

Monthly Indicators



May 2025

New Listings were up 46.6 percent for the Single Family-Duplex category and 95.7 percent for the Townhouse-Condo category. Pending Sales increased 38.7 percent for Single Family-Duplex and 27.3 percent for Townhouse-Condo.

The Median Sales Price was down 5.1 percent to \$1,850,000 for the Single Family-Duplex category and 21.3 percent to \$830,000 for the Townhouse-Condo category. Days on Market increased 3.5 percent for Single Family-Duplex homes and 17.5 percent for Townhouse-Condo properties.

There were 1.45 million units actively for sale heading into May, a 9.0% increase from the previous month and a 20.8% improvement from the same time last year, for a 4.4-month supply at the current sales pace, according to NAR. The median existing-home price edged up 1.8% year-over-year to \$414,000 as of last measure, the 22nd consecutive month of annual price increases and a new record high for the month.

Monthly Snapshot

- 19.3% **+ 37.6%** **- 14.6%**

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	5-2024	5-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		58	85	+ 46.6%	223	285	+ 27.8%
Pending Sales		31	43	+ 38.7%	169	175	+ 3.6%
Closed Sales		35	33	- 5.7%	157	129	- 17.8%
Median Sales Price		\$1,950,000	\$1,850,000	- 5.1%	\$1,775,000	\$2,200,000	+ 23.9%
Average Sales Price		\$2,683,703	\$3,010,508	+ 12.2%	\$2,805,776	\$3,776,023	+ 34.6%
Pct. of List Price Received		98.1%	96.5%	- 1.6%	97.1%	96.4%	- 0.7%
Days on Market Until Sale		57	59	+ 3.5%	95	103	+ 8.4%
Housing Affordability Index		21	22	+ 4.8%	23	18	- 21.7%
Inventory of Active Listings		228	283	+ 24.1%	--	--	--
Months Supply of Inventory		6.0	8.2	+ 36.7%	--	--	--

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.

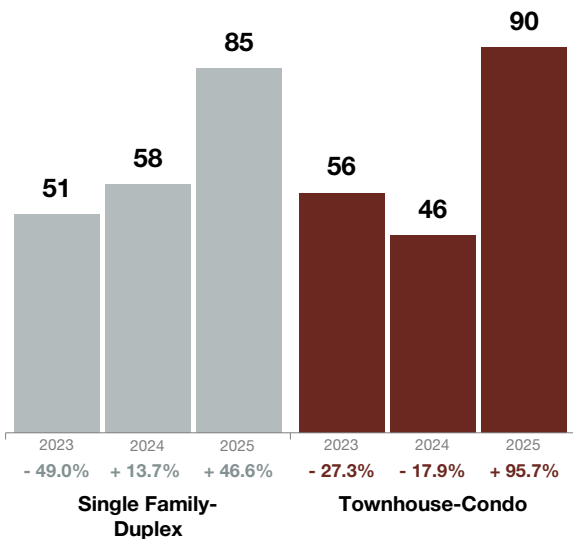


Key Metrics	Historical Sparkbars	5-2024	5-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		46	90	+ 95.7%	268	334	+ 24.6%
Pending Sales		33	42	+ 27.3%	203	205	+ 1.0%
Closed Sales		52	38	- 26.9%	250	189	- 24.4%
Median Sales Price		\$1,054,525	\$830,000	- 21.3%	\$1,405,000	\$1,125,000	- 19.9%
Avg. Sales Price		\$1,802,539	\$1,805,242	+ 0.1%	\$2,128,164	\$2,024,892	- 4.9%
Pct. of List Price Received		97.8%	97.7%	- 0.1%	98.0%	97.4%	- 0.6%
Days on Market Until Sale		57	67	+ 17.5%	73	72	- 1.4%
Affordability Index		39	52	+ 33.3%	30	38	+ 26.7%
Active Listings		160	251	+ 56.9%	--	--	--
Months Supply		3.3	6.0	+ 81.8%	--	--	--

