

Monthly Indicators



August 2025

New Listings were up 7.8 percent for the Single Family-Duplex category but decreased 24.3 percent for the Townhouse-Condo category. Pending Sales increased 30.4 percent for Single Family-Duplex and 18.2 percent for Townhouse-Condo.

The Median Sales Price was down 2.2 percent to \$2,200,000 for the Single Family-Duplex category and 13.6 percent to \$1,162,500 for the Townhouse-Condo category. Days on Market decreased 15.3 percent for Single Family-Duplex homes and 19.1 percent for Townhouse-Condo properties.

Nationally, 1.55 million units were listed for sale heading into August, up 0.6% from the previous month and 15.7% higher than the same time last year, representing a 4.6-month supply at the current sales pace, according to NAR. Inventory is now at its highest level since May 2020, a shift that has helped slow price growth in many markets. As a result, the national median existing-home sales price edged up just 0.2% year-over-year to \$422,400.

Monthly Snapshot

- 2.0% **+ 32.3%** **- 14.0%**

One-Year Change in	One-Year Change in	One-Year Change in
Closed Sales	Active Listings	Median Sales Price
All Properties	All Properties	All Properties

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	8-2024	8-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		64	69	+ 7.8%	441	569	+ 29.0%
Pending Sales		46	60	+ 30.4%	292	326	+ 11.6%
Closed Sales		45	55	+ 22.2%	277	260	- 6.1%
Median Sales Price		\$2,250,000	\$2,200,000	- 2.2%	\$1,870,000	\$1,950,000	+ 4.3%
Average Sales Price		\$3,605,235	\$3,175,921	- 11.9%	\$2,910,387	\$3,435,939	+ 18.1%
Pct. of List Price Received		97.0%	94.6%	- 2.5%	97.4%	96.2%	- 1.2%
Days on Market Until Sale		98	83	- 15.3%	86	88	+ 2.3%
Housing Affordability Index		18	20	+ 11.1%	22	23	+ 4.5%
Inventory of Active Listings		279	366	+ 31.2%	--	--	--
Months Supply of Inventory		7.7	10.4	+ 35.1%	--	--	--

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.

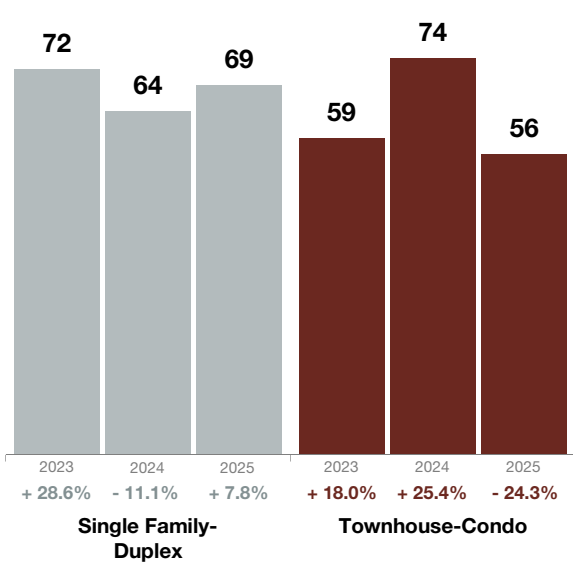


Key Metrics	Historical Sparkbars	8-2024	8-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		74	56	- 24.3%	511	556	+ 8.8%
Pending Sales		55	65	+ 18.2%	350	341	- 2.6%
Closed Sales		56	44	- 21.4%	372	301	- 19.1%
Median Sales Price		\$1,345,000	\$1,162,500	- 13.6%	\$1,335,500	\$1,121,000	- 16.1%
Avg. Sales Price		\$2,094,980	\$1,592,892	- 24.0%	\$1,996,738	\$1,918,378	- 3.9%
Pct. of List Price Received		97.5%	97.1%	- 0.4%	98.1%	97.1%	- 1.0%
Days on Market Until Sale		68	55	- 19.1%	72	72	0.0%
Affordability Index		33	38	+ 15.2%	33	39	+ 18.2%
Active Listings		217	290	+ 33.6%	--	--	--
Months Supply		4.5	7.1	+ 57.8%	--	--	--

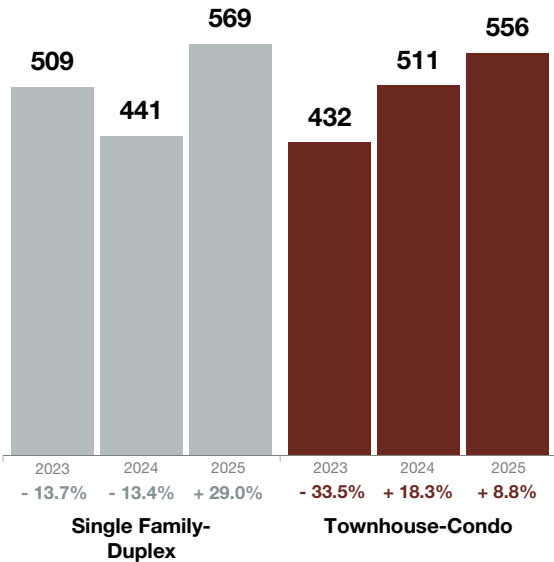
New Listings



August

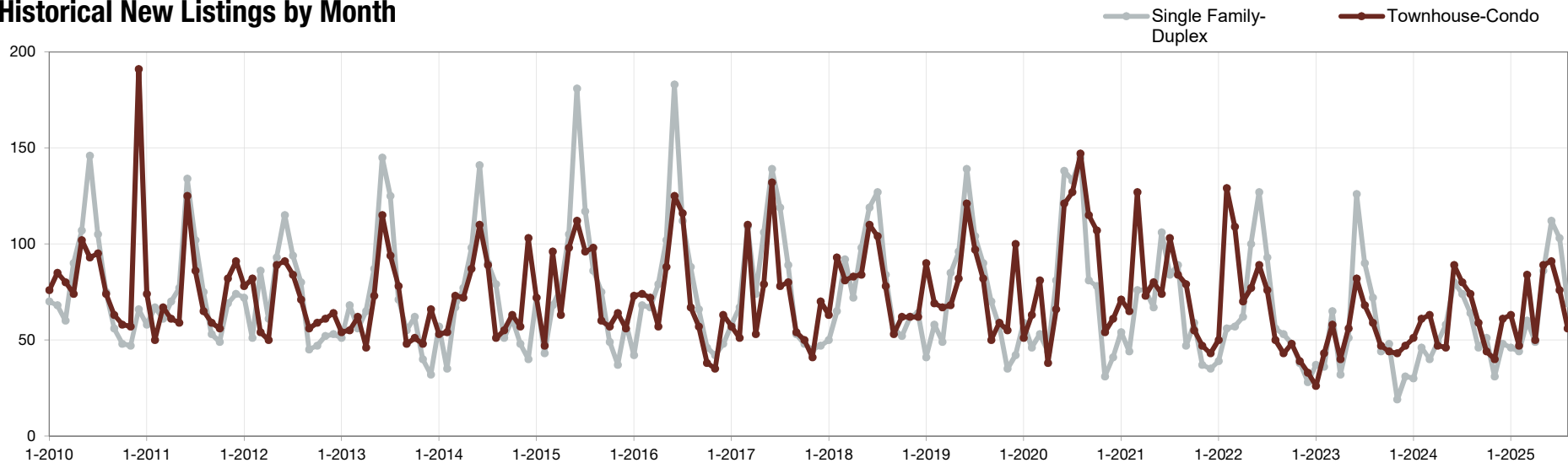


Year to Date



New Listings	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-2024	46	+4.5%	59	+25.5%
Oct-2024	51	+6.3%	44	0.0%
Nov-2024	31	+63.2%	40	-7.0%
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%	84	+33.3%
Apr-2025	49	0.0%	50	+6.4%
May-2025	86	+48.3%	89	+93.5%
Jun-2025	112	+40.0%	91	+2.2%
Jul-2025	103	+39.2%	76	-5.0%
Aug-2025	69	+7.8%	56	-24.3%
12-Month Avg	62	+27.8%	63	+9.8%

