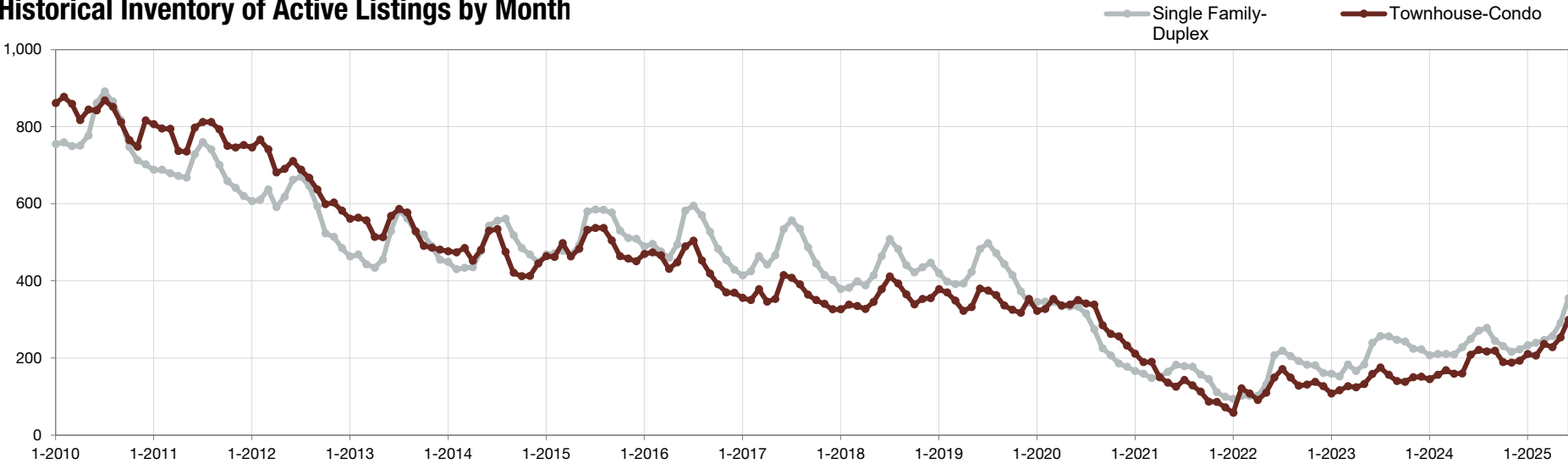


June



Active Listings	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2024	271	+5.4%	221	+26.3%
Aug-2024	278	+8.6%	217	+39.1%
Sep-2024	244	-1.2%	219	+56.4%
Oct-2024	231	-4.9%	189	+37.0%
Nov-2024	216	-3.6%	188	+25.3%
Dec-2024	222	0.0%	193	+27.8%
Jan-2025	233	+12.6%	210	+44.8%
Feb-2025	239	+13.8%	206	+32.1%
Mar-2025	246	+17.1%	236	+40.5%
Apr-2025	257	+23.0%	228	+43.4%
May-2025	291	+27.6%	253	+58.1%
Jun-2025	355	+42.6%	299	+43.8%
12-Month Avg	257	+11.6%	222	+39.5%

