

# Monthly Indicators



## November 2025

New Listings were up 6.5 percent for the Single Family-Duplex category and 37.5 percent for the Townhouse-Condo category. Pending Sales increased 20.0 percent for Single Family-Duplex and 8.8 percent for Townhouse-Condo.

The Median Sales Price was up 114.7 percent to \$3,150,000 for the Single Family-Duplex category but decreased 26.2 percent to \$893,000 for the Townhouse-Condo category. Days on Market increased 44.3 percent for Single Family-Duplex homes but decreased 9.6 percent for Townhouse-Condo properties.

Nationally, inventory dipped 0.7% month-over-month but rose 10.9% year-over-year, totaling 1.52 million units, according to NAR. At the current sales pace, supply stands at 4.4 months, slightly below last month's level but higher than the 4.1 months recorded a year ago. Supported by modest inventory levels, prices continue to rise, with the national median existing-home price increasing 2.1% year-over-year to \$415,200, marking 28 consecutive months of annual gains.

## Monthly Snapshot

**- 19.8%**    **+ 21.1%**    **+ 7.8%**

One-Year Change in	One-Year Change in	One-Year Change in
<b>Closed Sales</b>	<b>Active Listings</b>	<b>Median Sales Price</b>
<b>All Properties</b>	<b>All Properties</b>	<b>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	11-2024	11-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		31	33	+ 6.5%	569	693	+ 21.8%
Pending Sales		25	30	+ 20.0%	415	454	+ 9.4%
Closed Sales		52	44	- 15.4%	412	420	+ 1.9%
Median Sales Price		\$1,467,500	\$3,150,000	+ 114.7%	\$1,875,510	\$1,950,000	+ 4.0%
Average Sales Price		\$3,334,889	\$3,377,136	+ 1.3%	\$3,126,705	\$3,327,372	+ 6.4%
Pct. of List Price Received		95.8%	95.1%	- 0.7%	97.1%	96.2%	- 0.9%
Days on Market Until Sale		88	127	+ 44.3%	83	87	+ 4.8%
Housing Affordability Index		26	14	- 46.2%	21	23	+ 9.5%
Inventory of Active Listings		219	268	+ 22.4%	--	--	--
Months Supply of Inventory		5.9	7.2	+ 22.0%	--	--	--

# 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.

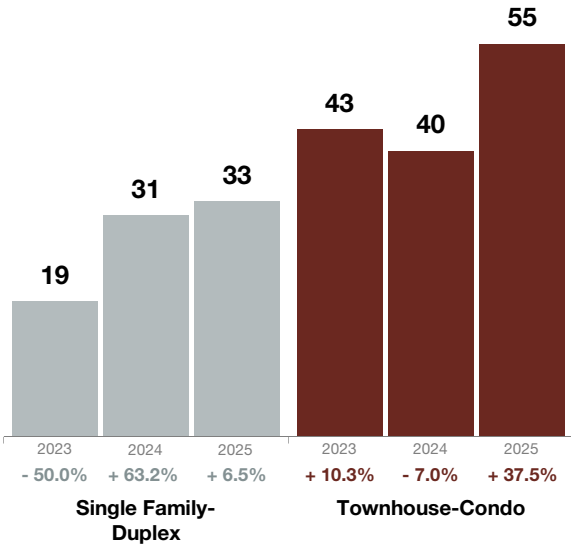


Key Metrics	Historical Sparkbars	11-2024	11-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		40	55	+ 37.5%	654	686	+ 4.9%
Pending Sales		34	37	+ 8.8%	480	464	- 3.3%
Closed Sales		49	37	- 24.5%	514	450	- 12.5%
Median Sales Price		\$1,210,000	\$893,000	- 26.2%	\$1,300,000	\$1,147,500	- 11.7%
Avg. Sales Price		\$1,938,210	\$1,553,081	- 19.9%	\$1,945,316	\$1,948,281	+ 0.2%
Pct. of List Price Received		97.1%	96.2%	- 0.9%	97.8%	96.7%	- 1.1%
Days on Market Until Sale		104	94	- 9.6%	79	83	+ 5.1%
Affordability Index		35	51	+ 45.7%	33	40	+ 21.2%
Active Listings		189	226	+ 19.6%	--	--	--
Months Supply		4.0	5.4	+ 35.0%	--	--	--

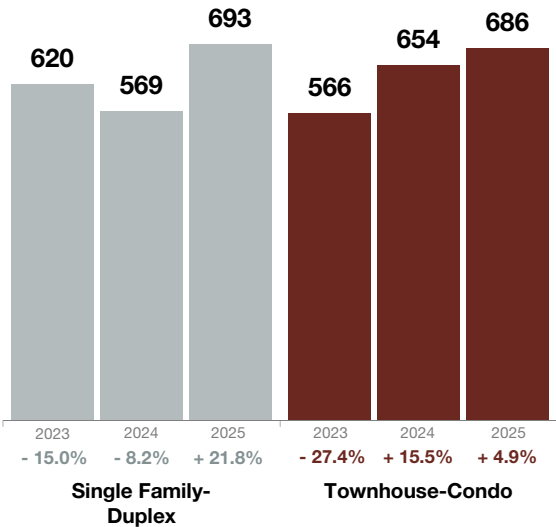
# New Listings



## November

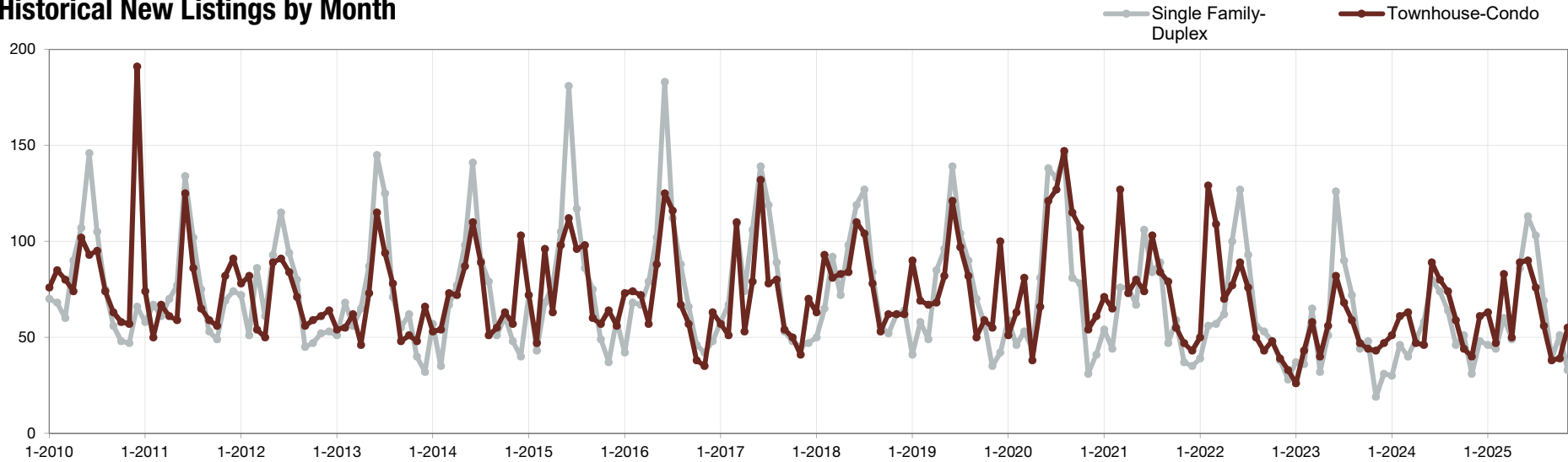


## Year to Date



New Listings	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Dec-2024	48	+54.8%	61	+29.8%
Jan-2025	46	+53.3%	63	+23.5%
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	39	-15.2%	38	-35.6%
Oct-2025	51	0.0%	39	-11.4%
Nov-2025	33	+6.5%	55	+37.5%
12-Month Avg	62	+23.5%	62	+6.6%