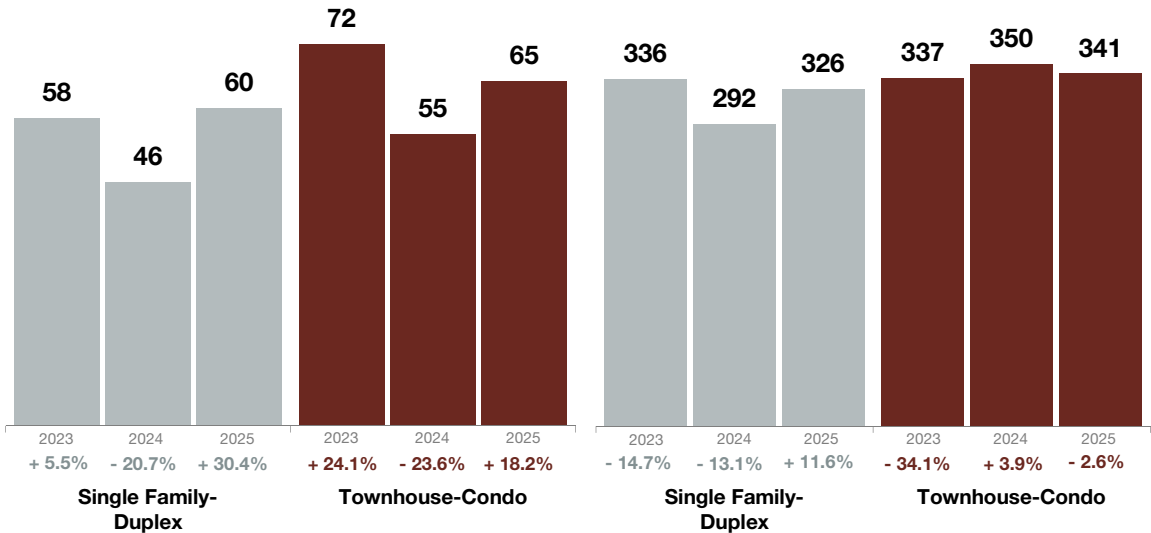
Historical New Listings by Month



Pending Sales

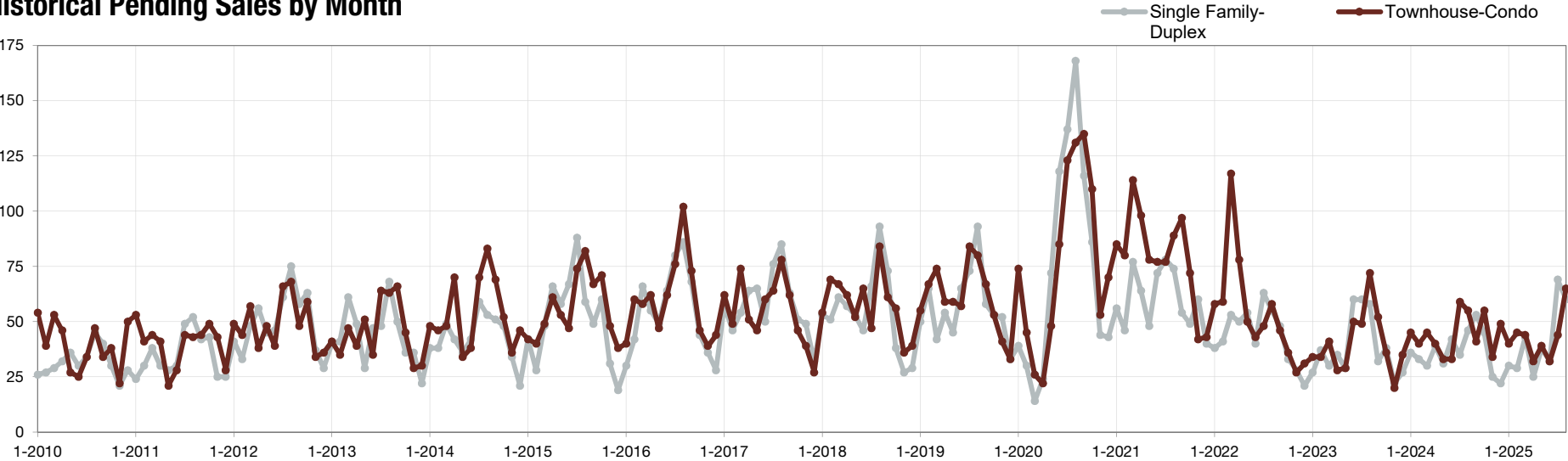


August



Pending Sales	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-2024	53	+65.6%	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	30	-16.7%	40	-11.1%
Feb-2025	29	-12.1%	45	+12.5%
Mar-2025	43	+43.3%	44	-2.2%
Apr-2025	25	-35.9%	32	-20.0%
May-2025	38	+22.6%	39	+18.2%
Jun-2025	32	-23.8%	32	-3.0%
Jul-2025	69	+97.1%	44	-25.4%
Aug-2025	60	+30.4%	65	+18.2%
12-Month Avg	39	+14.6%	43	+5.5%