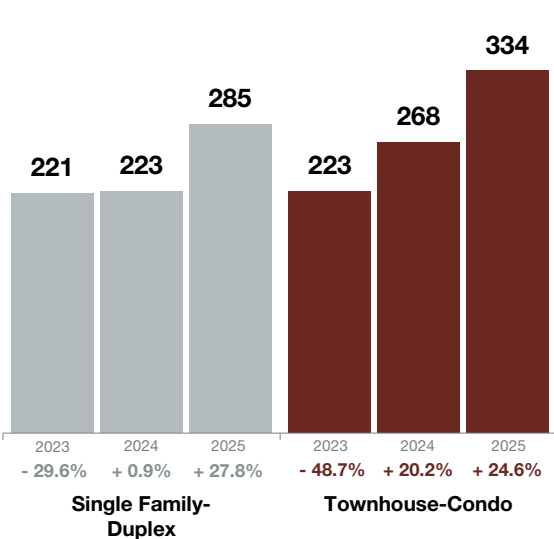
New Listings



May

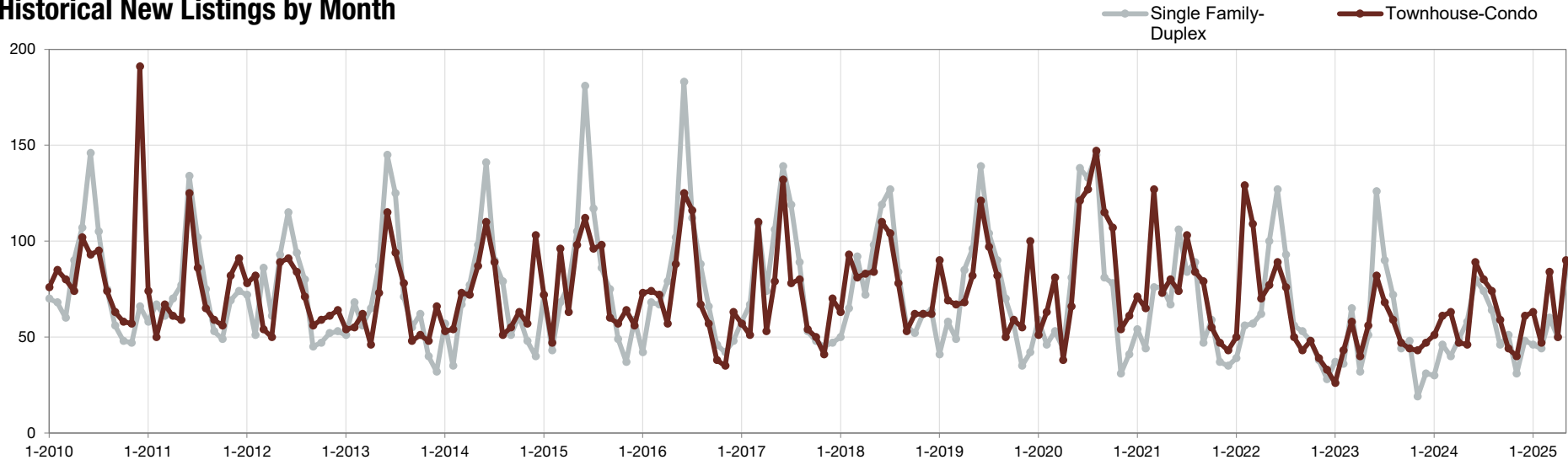


Year to Date

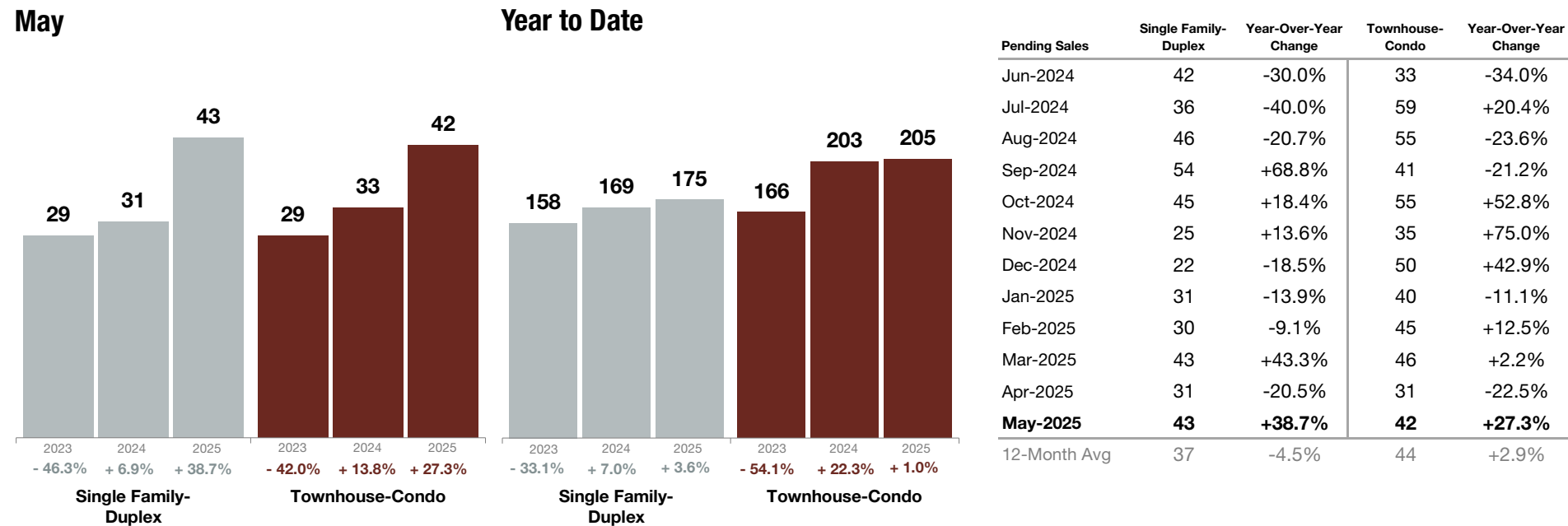


New Listings	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2024	80	-36.5%	89	+8.5%
Jul-2024	74	-17.8%	80	+17.6%
Aug-2024	64	-11.1%	74	+25.4%
Sep-2024	46	+4.5%	59	+25.5%
Oct-2024	51	+6.3%	44	0.0%
Nov-2024	31	+63.2%	40	-7.0%
Dec-2024	48	+54.8%	61	+29.8%
Jan-2025	46	+53.3%	63	+23.5%
Feb-2025	44	-4.3%	47	-23.0%
Mar-2025	60	+50.0%	84	+33.3%
Apr-2025	50	+2.0%	50	+6.4%
May-2025	85	+46.6%	90	+95.7%
12-Month Avg	57	+4.0%	65	+18.7%