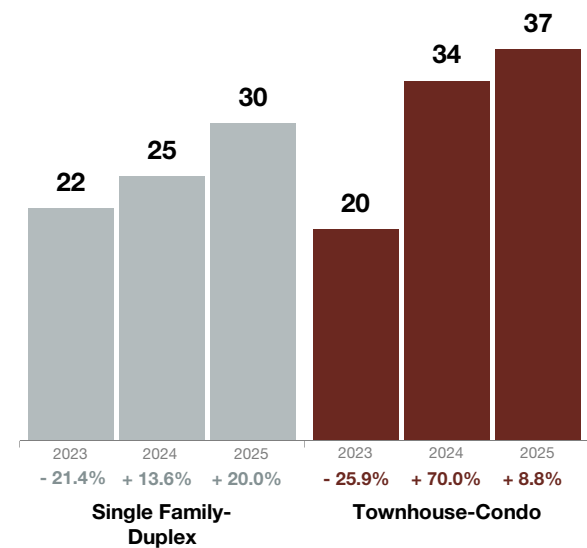
## Historical New Listings by Month



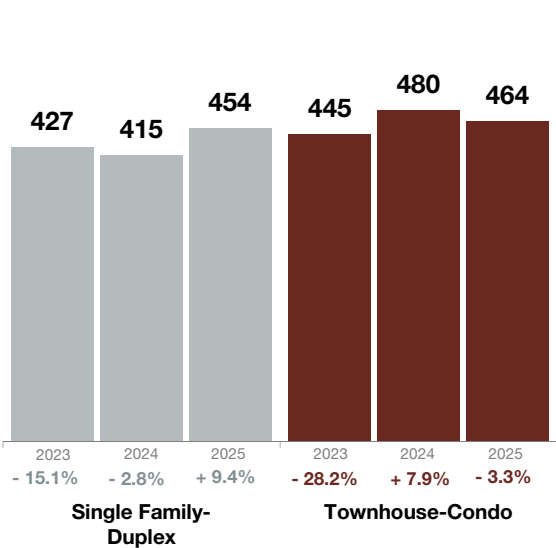
# Pending Sales



## November

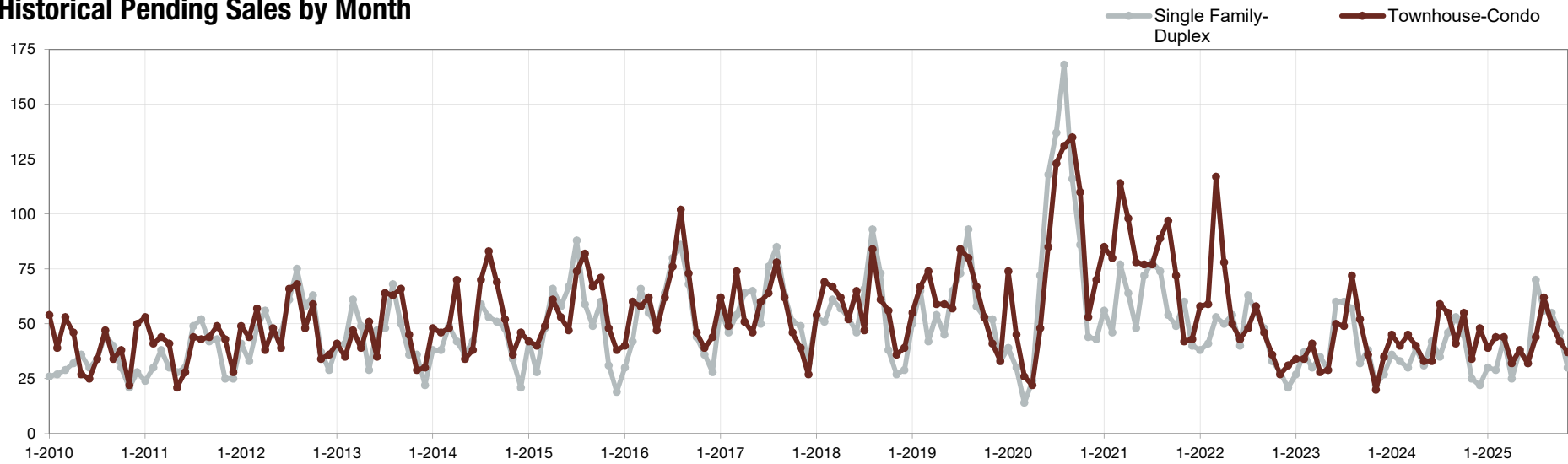


## Year to Date



Pending Sales	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Dec-2024	22	-18.5%	48	+37.1%
Jan-2025	30	-16.7%	39	-13.3%
Feb-2025	29	-12.1%	44	+10.0%
Mar-2025	43	+43.3%	44	-2.2%
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%	50	+22.0%
Oct-2025	46	+2.2%	42	-23.6%
Nov-2025	30	+20.0%	37	+8.8%
12-Month Avg	40	+7.7%	43	-0.6%