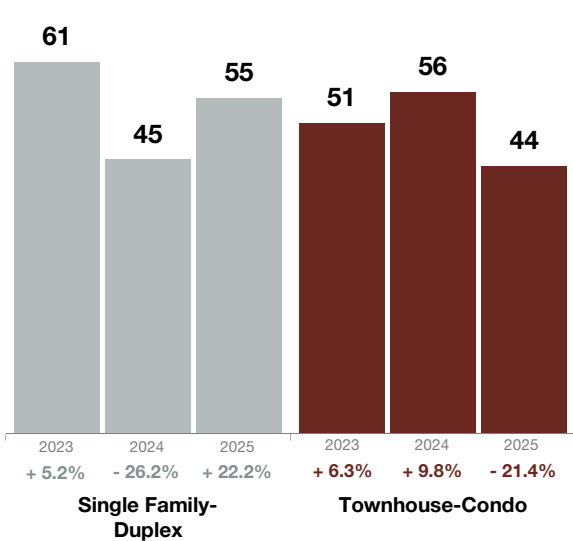
Historical Pending Sales by Month



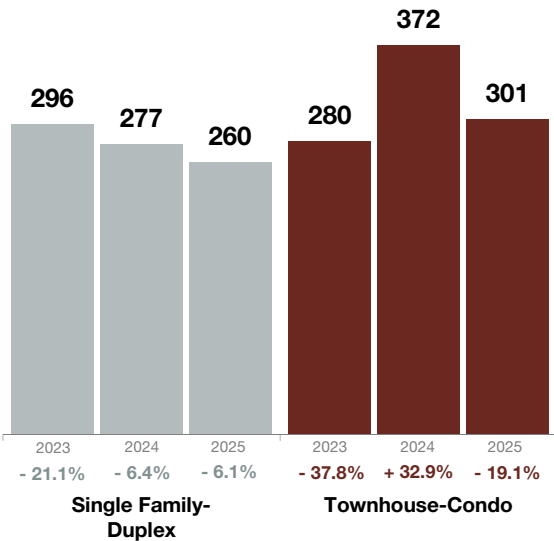
Closed Sales



August

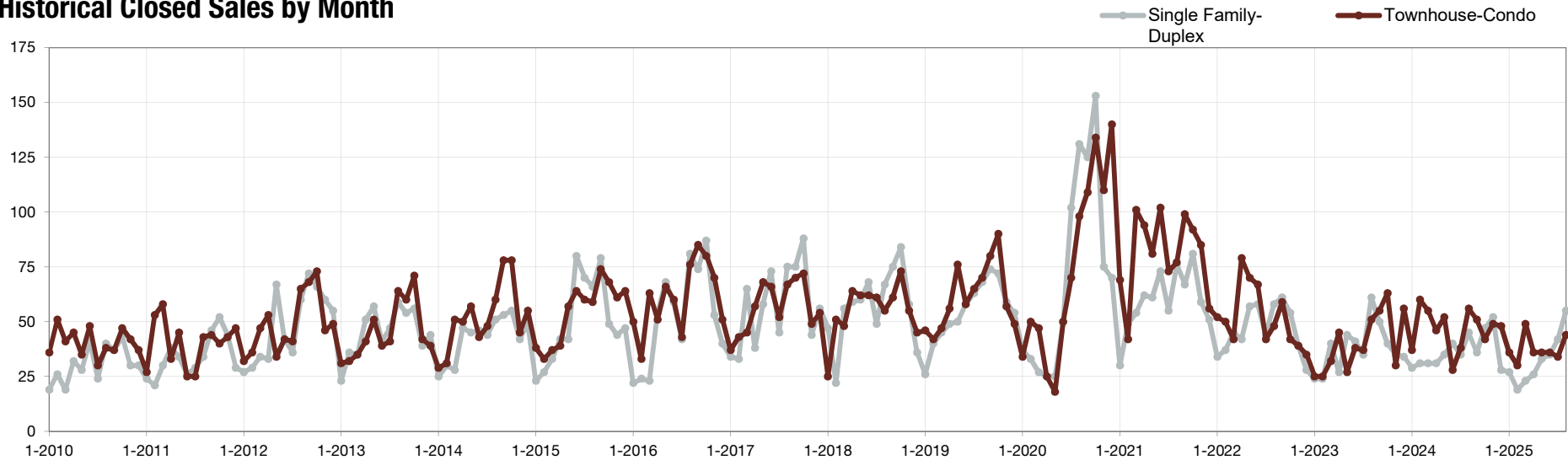


Year to Date



Closed Sales	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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	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	55	+22.2%	44	-21.4%
12-Month Avg	35	-3.0%	41	-14.8%

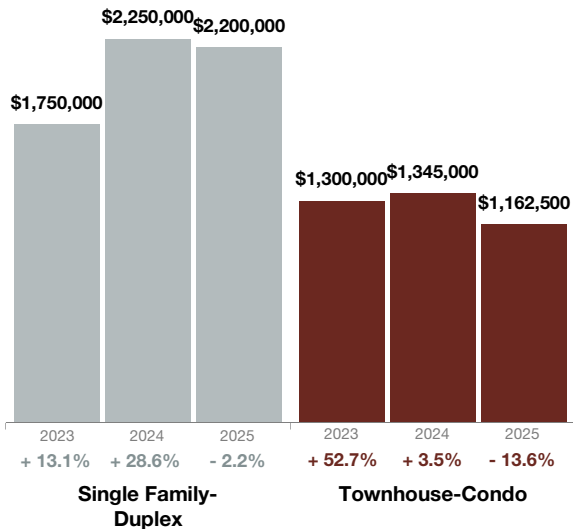
Historical Closed Sales by Month



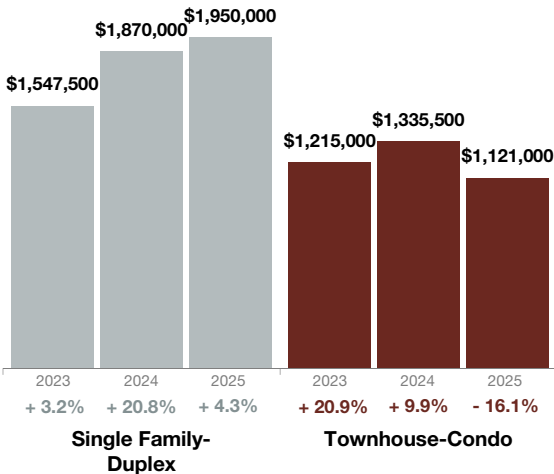
Median Sales Price



August



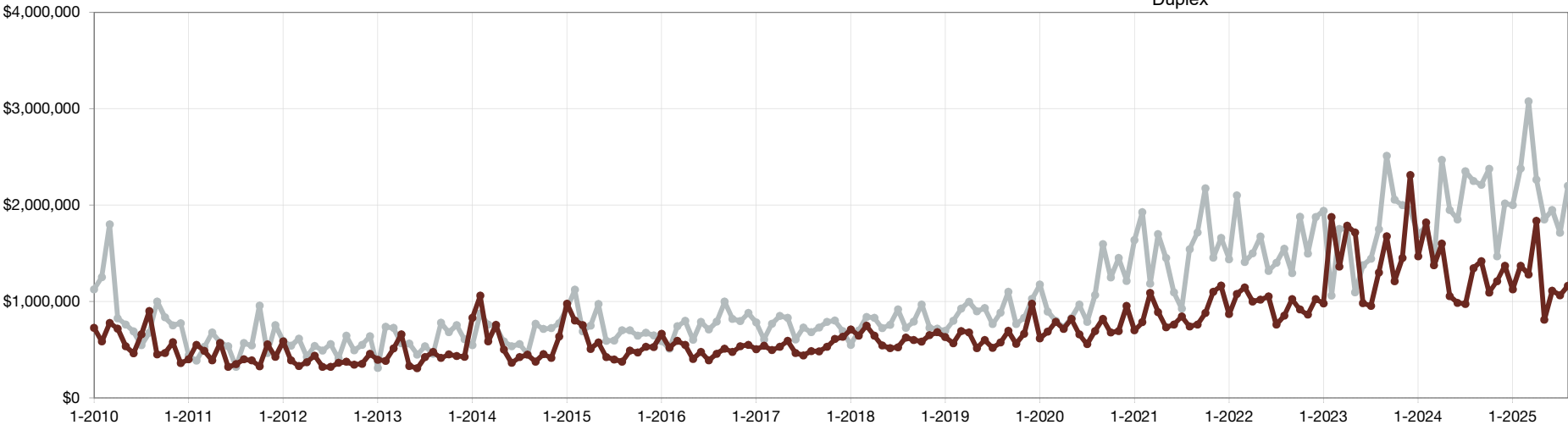
Year to Date



Median Sales Price	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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	\$2,262,500	-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	\$2,200,000	-2.2%	\$1,162,500	-13.6%
12-Month Avg*	\$1,950,000	+0.2%	\$1,150,000	-17.9%

