

Monthly Indicators



February 2025

New Listings were down 4.3 percent for the Single Family-Duplex category and 23.0 percent for the Townhouse-Condo category. Pending Sales decreased 9.1 percent for Single Family-Duplex but increased 17.5 percent for Townhouse-Condo.

The Median Sales Price was up 32.7 percent to \$2,355,000 for the Single Family-Duplex category but decreased 23.1 percent to \$1,400,000 for the Townhouse-Condo category. Days on Market decreased 10.3 percent for Single Family-Duplex homes but increased 3.4 percent for Townhouse-Condo properties.

The limited number of properties for sale has continued to push home prices higher nationwide. At last measure, the national median existing-home price was \$396,900, a 4.8% increase from one year earlier, with prices up in all four regions, according to NAR. Meanwhile, total housing inventory heading into February stood at 1.18 million units, up 3.5% month-over-month and 16.8% year-over-year, for a 3.5-month supply at the current sales pace.

Monthly Snapshot

- 48.4%	+ 15.6%	- 16.3%
One-Year Change in Closed Sales All Properties	One-Year Change in Active Listings All Properties	One-Year Change in Median Sales Price 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	2-2024	2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		46	44	- 4.3%	76	90	+ 18.4%
Pending Sales		33	30	- 9.1%	69	61	- 11.6%
Closed Sales		31	18	- 41.9%	60	45	- 25.0%
Median Sales Price		\$1,775,000	\$2,355,000	+ 32.7%	\$1,737,500	\$2,150,000	+ 23.7%
Average Sales Price		\$2,948,375	\$3,757,999	+ 27.5%	\$2,519,223	\$3,705,803	+ 47.1%
Pct. of List Price Received		96.1%	98.2%	+ 2.2%	96.2%	95.6%	- 0.6%
Days on Market Until Sale		116	104	- 10.3%	100	128	+ 28.0%
Housing Affordability Index		23	17	- 26.1%	24	19	- 20.8%
Inventory of Active Listings		208	222	+ 6.7%	--	--	--
Months Supply of Inventory		5.3	6.3	+ 18.9%	--	--	--

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.

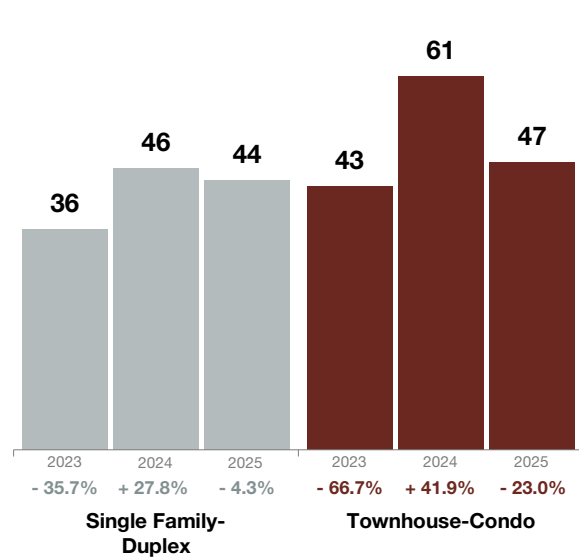


Key Metrics	Historical Sparkbars	2-2024	2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		61	47	- 23.0%	112	110	- 1.8%
Pending Sales		40	47	+ 17.5%	85	88	+ 3.5%
Closed Sales		60	29	- 51.7%	97	65	- 33.0%
Median Sales Price		\$1,820,000	\$1,400,000	- 23.1%	\$1,750,000	\$1,250,000	- 28.6%
Avg. Sales Price		\$2,404,340	\$2,296,190	- 4.5%	\$2,332,154	\$1,926,712	- 17.4%
Pct. of List Price Received		98.5%	98.5%	0.0%	98.1%	97.7%	- 0.4%
Days on Market Until Sale		58	60	+ 3.4%	51	69	+ 35.3%
Affordability Index		23	31	+ 34.8%	24	35	+ 45.8%
Active Listings		157	200	+ 27.4%	--	--	--
Months Supply		3.5	4.5	+ 28.6%	--	--	--

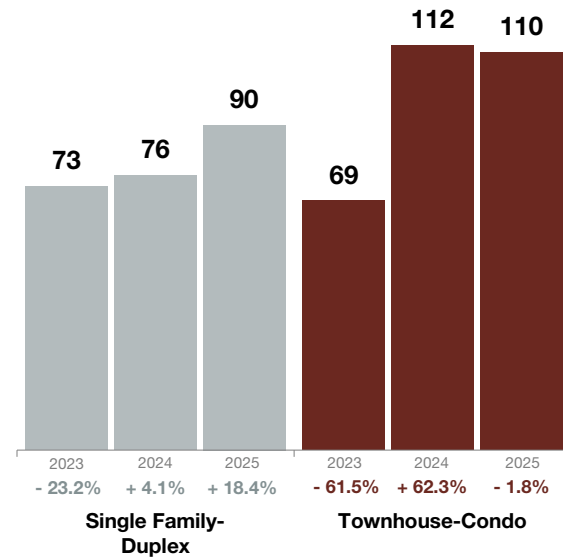
New Listings



February

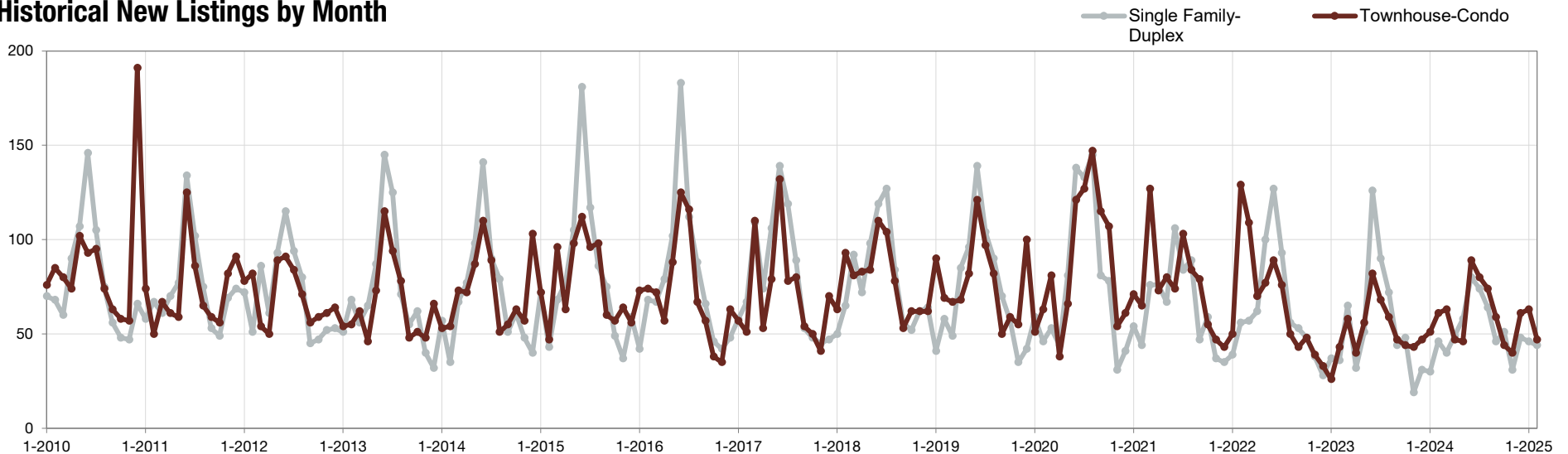


Year to Date



New Listings	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2024	40	-38.5%	63	+8.6%
Apr-2024	49	+53.1%	47	+17.5%
May-2024	58	+13.7%	46	-17.9%
Jun-2024	80	-36.5%	89	+8.5%
Jul-2024	74	-17.8%	80	+17.6%
Aug-2024	64	-11.1%	74	+25.4%
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%
12-Month Avg	53	-3.5%	59	+8.7%