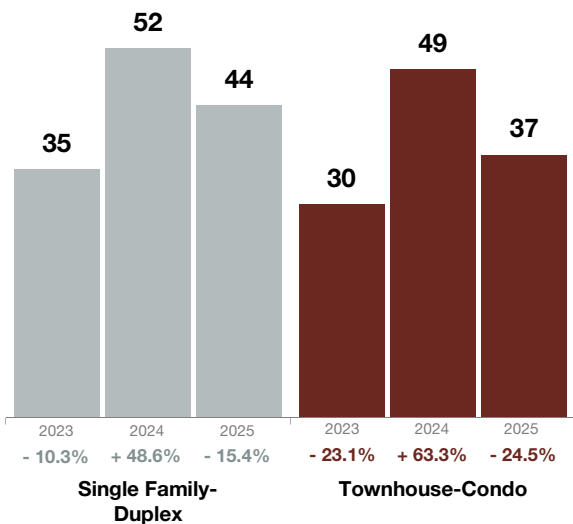
## Historical Pending Sales by Month



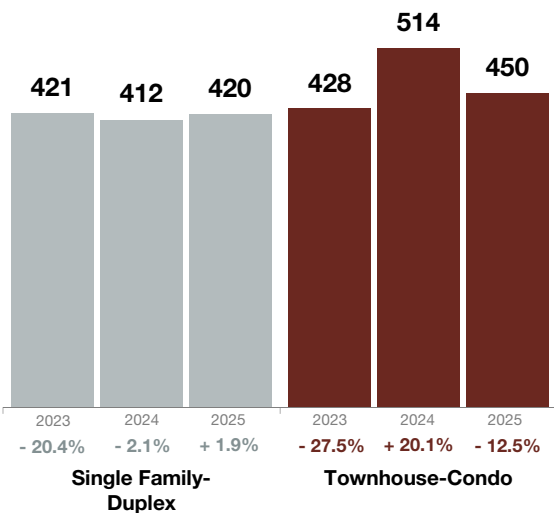
# Closed Sales



## November

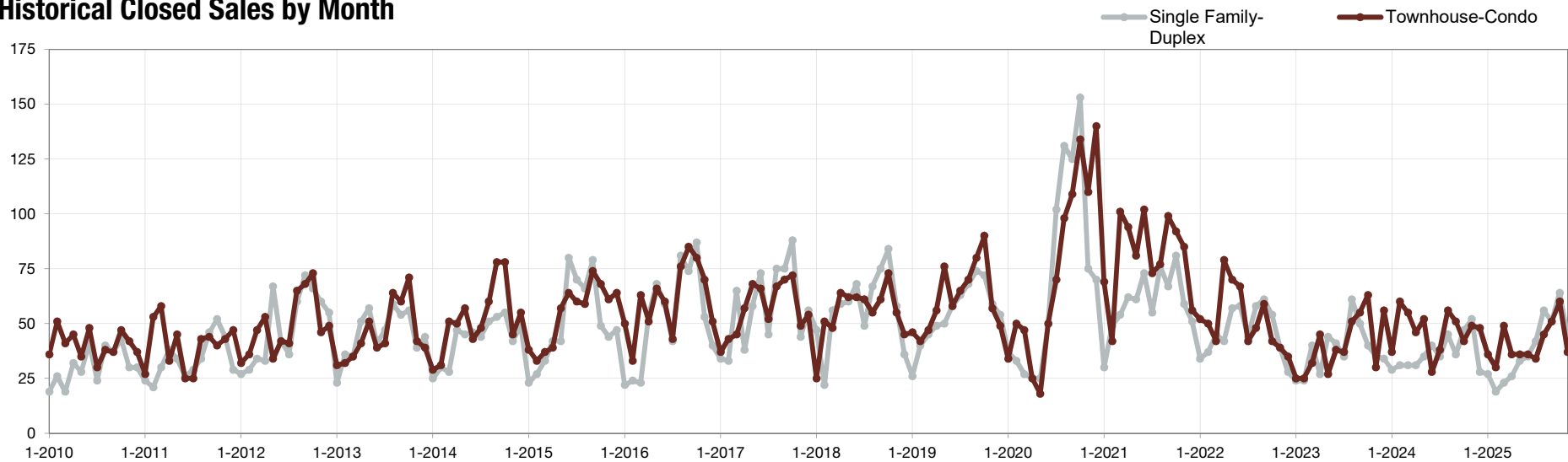


## Year to Date



Closed Sales	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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	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%
12-Month Avg	37	+0.4%	42	-12.6%

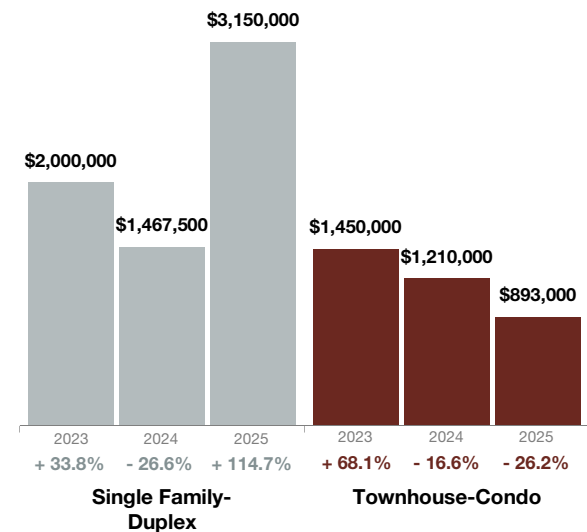
## Historical Closed Sales by Month



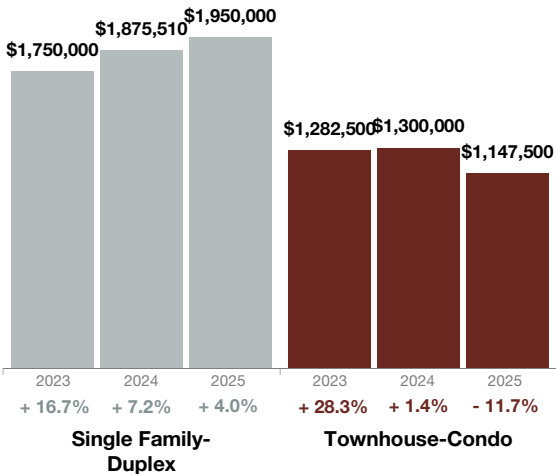
# Median Sales Price



## November



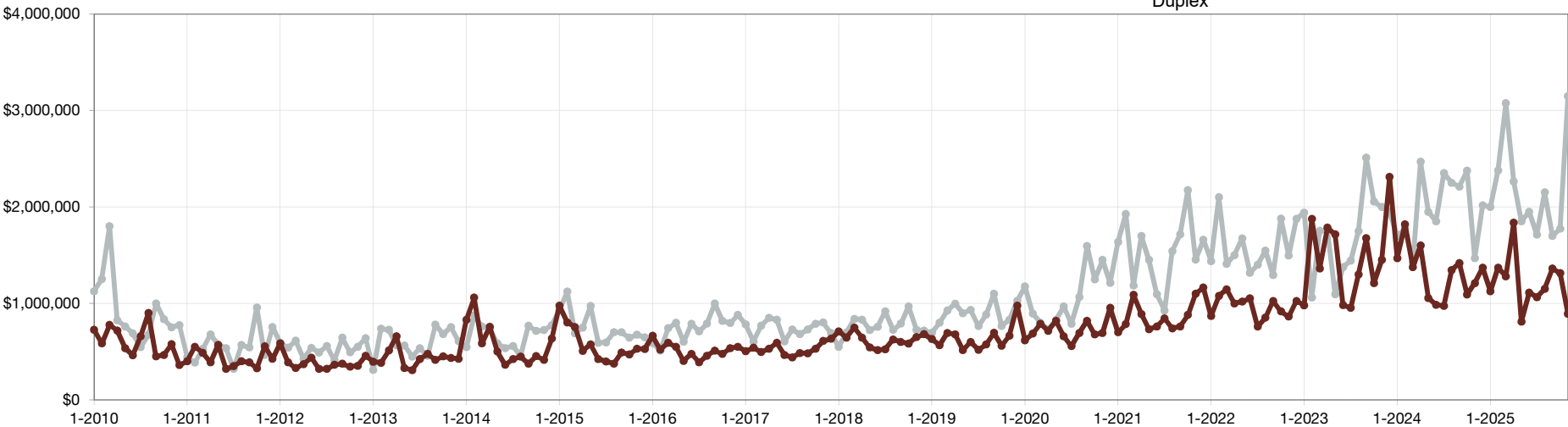
## Year to Date



Median Sales Price	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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	\$2,262,500	-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%
12-Month Avg*	\$1,950,000	+3.4%	\$1,150,000	-15.9%