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

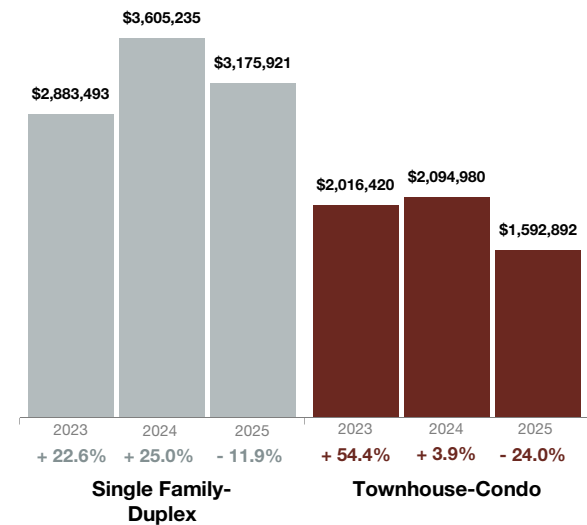
Historical Median Sales Price by Month



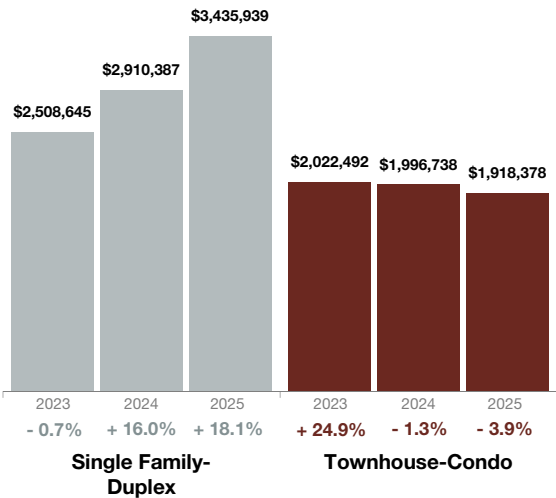
Average Sales Price



August



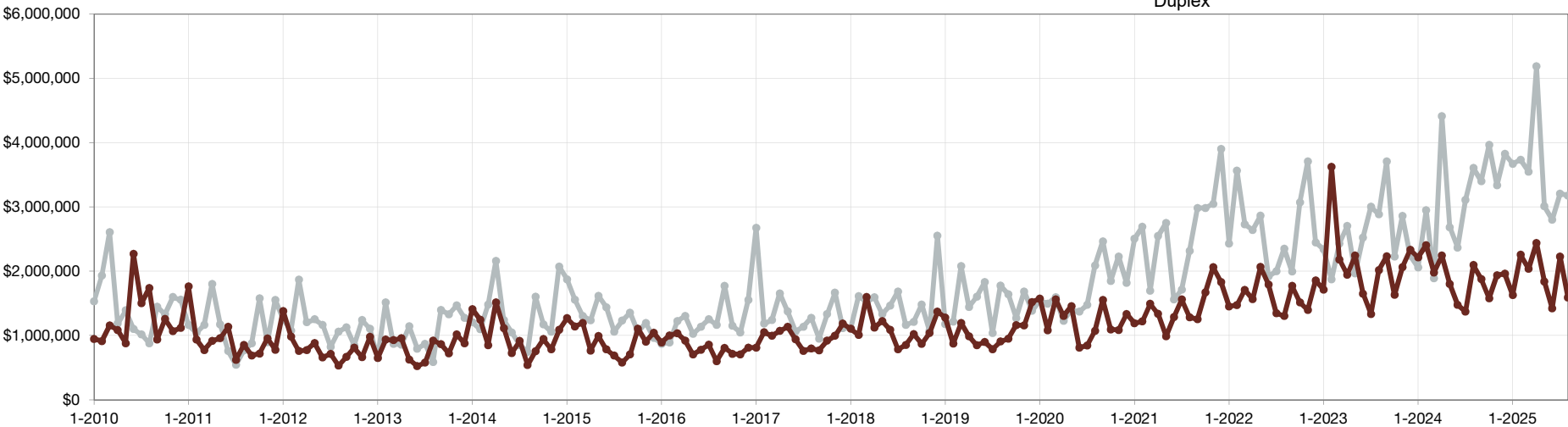
Year to Date



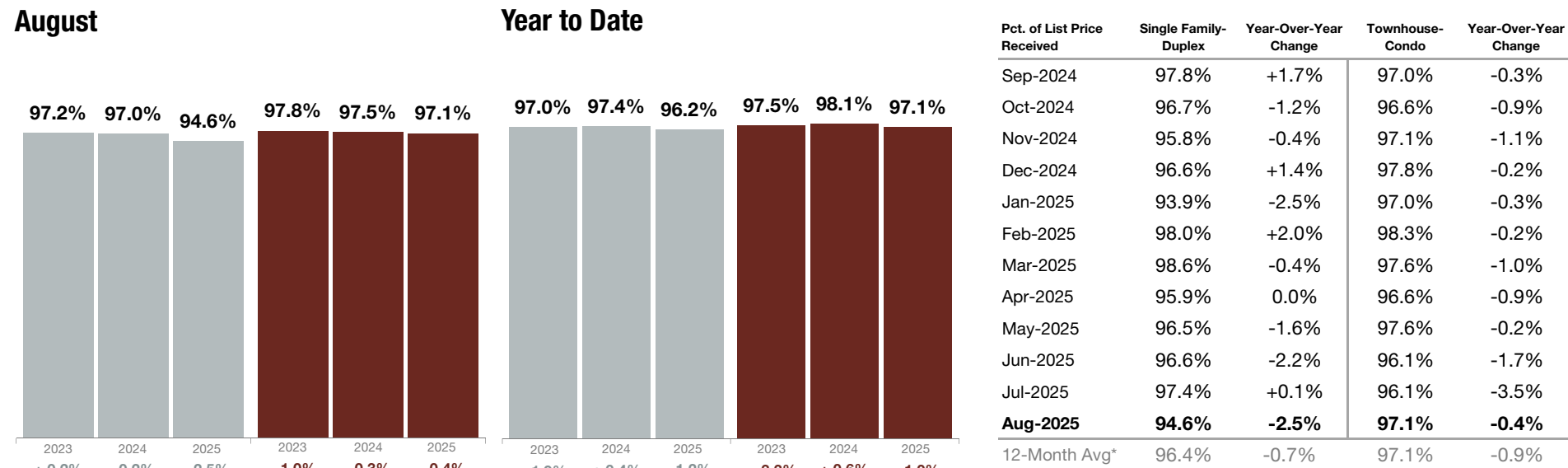
Avg. Sales Price	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-2024	\$3,398,964	-8.4%	\$1,878,334	-15.9%
Oct-2024	\$3,962,729	+77.9%	\$1,577,895	-3.3%
Nov-2024	\$3,334,889	+16.7%	\$1,938,210	-6.0%
Dec-2024	\$3,827,767	+70.8%	\$1,960,749	-16.0%
Jan-2025	\$3,671,006	+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	\$3,175,921	-11.9%	\$1,592,892	-24.0%
12-Month Avg*	\$3,504,839	+21.6%	\$1,891,241	-6.2%