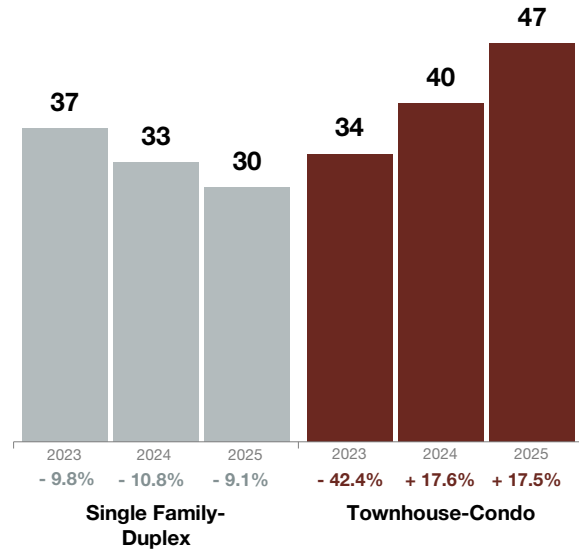
Historical New Listings by Month



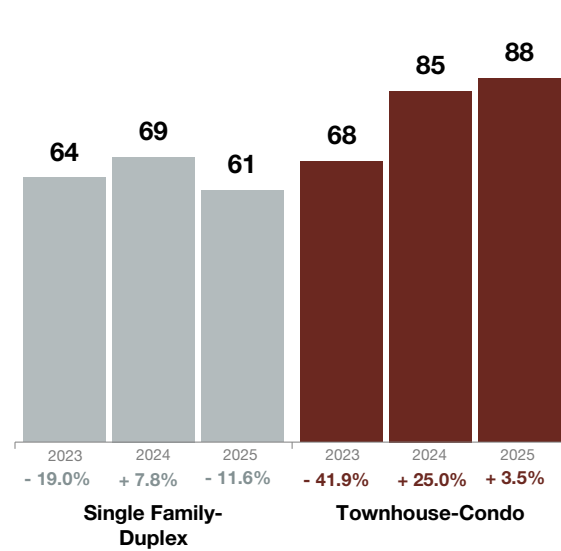
Pending Sales



February

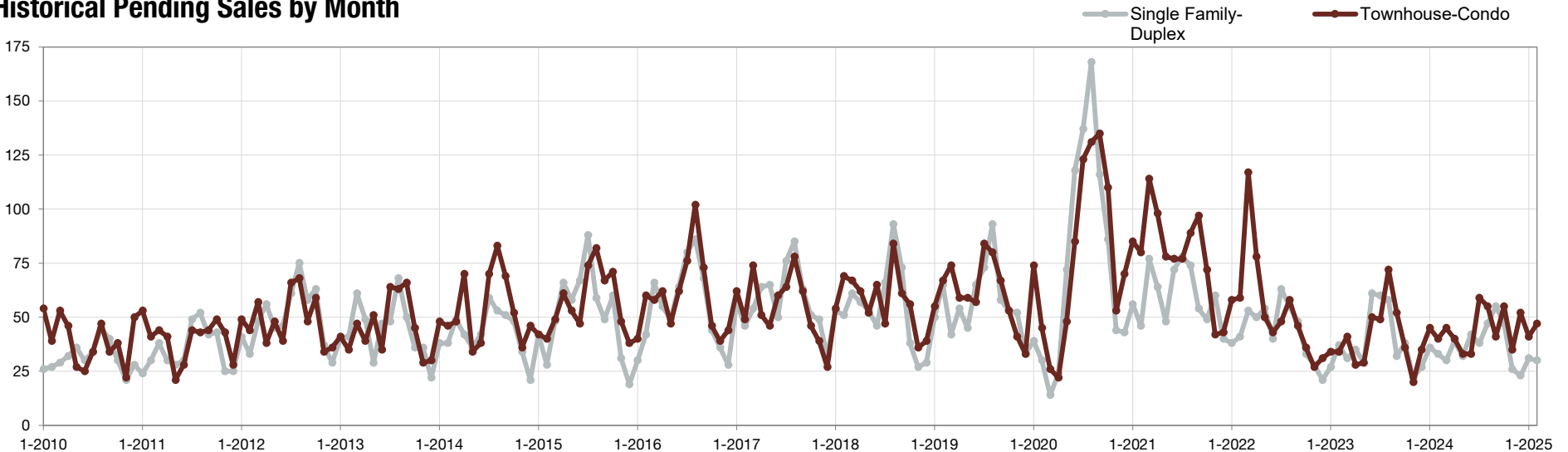


Year to Date



Pending Sales	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2024	30	-3.2%	45	+9.8%
Apr-2024	39	+11.4%	40	+42.9%
May-2024	32	+10.3%	33	+13.8%
Jun-2024	42	-31.1%	33	-34.0%
Jul-2024	38	-36.7%	59	+20.4%
Aug-2024	47	-19.0%	55	-23.6%
Sep-2024	55	+71.9%	41	-21.2%
Oct-2024	47	+23.7%	55	+52.8%
Nov-2024	26	+18.2%	35	+75.0%
Dec-2024	23	-14.8%	52	+48.6%
Jan-2025	31	-13.9%	41	-8.9%
Feb-2025	30	-9.1%	47	+17.5%
12-Month Avg	37	-4.8%	45	+7.8%