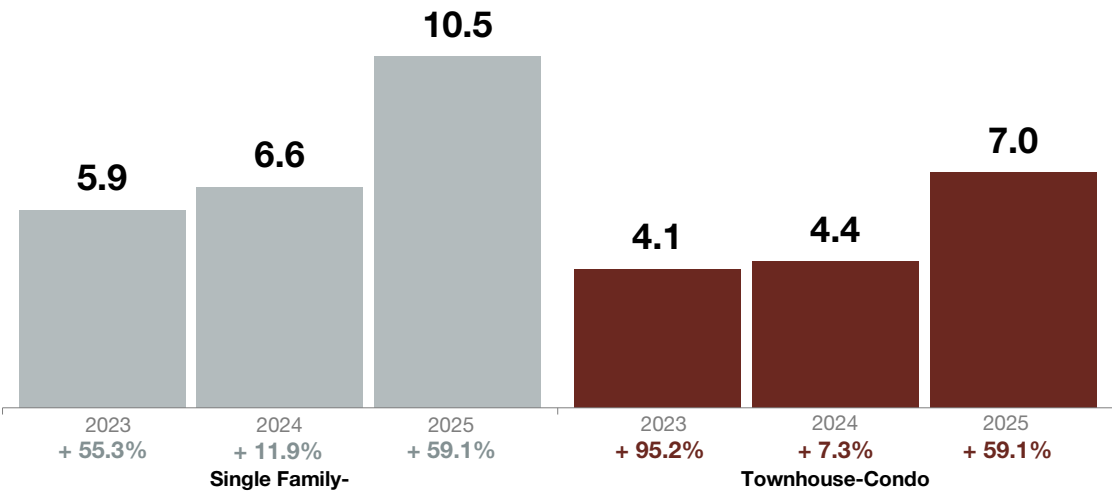
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory



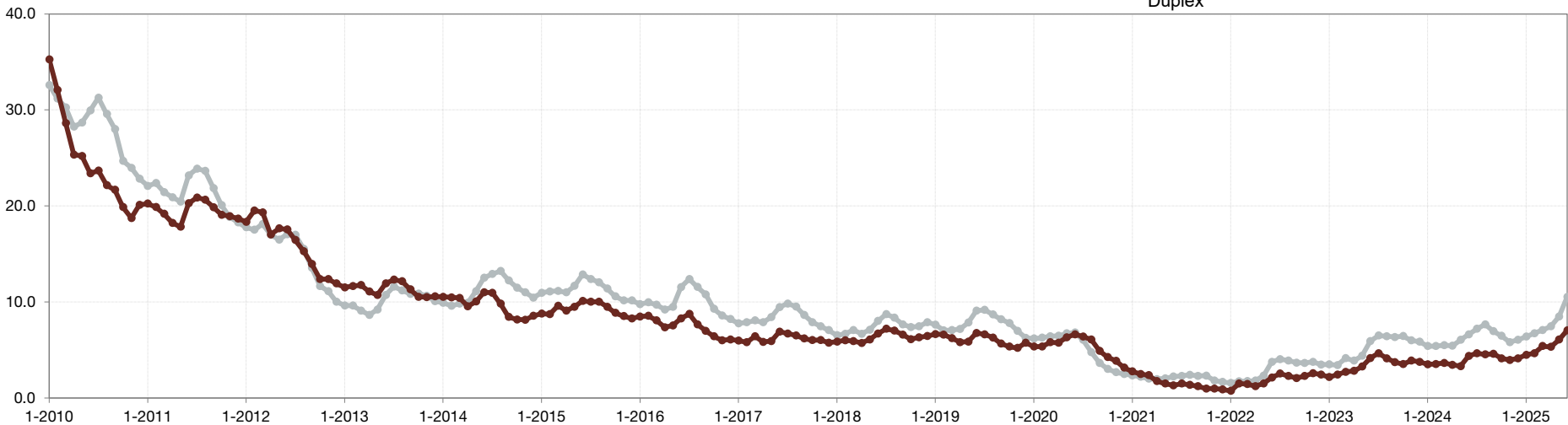
June



Months Supply	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jul-2024	7.2	+10.8%	4.6	0.0%
Aug-2024	7.7	+20.3%	4.5	+9.8%
Sep-2024	6.9	+9.5%	4.6	+24.3%
Oct-2024	6.5	+1.6%	4.1	+17.1%
Nov-2024	5.8	-3.3%	4.0	+2.6%
Dec-2024	6.1	+3.4%	4.1	+10.8%
Jan-2025	6.4	+18.5%	4.5	+28.6%
Feb-2025	6.7	+24.1%	4.7	+34.3%
Mar-2025	7.1	+29.1%	5.4	+50.0%
Apr-2025	7.4	+37.0%	5.3	+55.9%
May-2025	8.5	+41.7%	6.1	+84.8%
Jun-2025	10.5	+59.1%	7.0	+59.1%
12-Month Avg	7.2	+20.6%	4.9	+29.7%