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

Historical Average Sales Price by Month

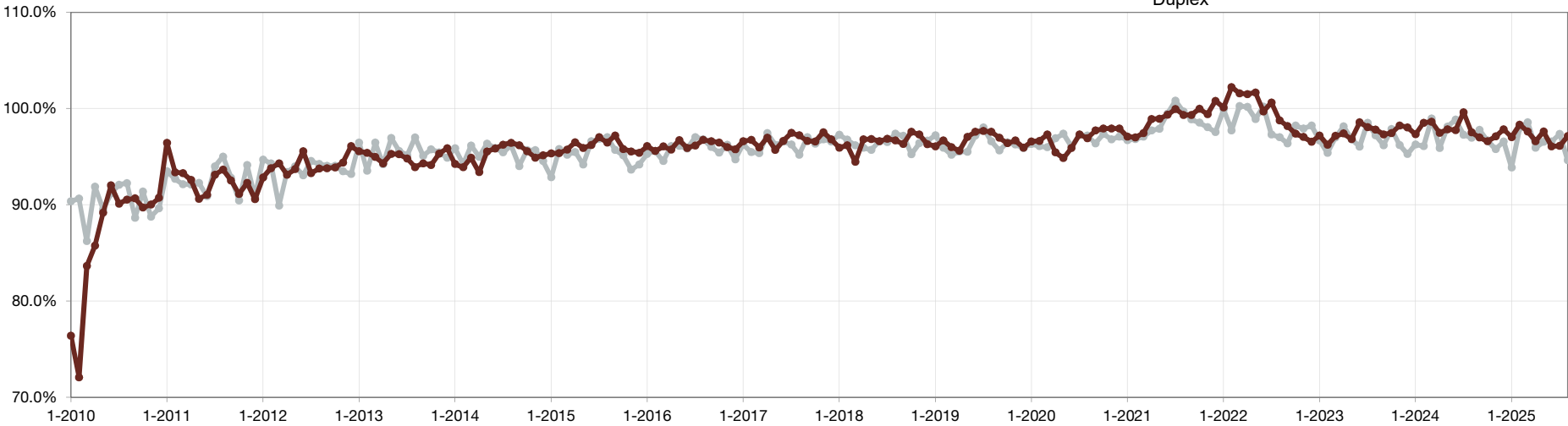


Percent of List Price Received



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

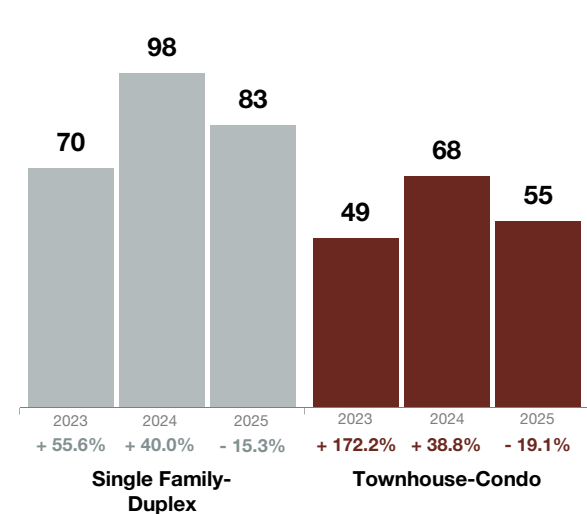
Historical Percent of List Price Received by Month



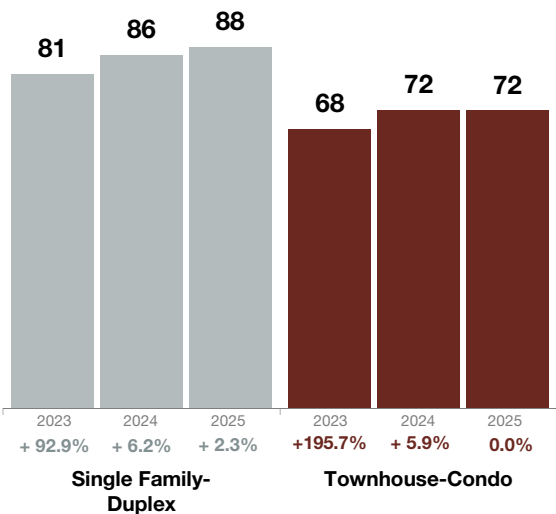
Days on Market Until Sale



August



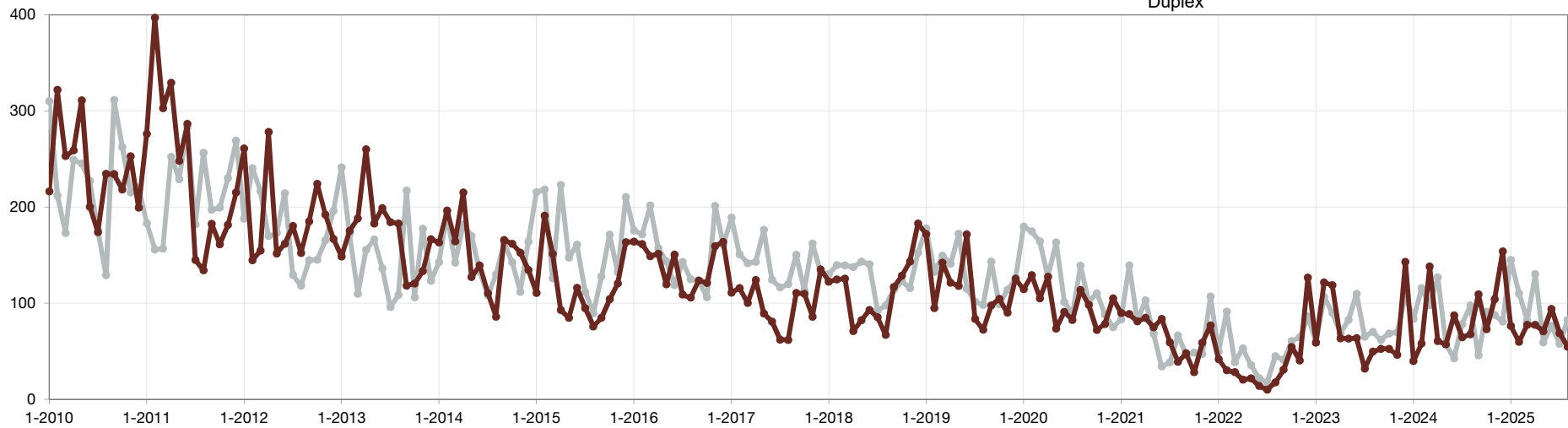
Year to Date



Days on Market	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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	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	83	-15.3%	55	-19.1%
12-Month Avg*	82	+2.7%	74	+17.5%

* Days on Market for all properties from September 2024 through August 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