Historical Pending Sales by Month

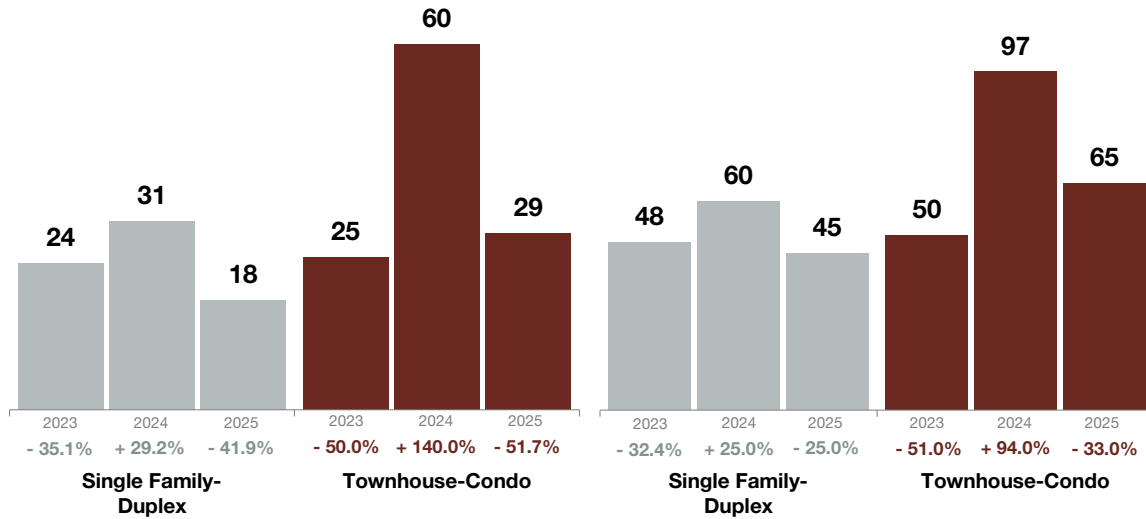


Closed Sales



February

Year to Date



Closed Sales	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2024	31	-22.5%	55	+71.9%
Apr-2024	31	+14.8%	46	+2.2%
May-2024	35	-20.5%	52	+92.6%
Jun-2024	40	-2.4%	28	-26.3%
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	18	-41.9%	29	-51.7%
12-Month Avg	35	-9.0%	44	-0.2%

Historical Closed Sales by Month

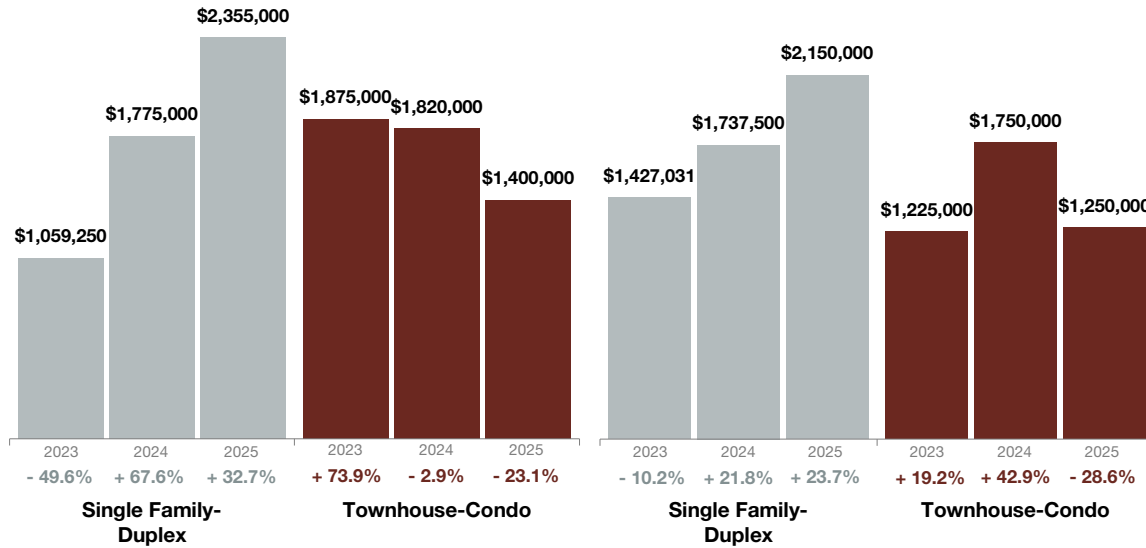


Median Sales Price



February

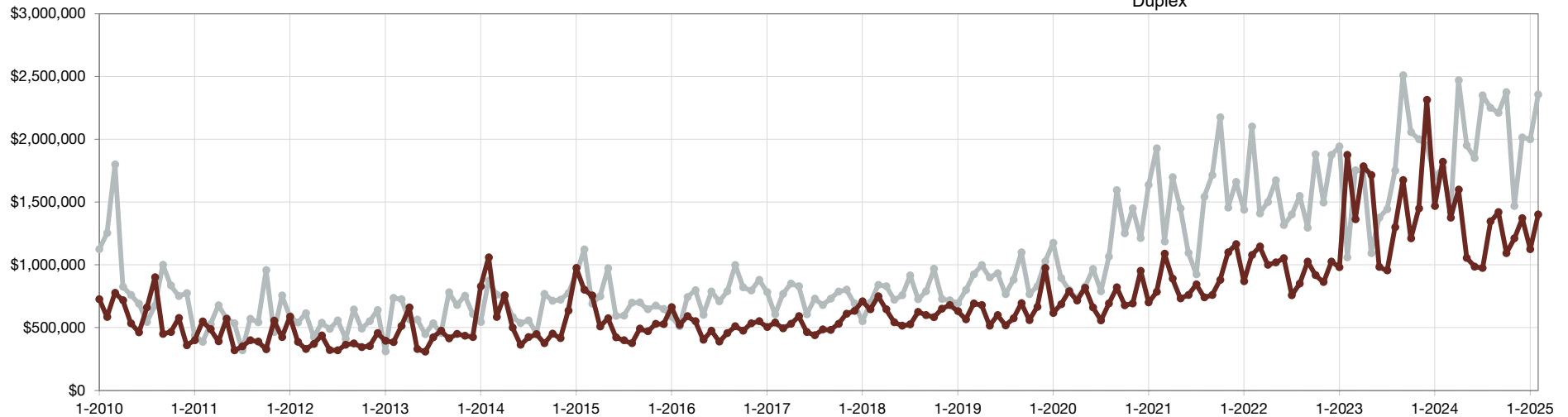
Year to Date



Median Sales Price	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2024	\$1,420,000	-19.0%	\$1,375,000	+0.9%
Apr-2024	\$2,470,000	+41.1%	\$1,599,500	-10.4%
May-2024	\$1,950,000	+78.3%	\$1,054,525	-38.5%
Jun-2024	\$1,850,000	+34.5%	\$985,000	+0.3%
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	\$2,355,000	+32.7%	\$1,400,000	-23.1%
12-Month Avg*	\$1,943,078	+8.0%	\$1,225,000	-15.5%