\* Months Supply for all properties from July 2024 through June 2025. 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	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		169	204	+ 20.7%	662	825	+ 24.6%
Pending Sales		75	73	- 2.7%	449	446	- 0.7%
Closed Sales		69	70	+ 1.4%	477	387	- 18.9%
Median Sales Price		\$1,325,000	\$1,462,000	+ 10.3%	\$1,530,000	\$1,515,000	- 1.0%
Average Sales Price		\$1,973,703	\$2,106,738	+ 6.7%	\$2,325,694	\$2,626,184	+ 12.9%
Pct. of List Price Received		98.4%	96.3%	- 2.1%	97.8%	96.9%	- 0.9%
Days on Market Until Sale		60	85	+ 41.7%	78	85	+ 9.0%
Housing Affordability Index		32	27	- 15.6%	28	27	- 3.6%
Inventory of Active Listings		457	654	+ 43.1%	--	--	--
Months Supply of Inventory		5.3	8.6	+ 62.3%	--	--	--

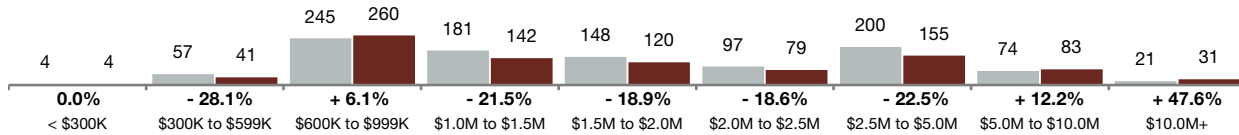
# Closed Sales

Actual sales that have closed in a given month.



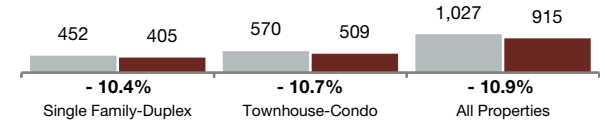
## By Price Range – All Properties – Rolling 12 Months