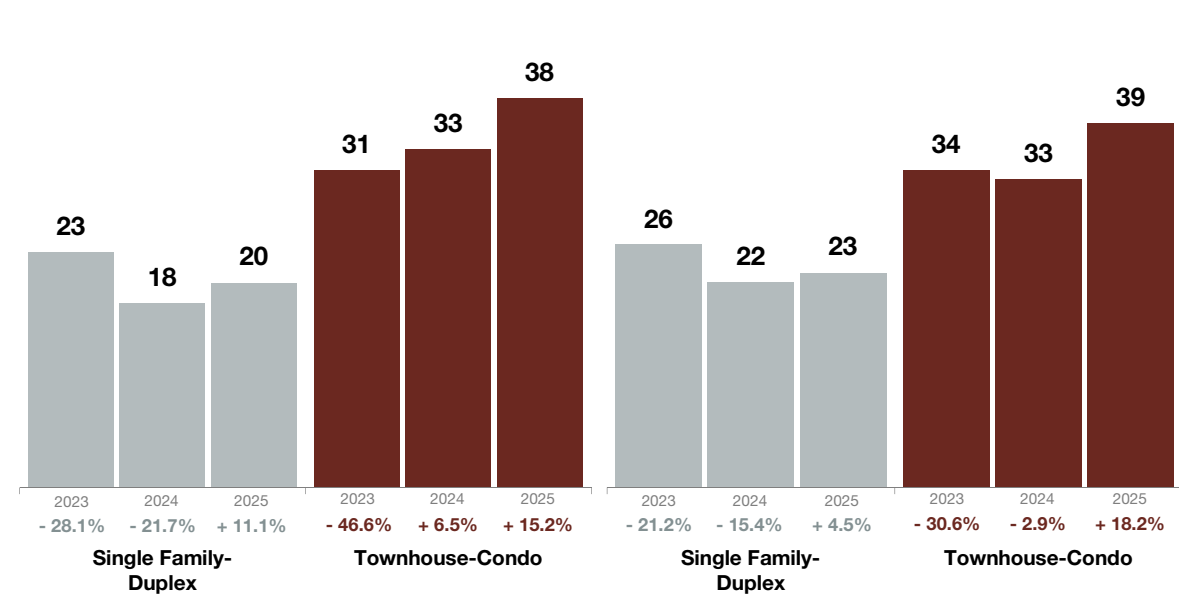


Housing Affordability Index



August

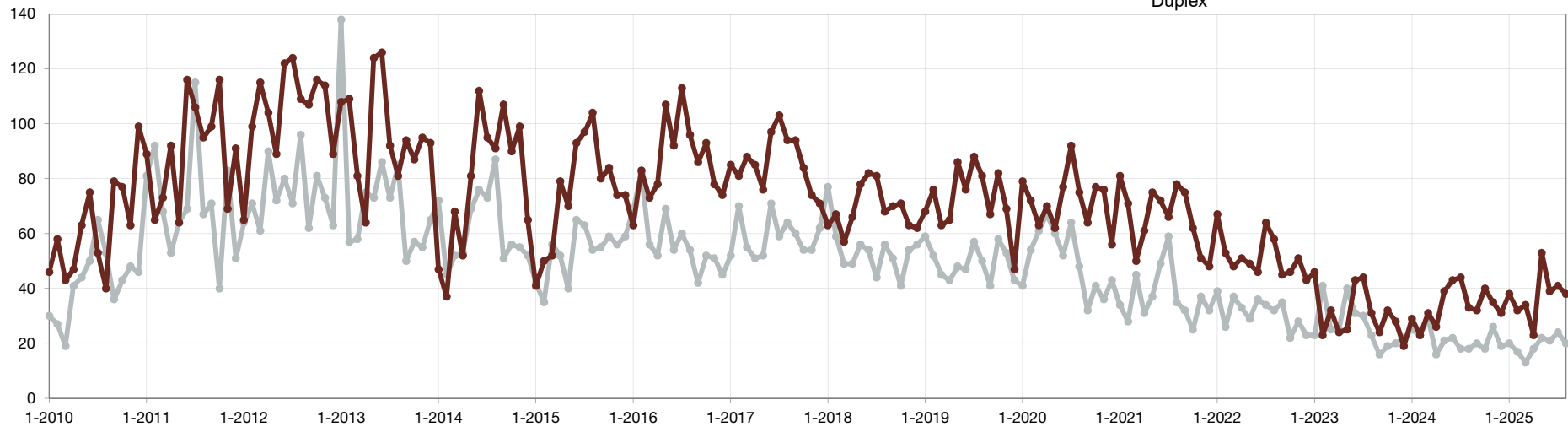
Year to Date



Affordability Index	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
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%	53	+35.9%
Jun-2025	21	-4.5%	39	-9.3%
Jul-2025	24	+33.3%	41	-6.8%
Aug-2025	20	+11.1%	38	+15.2%
12-Month Avg*	20	+9.5%	21	+22.6%

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

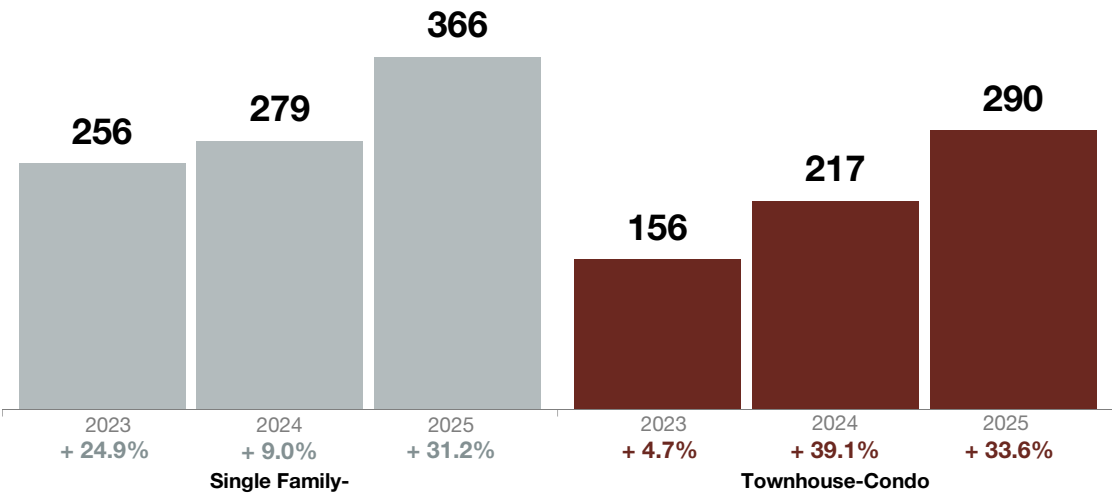
Historical Housing Affordability Index by Month