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

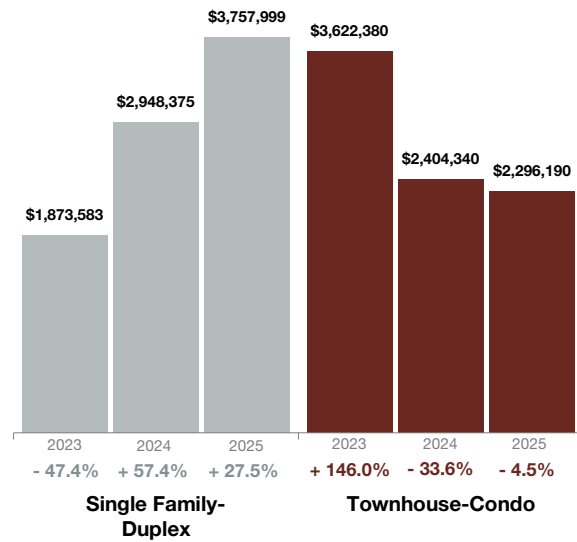
Historical Median Sales Price by Month



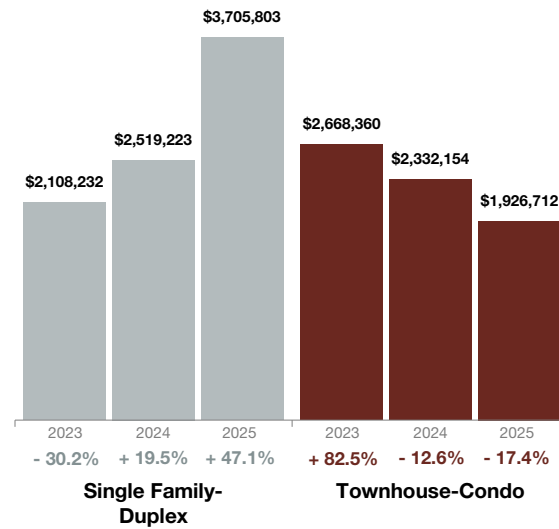
Average Sales Price



February



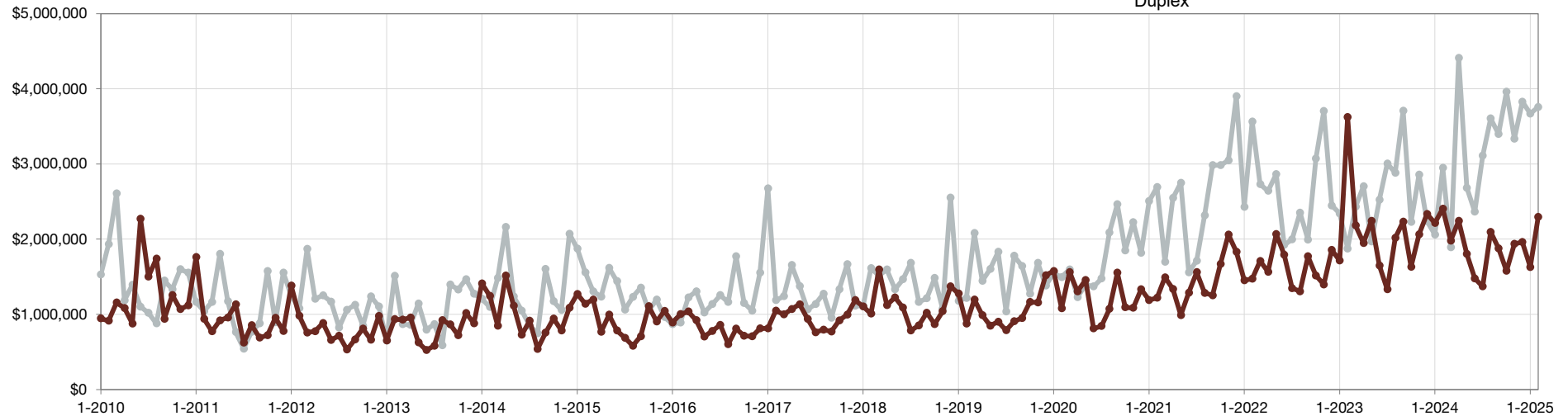
Year to Date



	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2024	\$1,891,574	-22.2%	\$1,979,955	-9.3%
Apr-2024	\$4,412,419	+63.2%	\$2,243,313	+15.2%
May-2024	\$2,683,703	+36.4%	\$1,802,539	-19.7%
Jun-2024	\$2,365,057	-6.3%	\$1,476,723	-10.5%
Jul-2024	\$3,109,505	+3.5%	\$1,370,487	+2.9%
Aug-2024	\$3,605,235	+25.0%	\$2,094,980	+3.9%
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	\$3,757,999	+27.5%	\$2,296,190	-4.5%
12-Month Avg*	\$3,319,971	+24.7%	\$1,873,498	-7.7%