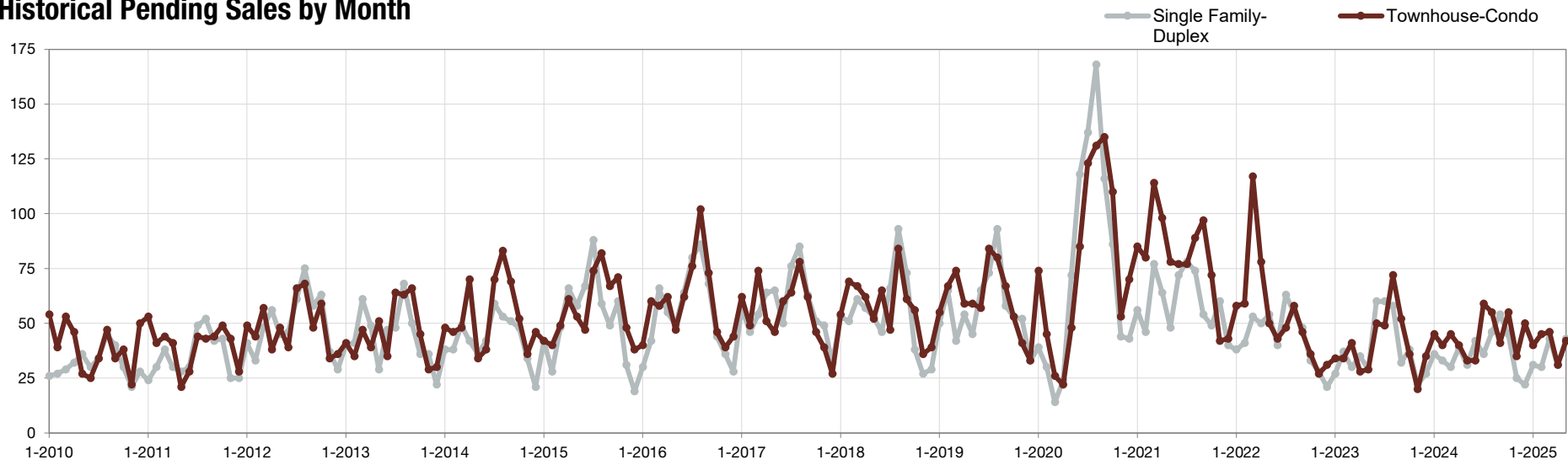
Historical New Listings by Month



Pending Sales



Historical Pending Sales by Month

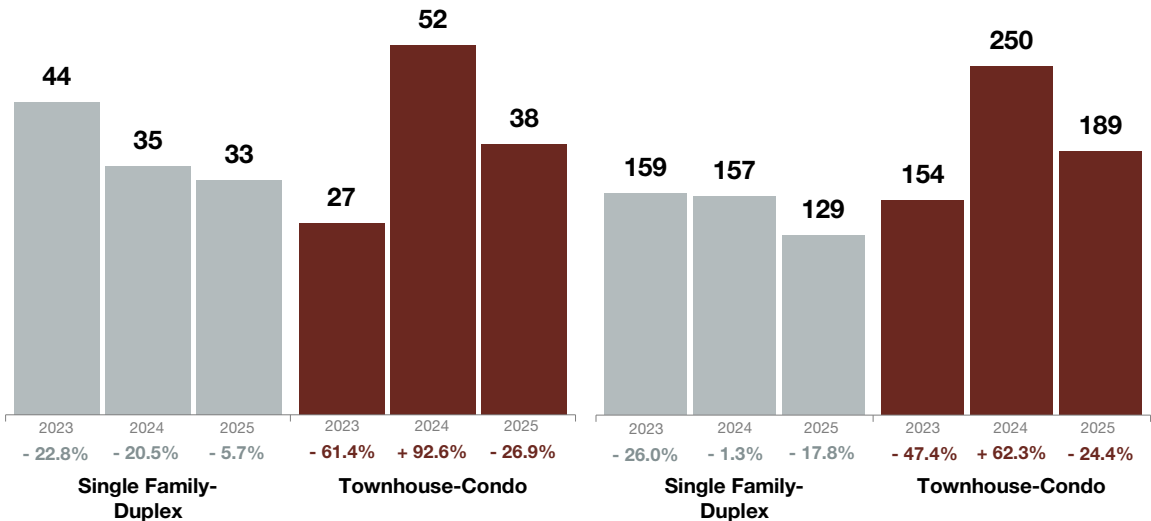


Closed Sales



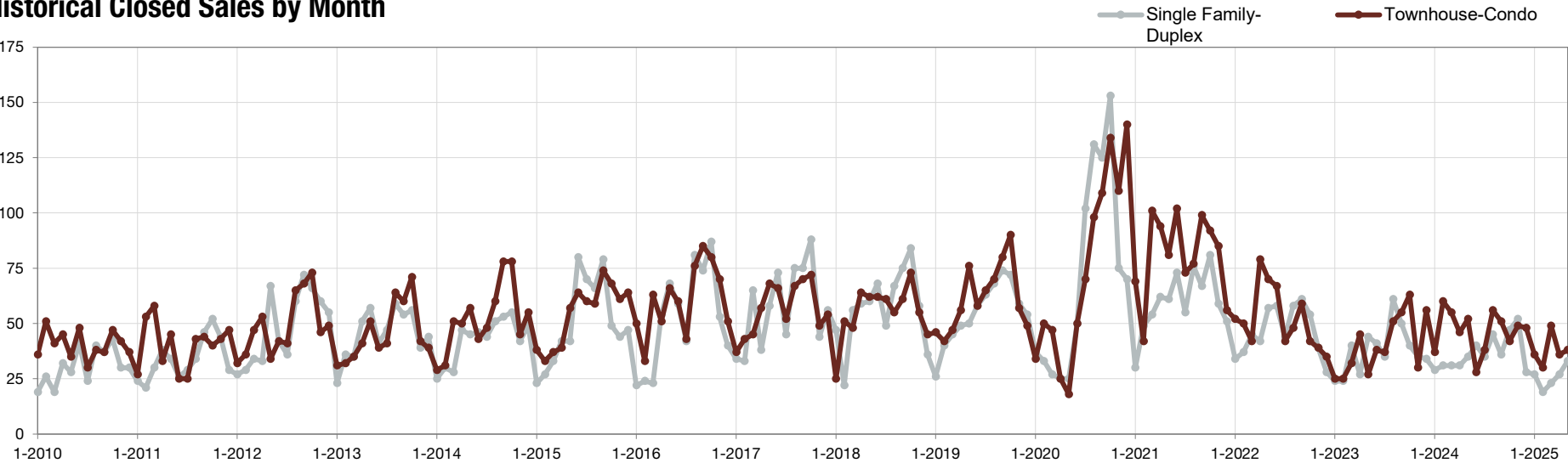
May

Year to Date