Inventory of Active Listings

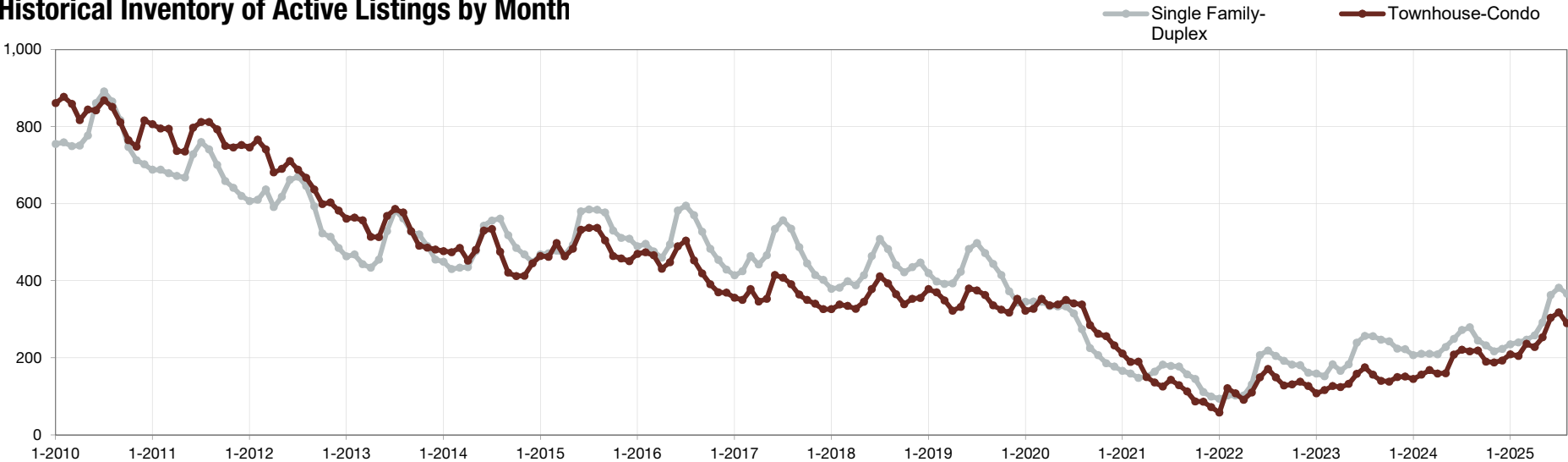


August



Active Listings	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-2024	245	-0.8%	219	+56.4%
Oct-2024	232	-4.5%	190	+37.7%
Nov-2024	217	-3.1%	188	+25.3%
Dec-2024	223	+0.5%	193	+27.8%
Jan-2025	235	+13.5%	209	+44.1%
Feb-2025	240	+14.3%	205	+31.4%
Mar-2025	247	+17.6%	236	+40.5%
Apr-2025	258	+23.4%	228	+43.4%
May-2025	292	+28.1%	253	+58.1%
Jun-2025	363	+45.8%	304	+46.2%
Jul-2025	382	+40.4%	318	+43.9%
Aug-2025	366	+31.2%	290	+33.6%
12-Month Avg	275	+17.9%	236	+40.7%

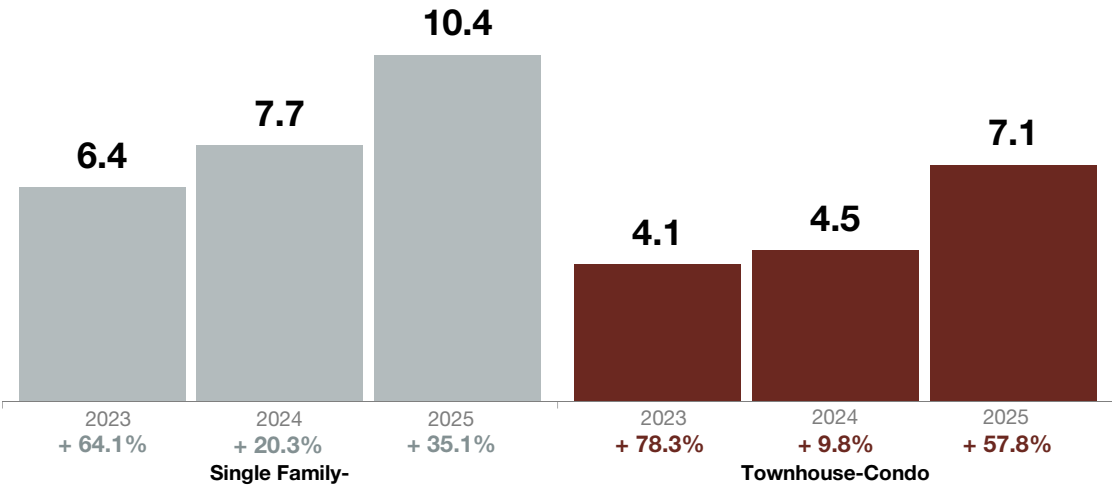
Historical Inventory of Active Listings by Month



Months Supply of Inventory



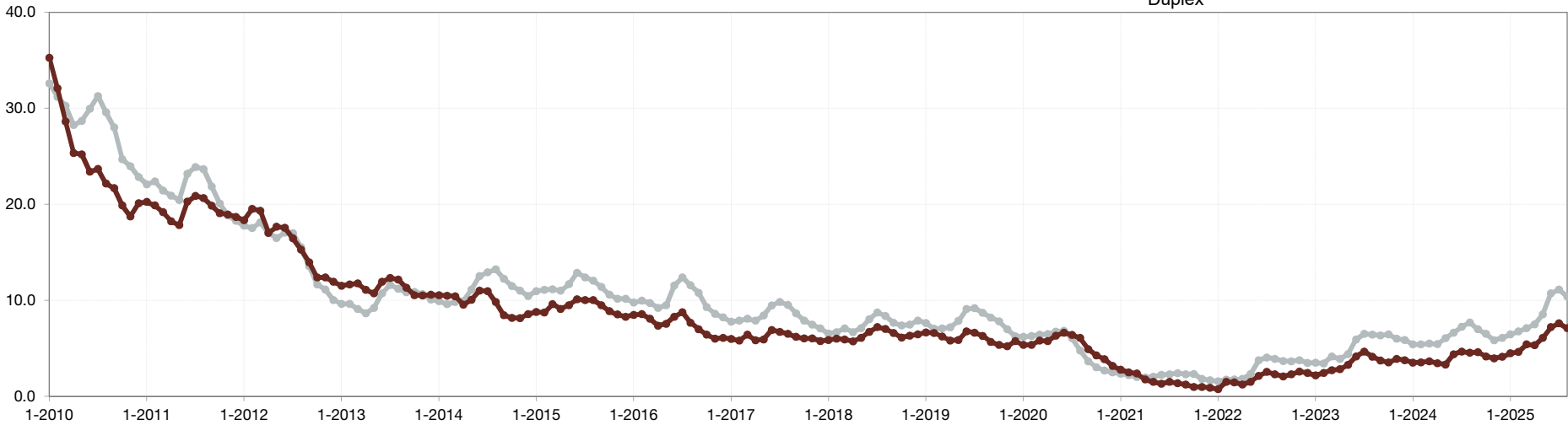
August



Months Supply	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-2024	7.0	+11.1%	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	6.8	+25.9%	4.6	+31.4%
Mar-2025	7.1	+29.1%	5.4	+50.0%
Apr-2025	7.5	+38.9%	5.3	+55.9%
May-2025	8.5	+41.7%	6.1	+84.8%
Jun-2025	10.7	+62.1%	7.2	+63.6%
Jul-2025	11.1	+54.2%	7.6	+65.2%
Aug-2025	10.4	+35.1%	7.1	+57.8%
12-Month Avg	7.8	+27.1%	5.4	+40.9%