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

Historical Average Sales Price by Month

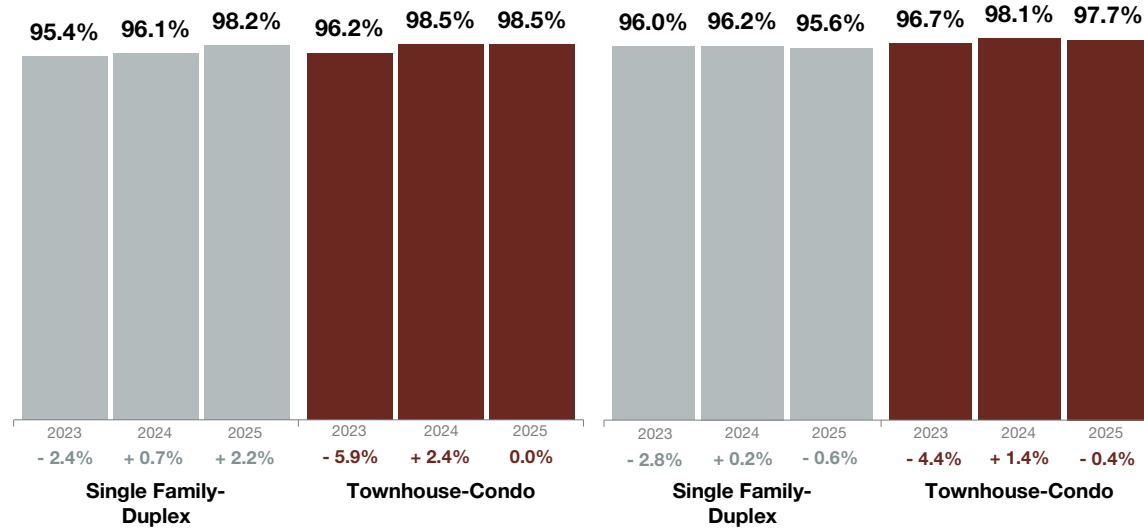


Percent of List Price Received



February

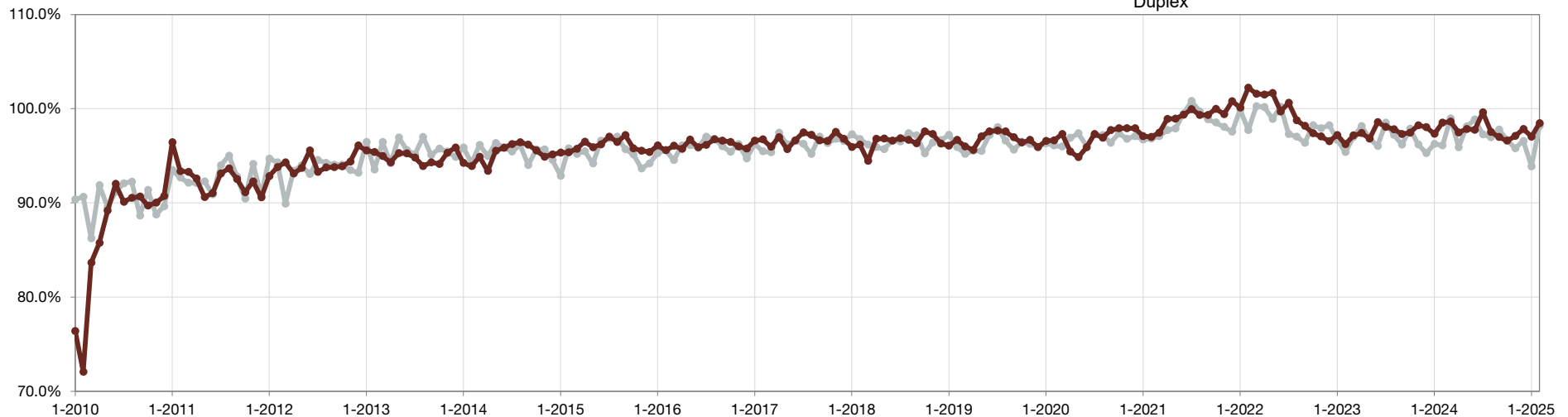
Year to Date



Pct. of List Price Received	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2024	99.0%	+2.1%	98.6%	+1.4%
Apr-2024	95.9%	-2.2%	97.5%	+0.1%
May-2024	98.1%	+1.3%	97.8%	+1.0%
Jun-2024	98.8%	+2.9%	97.8%	-0.8%
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	98.2%	+2.2%	98.5%	0.0%
12-Month Avg*	97.1%	+0.3%	97.7%	-0.1%

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

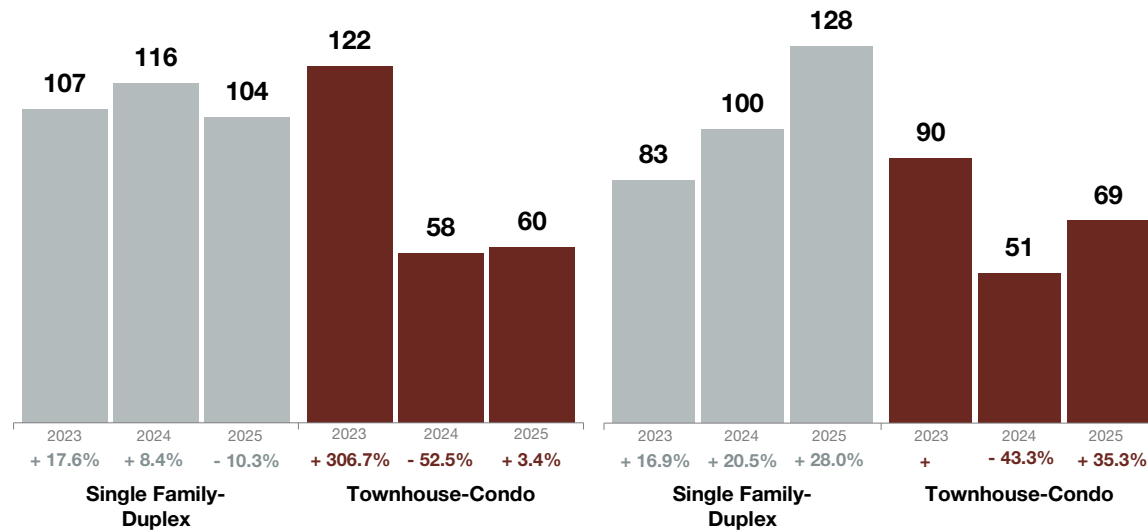
Historical Percent of List Price Received by Month



Days on Market Until Sale



February



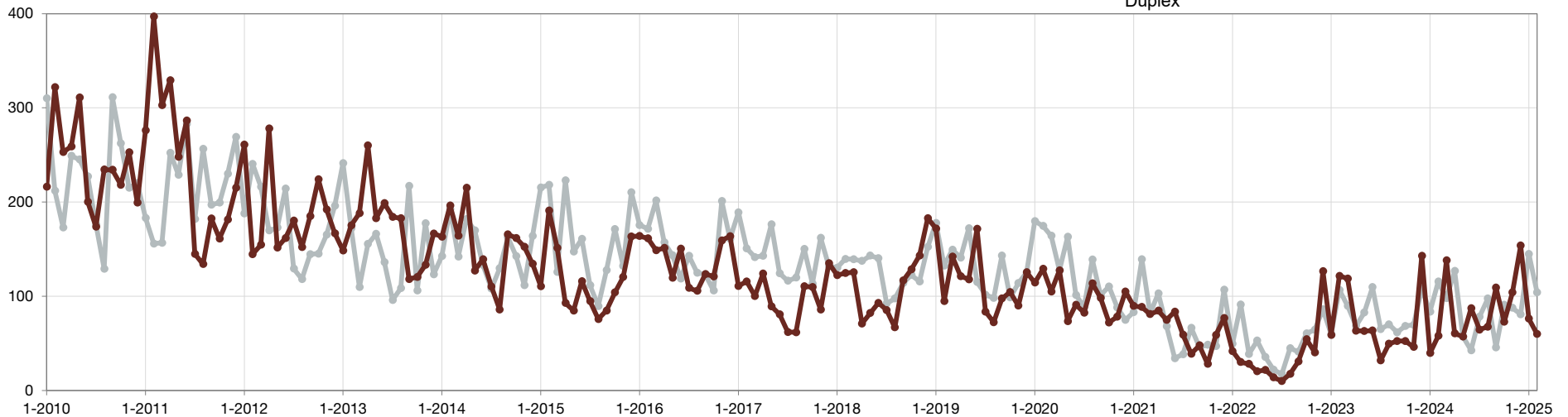
Days on Market	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2024	98	+8.9%	138	+16.0%
Apr-2024	127	+84.1%	60	-4.8%
May-2024	57	-31.3%	57	-9.5%
Jun-2024	43	-60.9%	87	+35.9%
Jul-2024	78	+20.0%	64	+100.0%
Aug-2024	98	+40.0%	68	+38.8%
Sep-2024	46	-25.8%	109	+105.7%
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	104	-10.3%	60	+3.4%
12-Month Avg*	82	+4.9%	66	+35.6%

* Days on Market for all properties from March 2024 through February 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