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

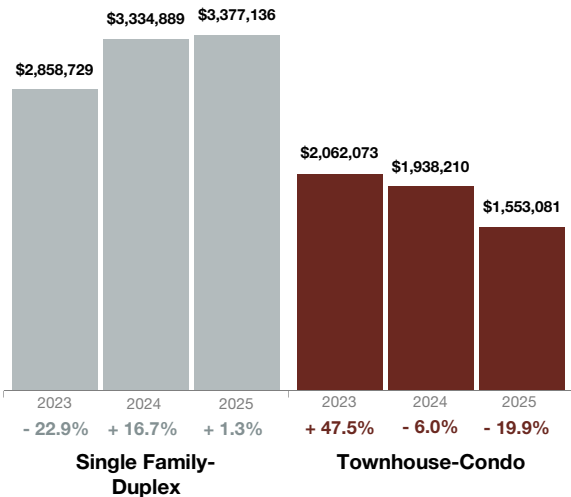
## Historical Median Sales Price by Month



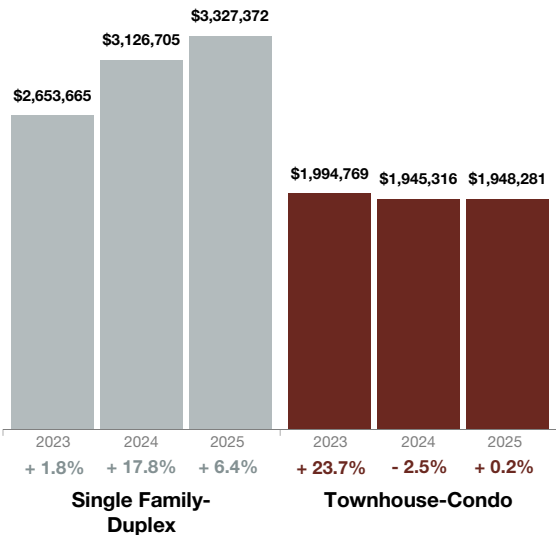
# Average Sales Price



## November



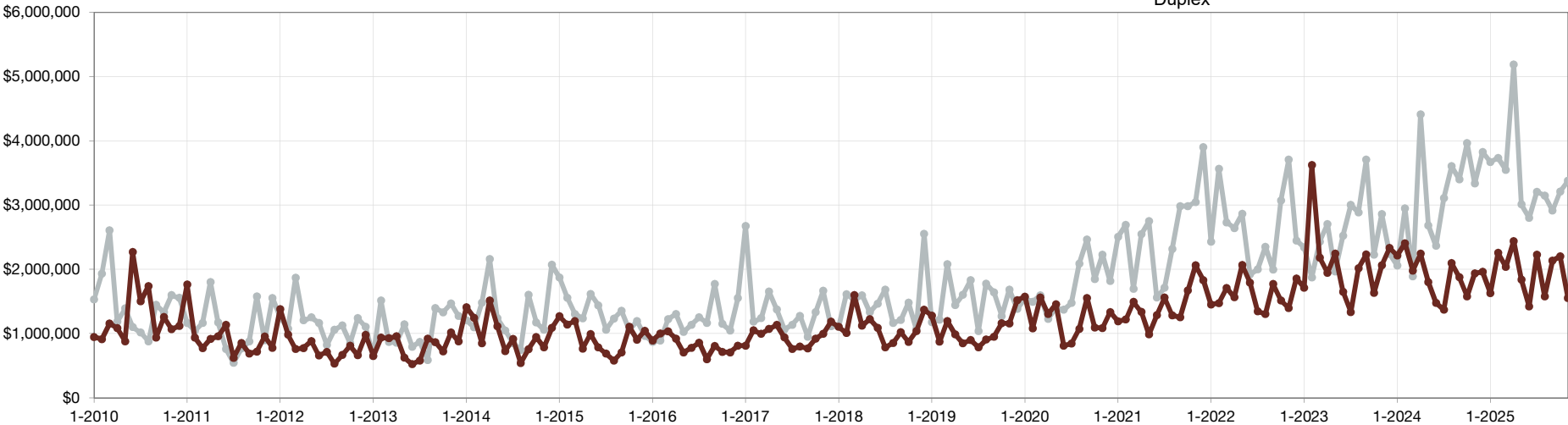
## Year to Date



Avg. Sales Price	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Dec-2024	\$3,827,767	+70.8%	\$1,960,749	-16.0%
Jan-2025	\$3,671,006	+78.2%	\$1,629,077	-26.5%
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%
12-Month Avg*	\$3,358,647	+9.8%	\$1,949,483	-1.7%