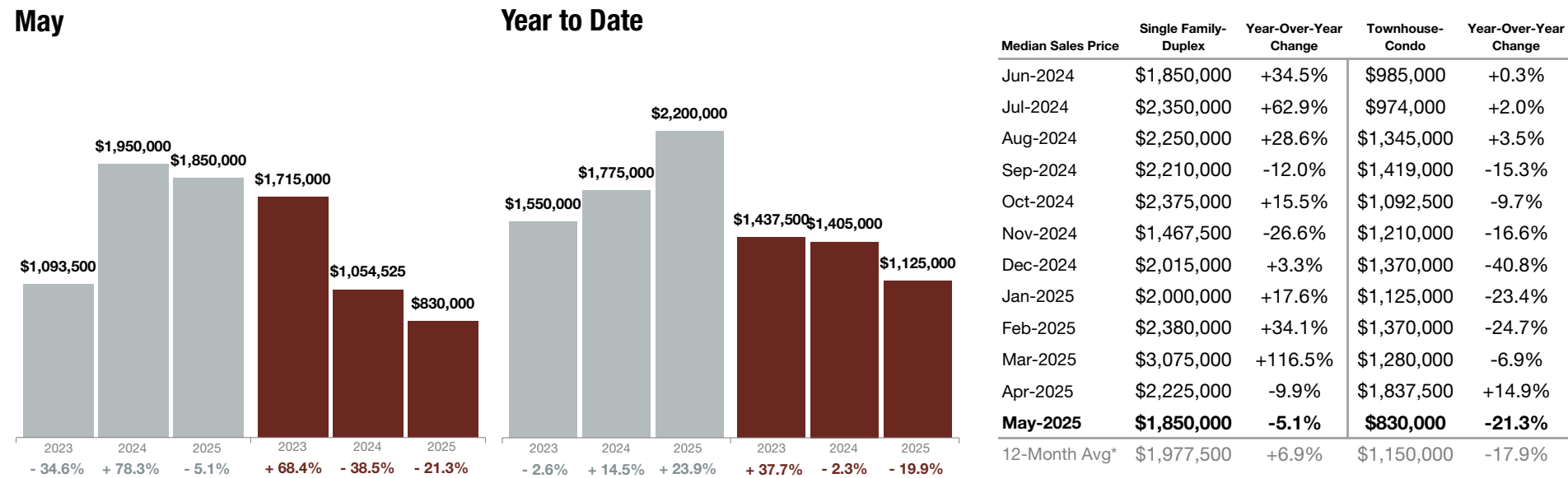


Closed Sales	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2024	40	-2.4%	28	-26.3%
Jul-2024	35	0.0%	38	+2.7%
Aug-2024	45	-26.2%	56	+9.8%
Sep-2024	36	-28.0%	51	-7.3%
Oct-2024	47	+17.5%	42	-33.3%
Nov-2024	52	+48.6%	49	+63.3%