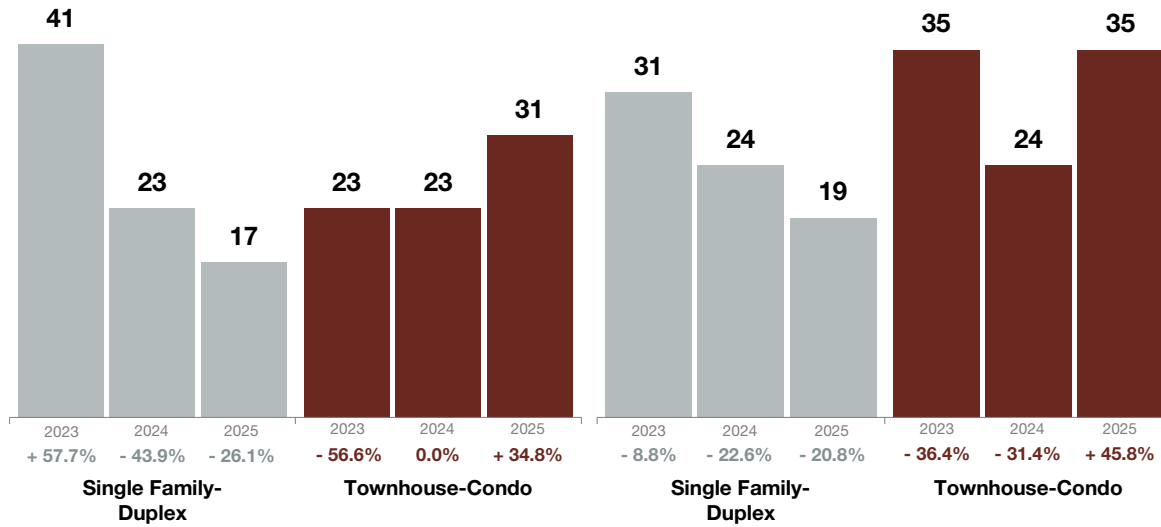


Housing Affordability Index



February

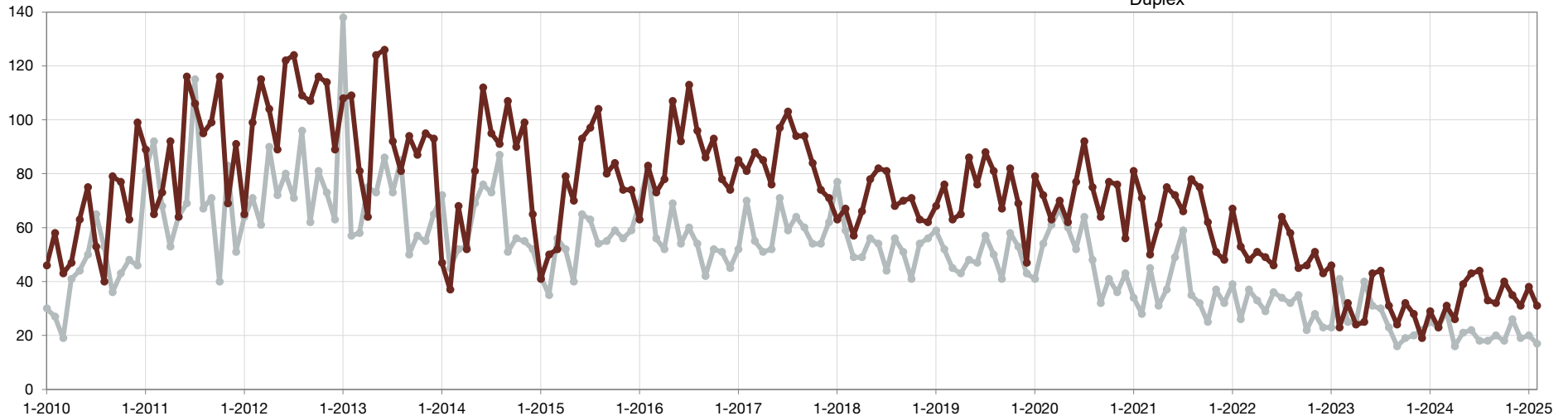
Year to Date



Affordability Index	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2024	29	+16.0%	31	-3.1%
Apr-2024	16	-36.0%	26	+8.3%
May-2024	21	-47.5%	39	+56.0%
Jun-2024	22	-29.0%	43	0.0%
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%	31	+34.8%
12-Month Avg*	20	-8.7%	25	+20.7%

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

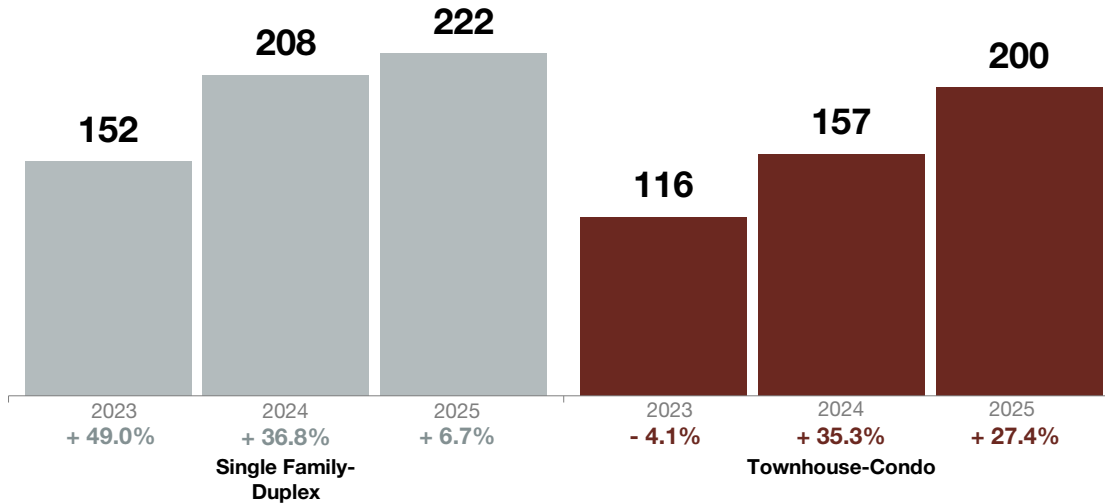
Historical Housing Affordability Index by Month