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

## Historical Average Sales Price by Month



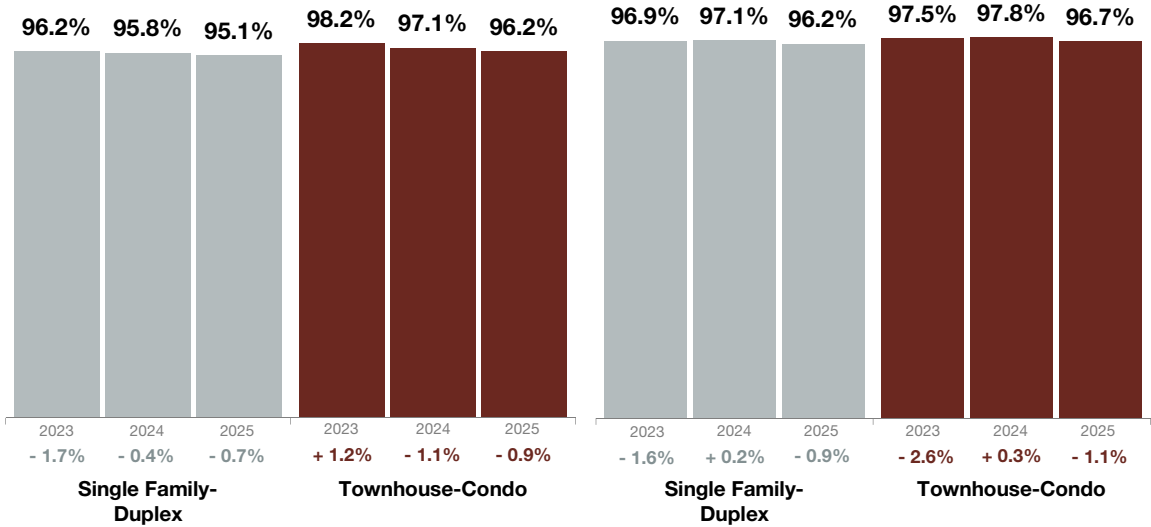


# Percent of List Price Received



## November

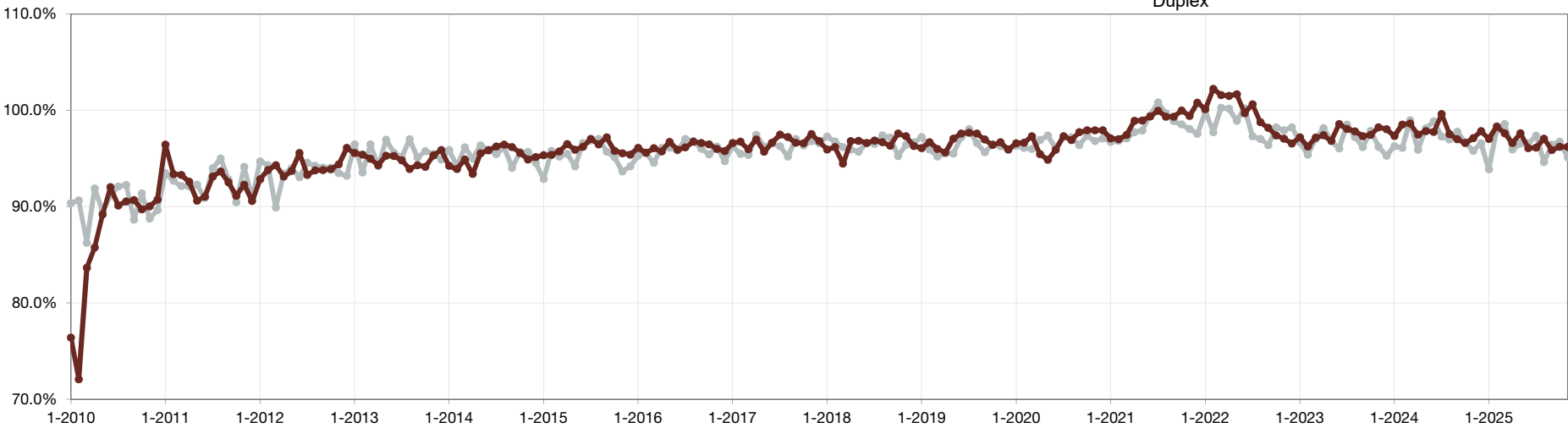
## Year to Date



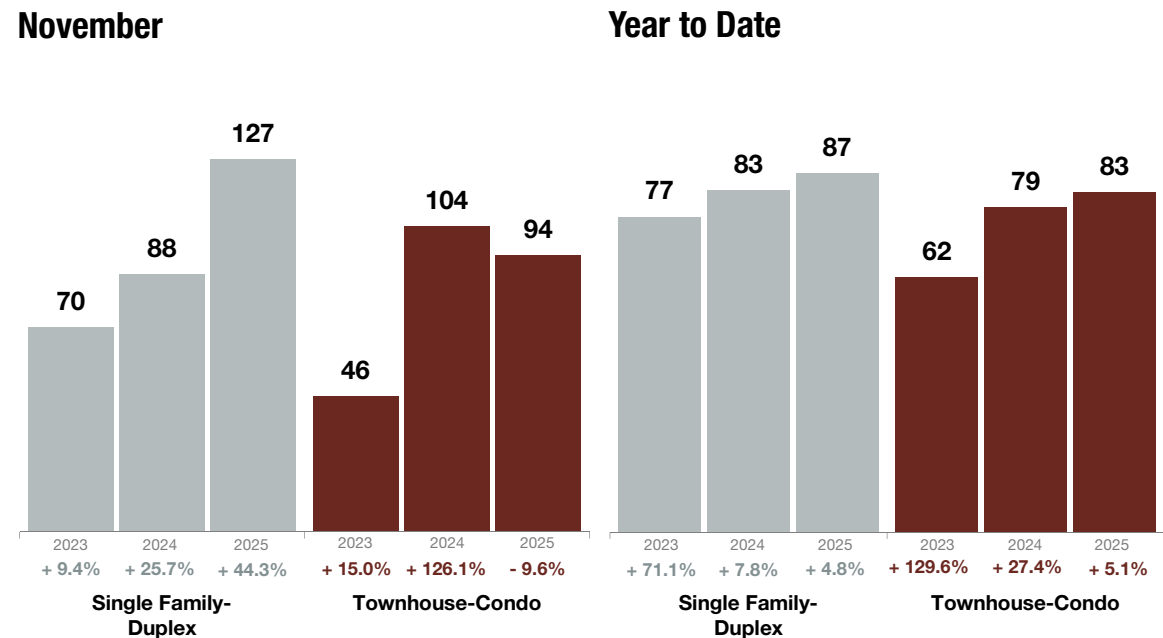
Pct. of List Price Received	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Dec-2024	96.6%	+1.4%	97.8%	-0.2%
Jan-2025	93.9%	-2.5%	97.0%	-0.3%
Feb-2025	98.0%	+2.0%	98.3%	-0.2%
Mar-2025	98.6%	-0.4%	97.6%	-1.0%
Apr-2025	95.9%	0.0%	96.6%	-0.9%
May-2025	96.5%	-1.6%	97.6%	-0.2%
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%
12-Month Avg*	96.2%	-0.8%	96.8%	-1.0%

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

## Historical Percent of List Price Received by Month



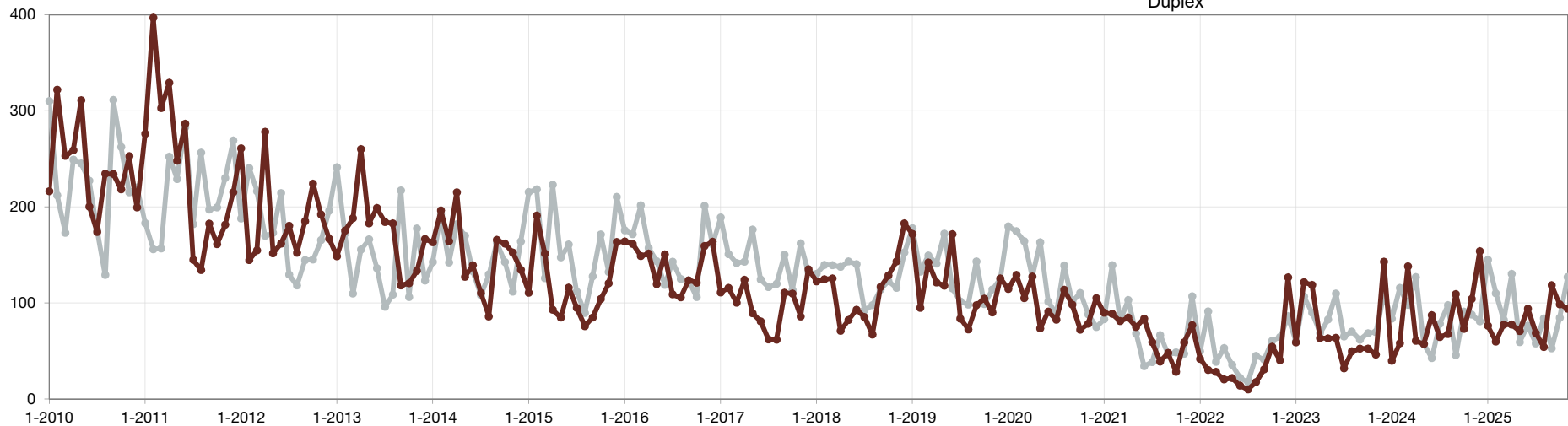
# Days on Market Until Sale



Days on Market	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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	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%
12-Month Avg*	85	+2.2%	85	+4.4%

\* Days on Market for all properties from December 2024 through November 2025. This is not the average of the individual figures above.  
\*\* These monthly reports use Agent Days on Market data.