■ 6-2024 ■ 6-2025



## By Property Type

■ 6-2024 ■ 6-2025



### Rolling 12 Months

### Compared to Prior Month

### Year to Date

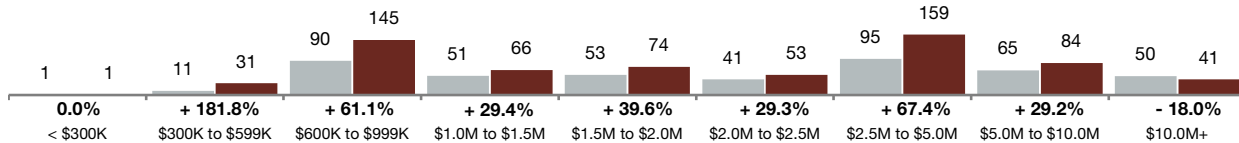
By Price Range	Single Family-Duplex			Townhouse-Condo			Single Family-Duplex			Townhouse-Condo			Single Family-Duplex			Townhouse-Condo		
	6-2024	6-2025	Change	6-2024	6-2025	Change	5-2025	6-2025	Change	5-2025	6-2025	Change	YTD 2024	YTD 2025	Change	YTD 2024	YTD 2025	Change
\$299,999 and Below	2	3	+ 50.0%	0	1	--	0	0	--	0	0	--	1	0	- 100.0%	0	1	--
\$300,000 to \$599,999	22	6	- 72.7%	34	34	0.0%	0	0	--	8	4	- 50.0%	12	3	- 75.0%	16	19	+ 18.8%
\$600,000 to \$999,999	84	87	+ 3.6%	159	173	+ 8.8%	9	8	- 11.1%	14	11	- 21.4%	41	31	- 24.4%	83	73	- 12.0%
\$1,000,000 to \$1,499,999	75	47	- 37.3%	106	95	- 10.4%	4	3	- 25.0%	6	9	+ 50.0%	28	20	- 28.6%	49	43	- 12.2%
\$1,500,00 to \$1,999,999	63	61	- 3.2%	85	59	- 30.6%	7	8	+ 14.3%	3	8	+ 166.7%	35	27	- 22.9%	44	26	- 40.9%
\$2,000,000 to \$2,499,999	56	37	- 33.9%	41	42	+ 2.4%	4	2	- 50.0%	1	3	+ 200.0%	15	17	+ 13.3%	14	18	+ 28.6%
\$2,500,000 to \$4,999,999	90	78	- 13.3%	110	77	- 30.0%	4	6	+ 50.0%	2	1	- 50.0%	42	31	- 26.2%	50	31	- 38.0%
\$5,000,000 to \$9,999,999	44	59	+ 34.1%	30	24	- 20.0%	3	5	+ 66.7%	2	1	- 50.0%	16	21	+ 31.3%	21	11	- 47.6%
\$10,000,000 and Above	16	27	+ 68.8%	5	4	- 20.0%	2	1	- 50.0%	1	0	- 100.0%	7	12	+ 71.4%	1	3	+ 200.0%
All Price Ranges	452	405	- 10.4%	570	509	- 10.7%	33	33	0.0%	37	37	0.0%	197	162	- 17.8%	278	225	- 19.1%

# Inventory of Active Listings

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

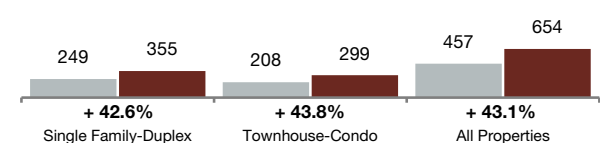
## By Price Range – All Properties

■ 6-2024 ■ 6-2025



## By Property Type

■ 6-2024 ■ 6-2025



### 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	
	6-2024	6-2025	Change	6-2024	6-2025	Change	5-2025	6-2025	Change	5-2025	6-2025	Change				
\$299,999 and Below	1	1	0.0%	0	0	--	1	1	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	7	11	+ 57.1%	4	20	+ 400.0%	5	11	+ 120.0%	21	20	- 4.8%				
\$600,000 to \$999,999	45	56	+ 24.4%	45	89	+ 97.8%	59	56	- 5.1%	69	89	+ 29.0%				
\$1,000,000 to \$1,499,999	14	24	+ 71.4%	37	42	+ 13.5%	19	24	+ 26.3%	33	42	+ 27.3%				
\$1,500,00 to \$1,999,999	21	35	+ 66.7%	32	39	+ 21.9%	30	35	+ 16.7%	34	39	+ 14.7%				
\$2,000,000 to \$2,499,999	22	40	+ 81.8%	19	13	- 31.6%	30	40	+ 33.3%	12	13	+ 8.3%				
\$2,500,000 to \$4,999,999	42	93	+ 121.4%	53	66	+ 24.5%	73	93	+ 27.4%	57	66	+ 15.8%				
\$5,000,000 to \$9,999,999	51	62	+ 21.6%	14	22	+ 57.1%	43	62	+ 44.2%	20	22	+ 10.0%				
\$10,000,000 and Above	46	33	- 28.3%	4	8	+ 100.0%	31	33	+ 6.5%	7	8	+ 14.3%				
All Price Ranges	249	355	+ 42.6%	208	299	+ 43.8%	291	355	+ 22.0%	253	299	+ 18.2%				

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.

# 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.