Inventory of Active Listings

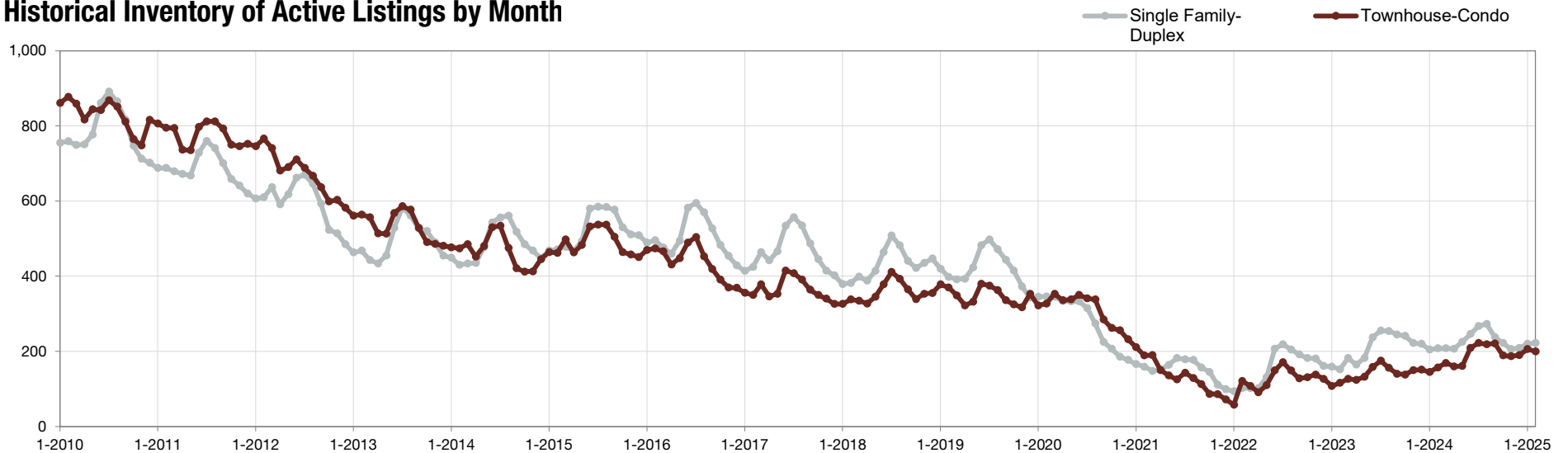


February



Active Listings	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2024	208	+14.3%	169	+33.1%
Apr-2024	207	+25.5%	160	+29.0%
May-2024	225	+23.6%	161	+22.0%
Jun-2024	246	+3.8%	209	+32.3%
Jul-2024	267	+4.7%	222	+26.9%
Aug-2024	273	+7.5%	219	+40.4%
Sep-2024	238	-2.9%	221	+57.9%
Oct-2024	222	-7.9%	189	+37.0%
Nov-2024	206	-7.2%	187	+24.7%
Dec-2024	209	-5.0%	190	+25.8%
Jan-2025	220	+7.3%	206	+42.1%
Feb-2025	222	+6.7%	200	+27.4%
12-Month Avg	229	+4.9%	194	+33.1%

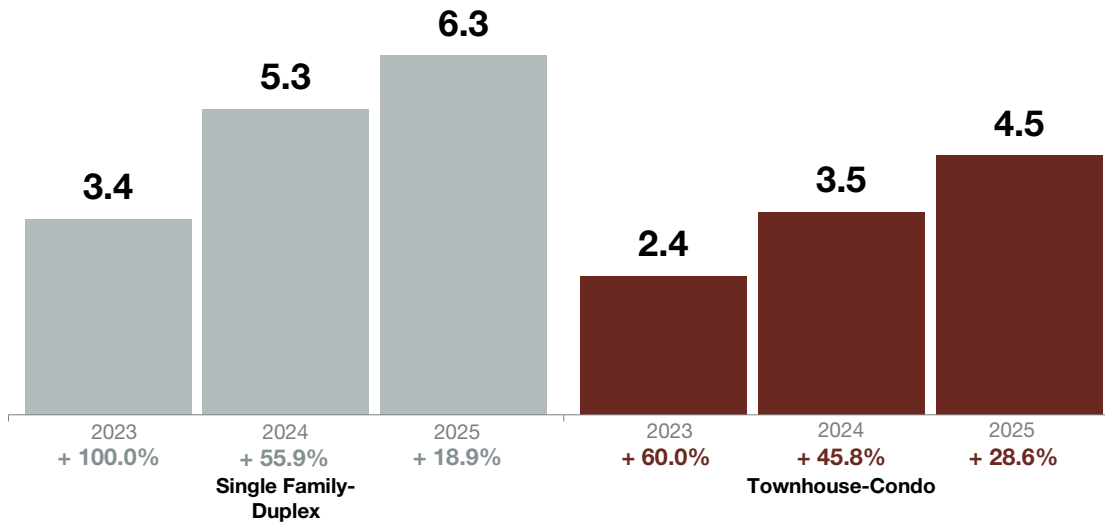
Historical Inventory of Active Listings by Month



Months Supply of Inventory



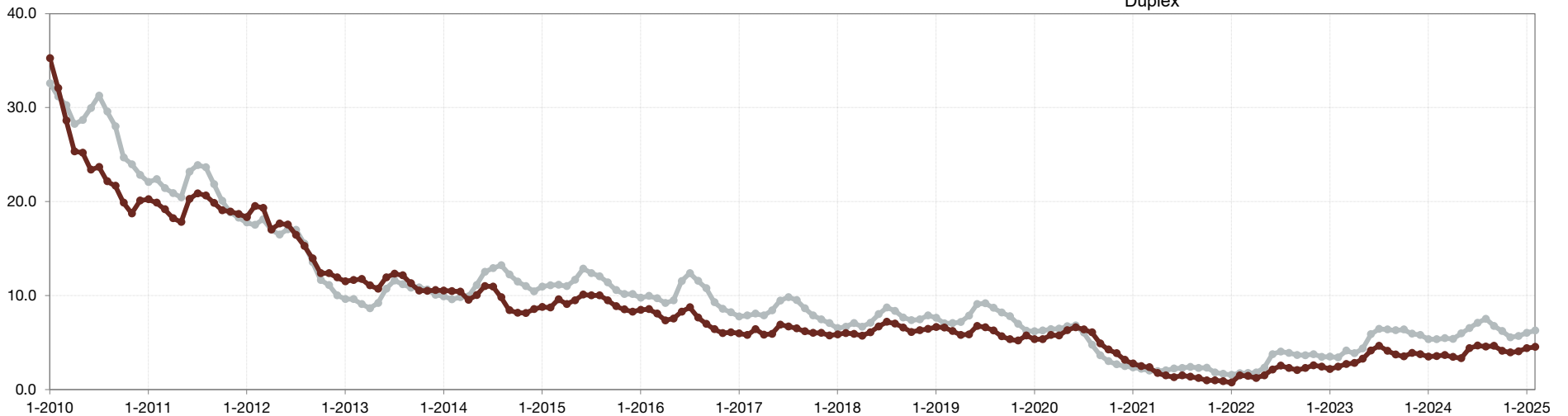
February



Months Supply	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Mar-2024	5.4	+31.7%	3.7	+37.0%
Apr-2024	5.4	+38.5%	3.5	+25.0%
May-2024	6.0	+36.4%	3.3	0.0%
Jun-2024	6.5	+10.2%	4.4	+7.3%
Jul-2024	7.1	+10.9%	4.7	+2.2%
Aug-2024	7.5	+17.2%	4.6	+12.2%
Sep-2024	6.8	+7.9%	4.6	+24.3%
Oct-2024	6.2	-3.1%	4.1	+17.1%
Nov-2024	5.5	-6.8%	3.9	0.0%
Dec-2024	5.7	-1.7%	4.1	+10.8%
Jan-2025	6.0	+13.2%	4.4	+25.7%
Feb-2025	6.3	+18.9%	4.5	+28.6%
12-Month Avg	6.2	+12.5%	4.1	+14.1%