## Historical Days on Market Until Sale by Month

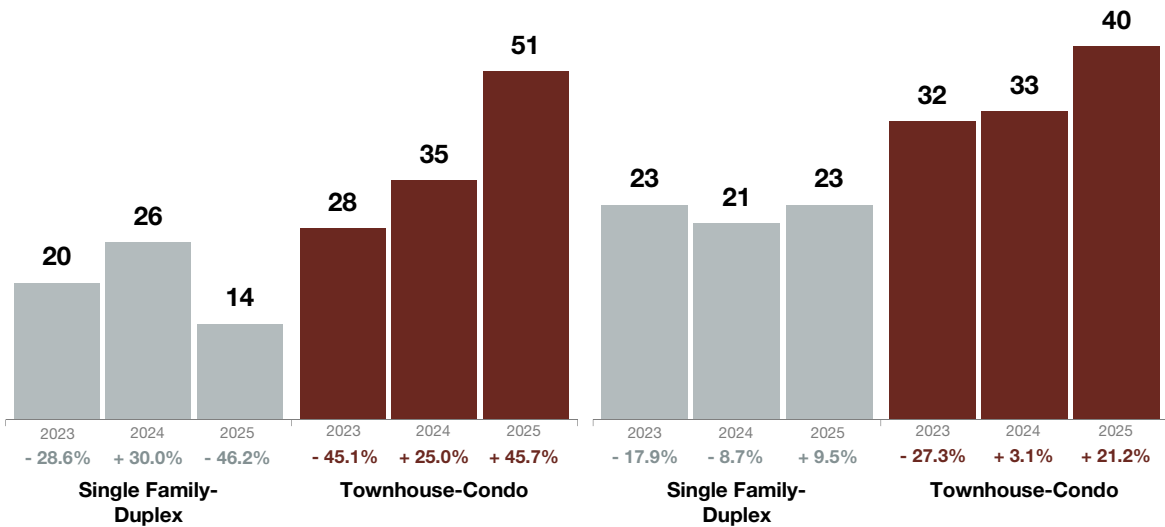


# Housing Affordability Index



November

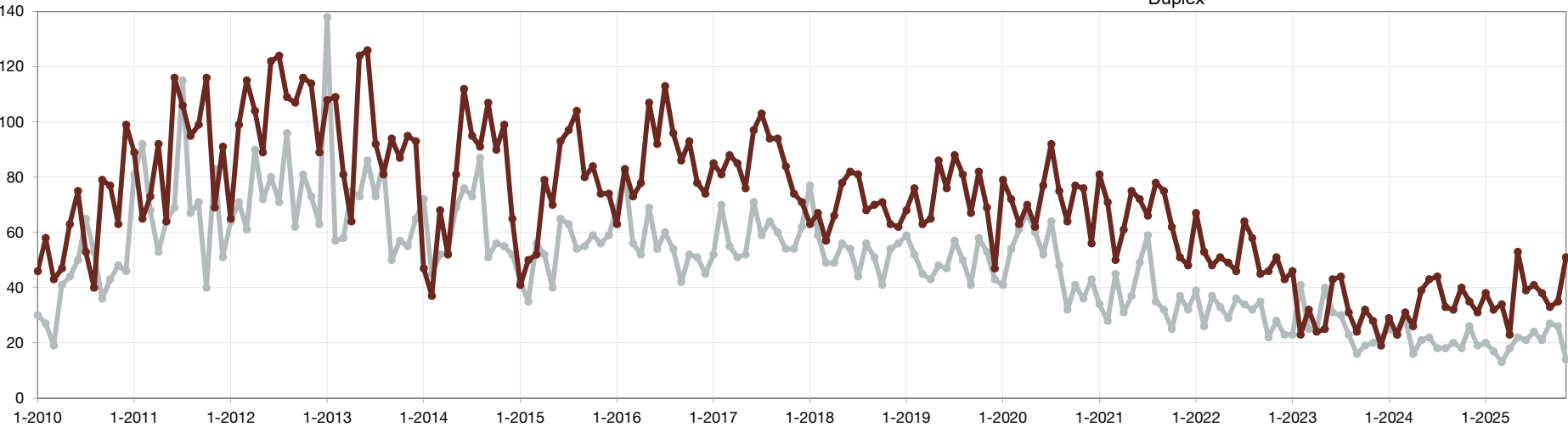
Year to Date



Affordability Index	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%	53	+35.9%
Jun-2025	21	-4.5%	39	-9.3%
Jul-2025	24	+33.3%	41	-6.8%
Aug-2025	21	+16.7%	38	+15.2%
Sep-2025	27	+35.0%	33	+3.1%
Oct-2025	26	+44.4%	35	-12.5%
Nov-2025	14	-46.2%	51	+45.7%
12-Month Avg*	20	+9.5%	22	+25.8%

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

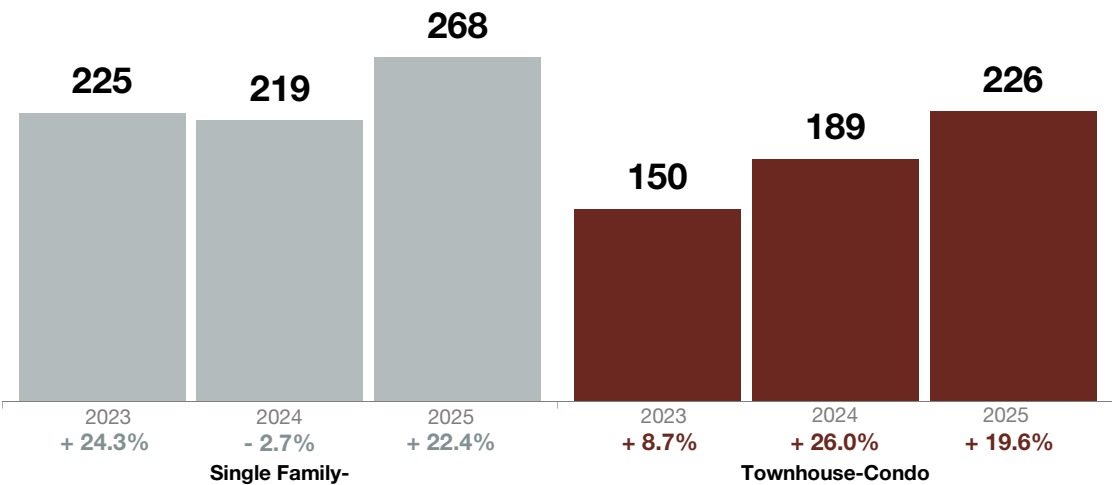
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