* Months Supply for all properties from September 2024 through August 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	8-2024	8-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		138	125	- 9.4%	954	1,125	+ 17.9%
Pending Sales		101	125	+ 23.8%	644	667	+ 3.6%
Closed Sales		101	99	- 2.0%	651	561	- 13.8%
Median Sales Price		\$1,675,000	\$1,440,000	- 14.0%	\$1,530,000	\$1,500,000	- 2.0%
Average Sales Price		\$2,767,866	\$2,472,352	- 10.7%	\$2,380,679	\$2,621,704	+ 10.1%
Pct. of List Price Received		97.3%	95.7%	- 1.6%	97.8%	96.7%	- 1.1%
Days on Market Until Sale		81	70	- 13.6%	78	80	+ 2.6%
Housing Affordability Index		24	31	+ 29.2%	26	29	+ 11.5%
Inventory of Active Listings		496	656	+ 32.3%	--	--	--
Months Supply of Inventory		5.9	8.6	+ 45.8%	--	--	--

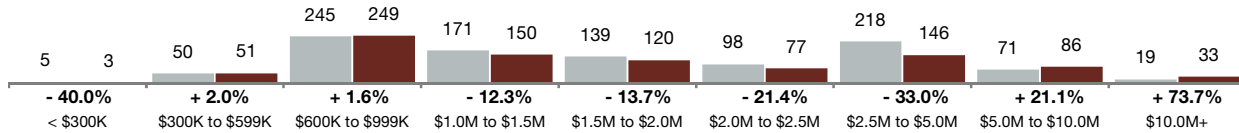
Closed Sales

Actual sales that have closed in a given month.



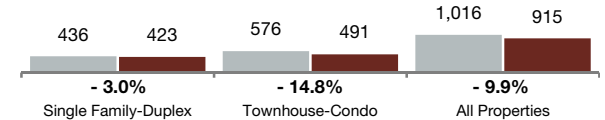
By Price Range – All Properties – Rolling 12 Months

■ 8-2024 ■ 8-2025



By Property Type

■ 8-2024 ■ 8-2025



Rolling 12 Months

Compared to Prior Month

Year to Date

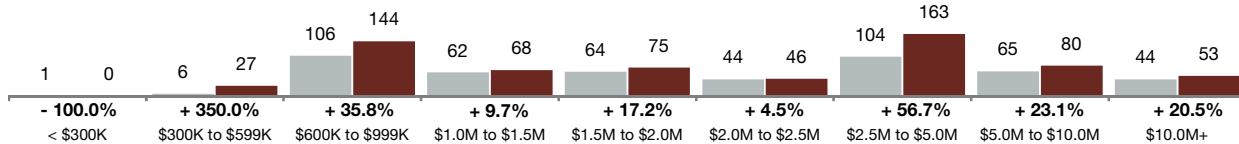
By Price Range	Single Family-Duplex			Townhouse-Condo			Single Family-Duplex			Townhouse-Condo			Single Family-Duplex			Townhouse-Condo		
	8-2024	8-2025	Change	8-2024	8-2025	Change	7-2025	8-2025	Change	7-2025	8-2025	Change	YTD 2024	YTD 2025	Change	YTD 2024	YTD 2025	Change
\$299,999 and Below	3	2	-33.3%	0	1	--	0	0	--	0	0	--	2	0	-100.0%	0	1	--
\$300,000 to \$599,999	19	13	-31.6%	31	37	+19.4%	3	4	+33.3%	5	3	-40.0%	12	10	-16.7%	21	27	+28.6%
\$600,000 to \$999,999	78	86	+10.3%	165	163	-1.2%	9	7	-22.2%	9	16	+77.8%	58	47	-19.0%	118	98	-16.9%
\$1,000,000 to \$1,499,999	65	55	-15.4%	106	95	-10.4%	5	12	+140.0%	7	11	+57.1%	37	37	0.0%	66	60	-9.1%
\$1,500,00 to \$1,999,999	60	61	+1.7%	79	59	-25.3%	8	3	-62.5%	4	5	+25.0%	46	38	-17.4%	52	34	-34.6%
\$2,000,000 to \$2,499,999	53	41	-22.6%	45	36	-20.0%	3	7	+133.3%	3	0	-100.0%	22	28	+27.3%	23	21	-8.7%
\$2,500,000 to \$4,999,999	103	75	-27.2%	115	71	-38.3%	7	13	+85.7%	2	7	+250.0%	65	51	-21.5%	65	40	-38.5%
\$5,000,000 to \$9,999,999	39	62	+59.0%	32	24	-25.0%	4	6	+50.0%	3	2	-33.3%	23	31	+34.8%	26	16	-38.5%
\$10,000,000 and Above	16	28	+75.0%	3	5	+66.7%	3	3	0.0%	1	0	-100.0%	12	18	+50.0%	1	4	+300.0%
All Price Ranges	436	423	-3.0%	576	491	-14.8%	42	55	+31.0%	34	44	+29.4%	277	260	-6.1%	372	301	-19.1%

Inventory of Active Listings

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

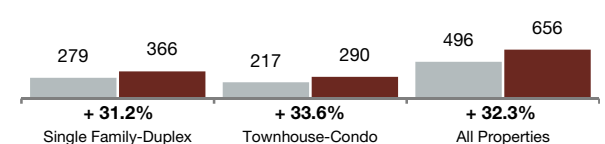
By Price Range – All Properties

■ 8-2024 ■ 8-2025



By Property Type

■ 8-2024 ■ 8-2025



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
	8-2024	8-2025	Change	8-2024	8-2025	Change	7-2025	8-2025	Change	7-2025	8-2025	Change		
\$299,999 and Below	1	0	- 100.0%	0	0	--	1	0	- 100.0%	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	4	7	+ 75.0%	2	20	+ 900.0%	9	7	- 22.2%	23	20	- 13.0%		
\$600,000 to \$999,999	50	54	+ 8.0%	56	90	+ 60.7%	57	54	- 5.3%	93	90	- 3.2%		
\$1,000,000 to \$1,499,999	18	24	+ 33.3%	44	44	0.0%	24	24	0.0%	46	44	- 4.3%		
\$1,500,00 to \$1,999,999	33	41	+ 24.2%	31	34	+ 9.7%	42	41	- 2.4%	39	34	- 12.8%		
\$2,000,000 to \$2,499,999	26	33	+ 26.9%	18	13	- 27.8%	37	33	- 10.8%	15	13	- 13.3%		
\$2,500,000 to \$4,999,999	56	100	+ 78.6%	48	63	+ 31.3%	102	100	- 2.0%	71	63	- 11.3%		
\$5,000,000 to \$9,999,999	52	63	+ 21.2%	13	17	+ 30.8%	66	63	- 4.5%	22	17	- 22.7%		
\$10,000,000 and Above	39	44	+ 12.8%	5	9	+ 80.0%	44	44	0.0%	9	9	0.0%		
All Price Ranges	279	366	+ 31.2%	217	290	+ 33.6%	382	366	- 4.2%	318	290	- 8.8%		

Glossary of Terms



New Listings	A measure of how much new supply is coming onto the market from sellers.
Pending Sales	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.
Closed Sales	A measure of home sales that were closed to completion during the report period.
Median Sales Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Average Sales Price	A sum of all home sales prices divided by total number of sales.
Percent of List Price Received	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
Housing Affordability Index	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.
Inventory of Active Listings	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.
Months Supply of Inventory	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.