* Months Supply for all properties from March 2024 through February 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	2-2024	2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		107	91	- 15.0%	188	200	+ 6.4%
Pending Sales		73	77	+ 5.5%	154	149	- 3.2%
Closed Sales		91	47	- 48.4%	157	110	- 29.9%
Median Sales Price		\$1,795,000	\$1,502,000	- 16.3%	\$1,750,000	\$1,478,000	- 15.5%
Average Sales Price		\$2,589,671	\$2,856,032	+ 10.3%	\$2,403,645	\$2,654,522	+ 10.4%
Pct. of List Price Received		97.7%	98.4%	+ 0.7%	97.3%	96.8%	- 0.5%
Days on Market Until Sale		78	77	- 1.3%	70	94	+ 34.3%
Housing Affordability Index		23	27	+ 17.4%	24	27	+ 12.5%
Inventory of Active Listings		365	422	+ 15.6%	--	--	--
Months Supply of Inventory		4.4	5.3	+ 20.5%	--	--	--

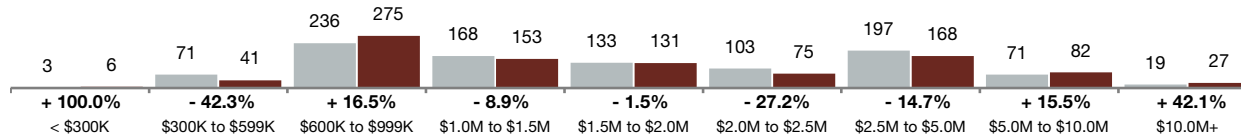
Closed Sales

Actual sales that have closed in a given month.



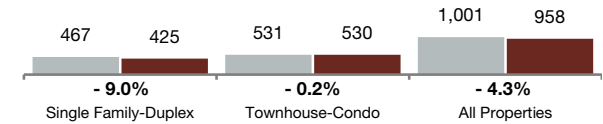
By Price Range – All Properties – Rolling 12 Months

■ 2-2024 ■ 2-2025



By Property Type

■ 2-2024 ■ 2-2025



Rolling 12 Months

Compared to Prior Month

Year to Date

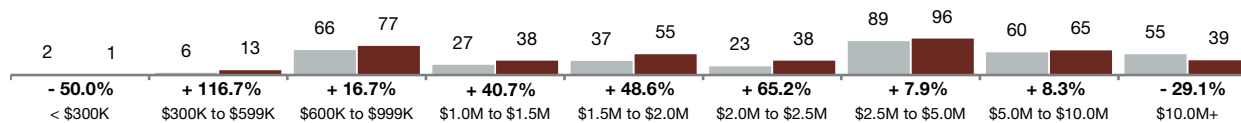
By Price Range	Single Family-Duplex			Townhouse-Condo			Single Family-Duplex			Townhouse-Condo			Single Family-Duplex			Townhouse-Condo		
	2-2024	2-2025	Change	2-2024	2-2025	Change	1-2025	2-2025	Change	1-2025	2-2025	Change	YTD 2024	YTD 2025	Change	YTD 2024	YTD 2025	Change
\$299,999 and Below	1	4	+300.0%	1	1	0.0%	0	0	--	1	0	-100.0%	0	0	--	0	1	--
\$300,000 to \$599,999	33	13	-60.6%	37	27	-27.0%	2	1	-50.0%	0	0	--	5	3	-40.0%	4	0	-100.0%
\$600,000 to \$999,999	93	88	-5.4%	142	186	+31.0%	1	4	+300.0%	13	12	-7.7%	14	5	-64.3%	22	25	+13.6%
\$1,000,000 to \$1,499,999	75	53	-29.3%	93	100	+7.5%	5	1	-80.0%	10	5	-50.0%	8	6	-25.0%	16	15	-6.3%
\$1,500,000 to \$1,999,999	57	67	+17.5%	76	64	-15.8%	5	2	-60.0%	5	4	-20.0%	9	7	-22.2%	22	9	-59.1%
\$2,000,000 to \$2,499,999	57	39	-31.6%	46	36	-21.7%	4	3	-25.0%	2	2	0.0%	3	7	+133.3%	6	4	-33.3%
\$2,500,000 to \$4,999,999	90	84	-6.7%	107	84	-21.5%	6	3	-50.0%	3	4	+33.3%	14	9	-35.7%	19	7	-63.2%
\$5,000,000 to \$9,999,999	48	52	+8.3%	23	30	+30.4%	2	2	0.0%	2	1	-50.0%	6	4	-33.3%	7	3	-57.1%
\$10,000,000 and Above	13	25	+92.3%	6	2	-66.7%	2	2	0.0%	0	1	--	1	4	+300.0%	1	1	0.0%
All Price Ranges	467	425	-9.0%	531	530	-0.2%	27	18	-33.3%	36	29	-19.4%	60	45	-25.0%	97	65	-33.0%

Inventory of Active Listings

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

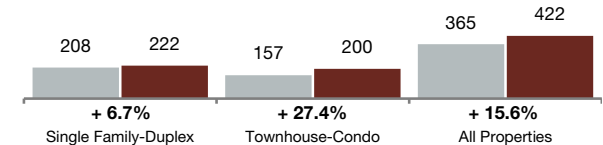
By Price Range – All Properties

■ 2-2024 ■ 2-2025



By Property Type

■ 2-2024 ■ 2-2025



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		
	2-2024	2-2025	Change	2-2024	2-2025	Change	1-2025	2-2025	Change	1-2025	2-2025	Change	YTD 2024	YTD 2025	Change	YTD 2024	YTD 2025	Change
\$299,999 and Below	2	1	-50.0%	0	0	--	1	1	0.0%	0	0	--	0	0	--	0	0	--
\$300,000 to \$599,999	3	2	-33.3%	3	11	+266.7%	2	2	0.0%	9	11	+22.2%	2	2	0.0%	9	11	+22.2%
\$600,000 to \$999,999	42	40	-4.8%	24	37	+54.2%	42	40	-4.8%	41	37	-9.8%	42	40	-4.8%	41	37	-9.8%
\$1,000,000 to \$1,499,999	7	17	+142.9%	20	21	+5.0%	12	17	+41.7%	21	21	0.0%	12	17	+41.7%	21	21	0.0%
\$1,500,000 to \$1,999,999	14	21	+50.0%	23	34	+47.8%	19	21	+10.5%	34	34	0.0%	19	21	+10.5%	34	34	0.0%
\$2,000,000 to \$2,499,999	11	18	+63.6%	12	20	+66.7%	17	18	+5.9%	21	20	-4.8%	17	18	+5.9%	21	20	-4.8%
\$2,500,000 to \$4,999,999	41	48	+17.1%	48	48	0.0%	45	48	+6.7%	52	48	-7.7%	45	48	+6.7%	52	48	-7.7%
\$5,000,000 to \$9,999,999	38	41	+7.9%	22	24	+9.1%	43	41	-4.7%	21	24	+14.3%	43	41	-4.7%	21	24	+14.3%
\$10,000,000 and Above	50	34	-32.0%	5	5	0.0%	39	34	-12.8%	7	5	-28.6%	39	34	-12.8%	7	5	-28.6%
All Price Ranges	208	222	+6.7%	157	200	+27.4%	220	222	+0.9%	206	200	-2.9%	220	222	+0.9%	206	200	-2.9%

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



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.