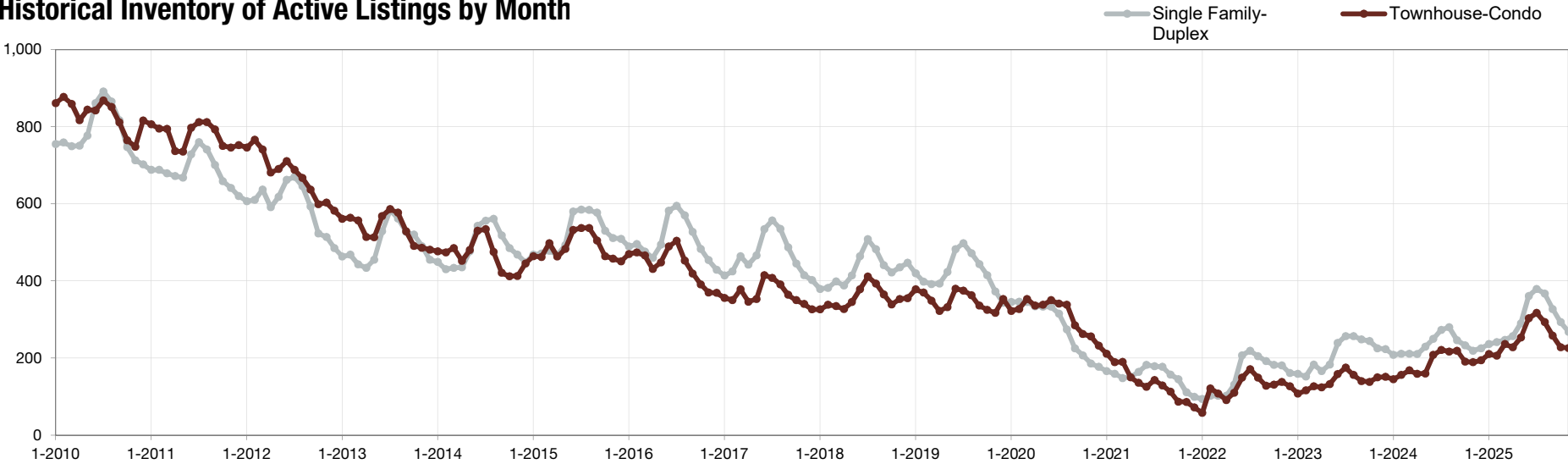


## November



Active Listings	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Dec-2024	225	+0.9%	194	+28.5%
Jan-2025	236	+13.5%	210	+44.8%
Feb-2025	241	+14.2%	206	+32.1%
Mar-2025	247	+17.1%	236	+40.5%
Apr-2025	257	+22.4%	228	+43.4%
May-2025	290	+26.6%	253	+58.1%
Jun-2025	361	+44.4%	303	+45.7%
Jul-2025	379	+38.8%	317	+43.4%
Aug-2025	367	+31.1%	293	+35.0%
Sep-2025	327	+32.9%	258	+17.8%
Oct-2025	293	+25.8%	228	+19.4%
Nov-2025	268	+22.4%	226	+19.6%
12-Month Avg	291	+25.0%	246	+35.2%

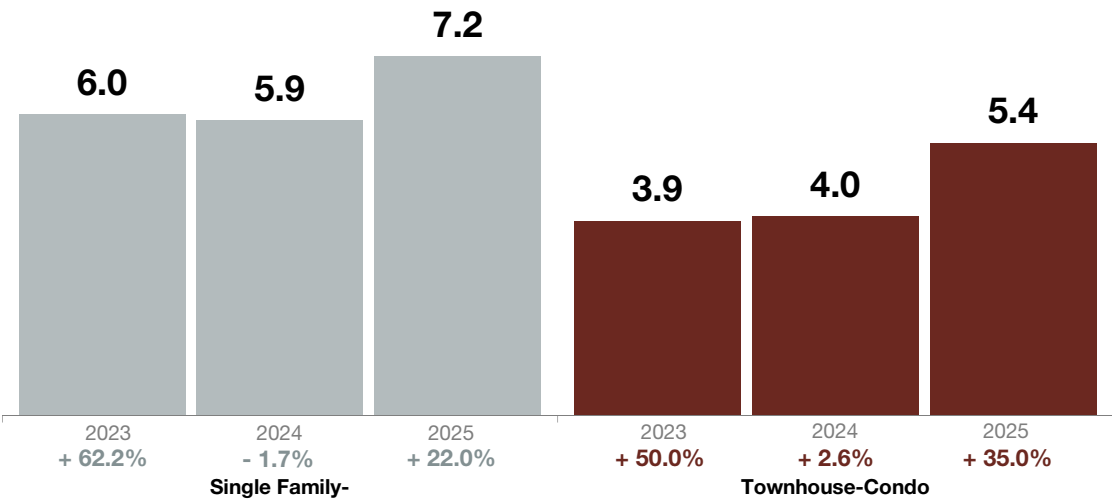
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory



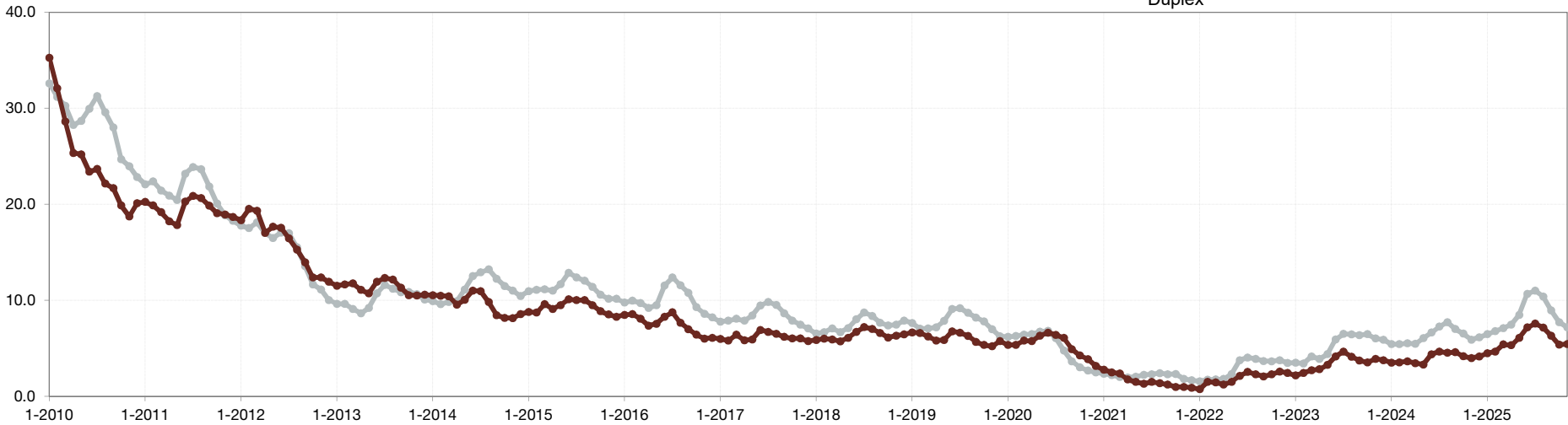
## November



Months Supply	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Dec-2024	6.1	+3.4%	4.1	+10.8%
Jan-2025	6.5	+20.4%	4.5	+28.6%
Feb-2025	6.8	+25.9%	4.7	+34.3%
Mar-2025	7.1	+29.1%	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	+62.1%	7.2	+63.6%
Jul-2025	11.0	+52.8%	7.6	+65.2%
Aug-2025	10.4	+35.1%	7.1	+57.8%
Sep-2025	8.9	+27.1%	6.3	+37.0%
Oct-2025	7.7	+18.5%	5.4	+28.6%
Nov-2025	7.2	+22.0%	5.4	+35.0%
12-Month Avg	8.2	+31.5%	5.8	+45.6%

\* Months Supply for all properties from December 2024 through November 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	11-2024	11-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		71	88	+ 23.9%	1,226	1,380	+ 12.6%
Pending Sales		59	68	+ 15.3%	898	919	+ 2.3%
Closed Sales		101	81	- 19.8%	928	870	- 6.3%
Median Sales Price		\$1,345,500	\$1,450,000	+ 7.8%	\$1,510,000	\$1,500,000	- 0.7%
Average Sales Price		\$2,657,292	\$2,543,926	- 4.3%	\$2,467,106	\$2,614,049	+ 6.0%
Pct. of List Price Received		96.4%	95.6%	- 0.8%	97.5%	96.5%	- 1.0%
Days on Market Until Sale		96	112	+ 16.7%	81	85	+ 4.9%
Housing Affordability Index		30	31	+ 3.3%	26	30	+ 15.4%
Inventory of Active Listings		408	494	+ 21.1%	--	--	--
Months Supply of Inventory		4.8	6.3	+ 31.3%	--	--	--

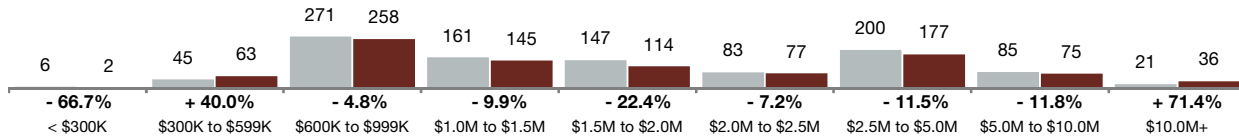
# Closed Sales

Actual sales that have closed in a given month.



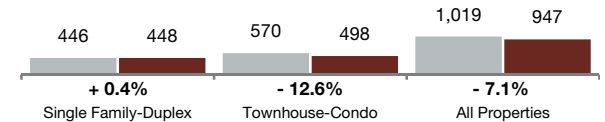
## By Price Range – All Properties – Rolling 12 Months

■ 11-2024 ■ 11-2025



## By Property Type

■ 11-2024 ■ 11-2025



### Rolling 12 Months

### Compared to Prior Month

### Year to Date

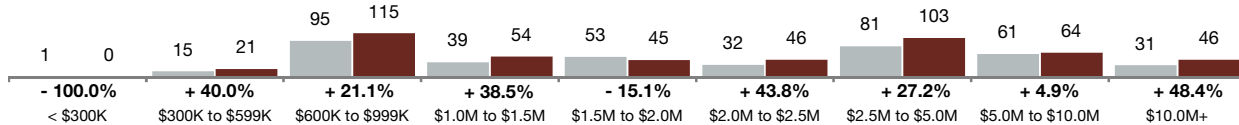
By Price Range	Single Family-Duplex			Townhouse-Condo			Single Family-Duplex			Townhouse-Condo			Single Family-Duplex			Townhouse-Condo		
	11-2024	11-2025	Change	11-2024	11-2025	Change	10-2025	11-2025	Change	10-2025	11-2025	Change	YTD 2024	YTD 2025	Change	YTD 2024	YTD 2025	Change
\$299,999 and Below	4	1	-75.0%	0	1	--	0	0	--	0	0	--	4	1	-75.0%	0	1	--
\$300,000 to \$599,999	16	17	+6.3%	29	45	+55.2%	2	1	-50.0%	5	5	0.0%	15	17	+13.3%	28	42	+50.0%
\$600,000 to \$999,999	94	94	0.0%	176	164	-6.8%	17	10	-41.2%	21	15	-28.6%	89	86	-3.4%	168	149	-11.3%
\$1,000,000 to \$1,499,999	61	55	-9.8%	100	90	-10.0%	9	2	-77.8%	7	8	+14.3%	53	53	0.0%	94	83	-11.7%
\$1,500,00 to \$1,999,999	68	61	-10.3%	79	53	-32.9%	6	4	-33.3%	8	2	-75.0%	65	57	-12.3%	74	50	-32.4%
\$2,000,000 to \$2,499,999	40	43	+7.5%	43	34	-20.9%	5	4	-20.0%	3	1	-66.7%	32	40	+25.0%	32	28	-12.5%
\$2,500,000 to \$4,999,999	93	98	+5.4%	107	79	-26.2%	16	14	-12.5%	9	5	-44.4%	86	95	+10.5%	83	66	-20.5%
\$5,000,000 to \$9,999,999	51	50	-2.0%	34	25	-26.5%	4	8	+100.0%	6	0	-100.0%	49	45	-8.2%	33	24	-27.3%
\$10,000,000 and Above	19	29	+52.6%	2	7	+250.0%	5	1	-80.0%	1	1	0.0%	19	26	+36.8%	2	7	+250.0%
All Price Ranges	446	448	+0.4%	570	498	-12.6%	64	44	-31.3%	60	37	-38.3%	412	420	+1.9%	514	450	-12.5%

# Inventory of Active Listings

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

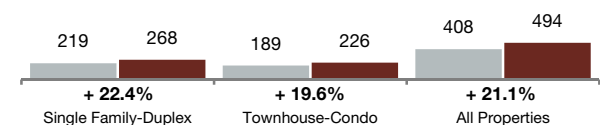
## By Price Range – All Properties

■ 11-2024 ■ 11-2025



## By Property Type

■ 11-2024 ■ 11-2025



### 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
	11-2024	11-2025	Change	11-2024	11-2025	Change	10-2025	11-2025	Change	10-2025	11-2025	Change		
\$299,999 and Below	1	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	3	3	0.0%	12	18	+ 50.0%	3	3	0.0%	19	18	- 5.3%		
\$600,000 to \$999,999	52	47	- 9.6%	43	68	+ 58.1%	49	47	- 4.1%	63	68	+ 7.9%		
\$1,000,000 to \$1,499,999	11	19	+ 72.7%	28	35	+ 25.0%	18	19	+ 5.6%	35	35	0.0%		
\$1,500,00 to \$1,999,999	23	24	+ 4.3%	30	21	- 30.0%	35	24	- 31.4%	24	21	- 12.5%		
\$2,000,000 to \$2,499,999	16	31	+ 93.8%	16	15	- 6.3%	34	31	- 8.8%	16	15	- 6.3%		
\$2,500,000 to \$4,999,999	40	59	+ 47.5%	41	44	+ 7.3%	70	59	- 15.7%	49	44	- 10.2%		
\$5,000,000 to \$9,999,999	47	48	+ 2.1%	14	16	+ 14.3%	45	48	+ 6.7%	15	16	+ 6.7%		
\$10,000,000 and Above	26	37	+ 42.3%	5	9	+ 80.0%	39	37	- 5.1%	7	9	+ 28.6%		
All Price Ranges	219	268	+ 22.4%	189	226	+ 19.6%	293	268	- 8.5%	228	226	- 0.9%		

# 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.