Dec-2024	28	-17.6%	48	-14.3%
Jan-2025	27	-6.9%	36	-2.7%
Feb-2025	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%	38	-26.9%
12-Month Avg	34	-9.1%	42	-13.6%

Historical Closed Sales by Month

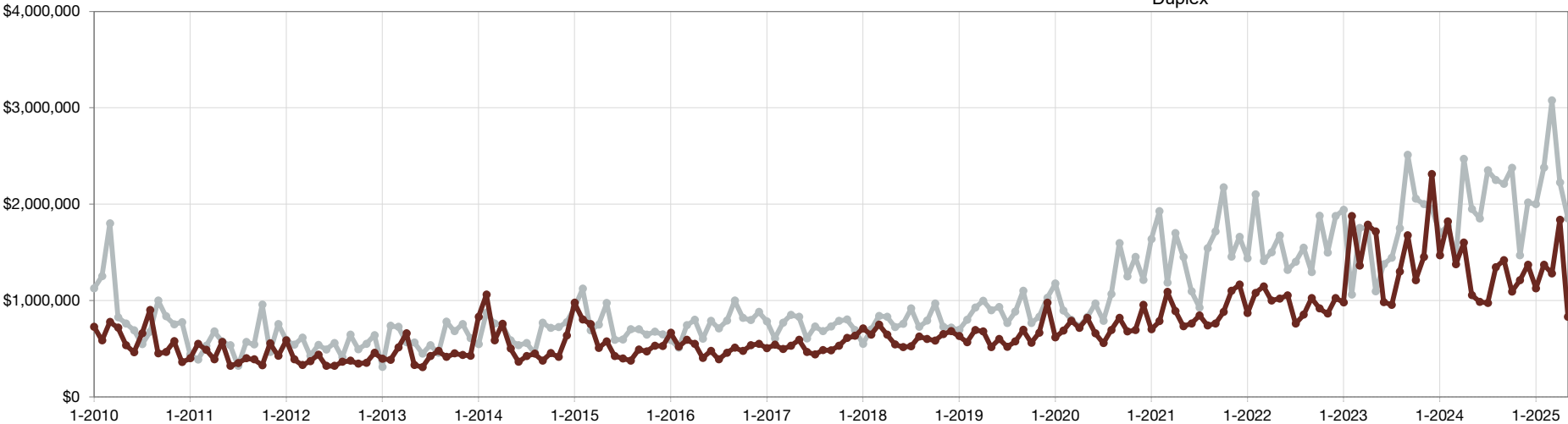


Median Sales Price

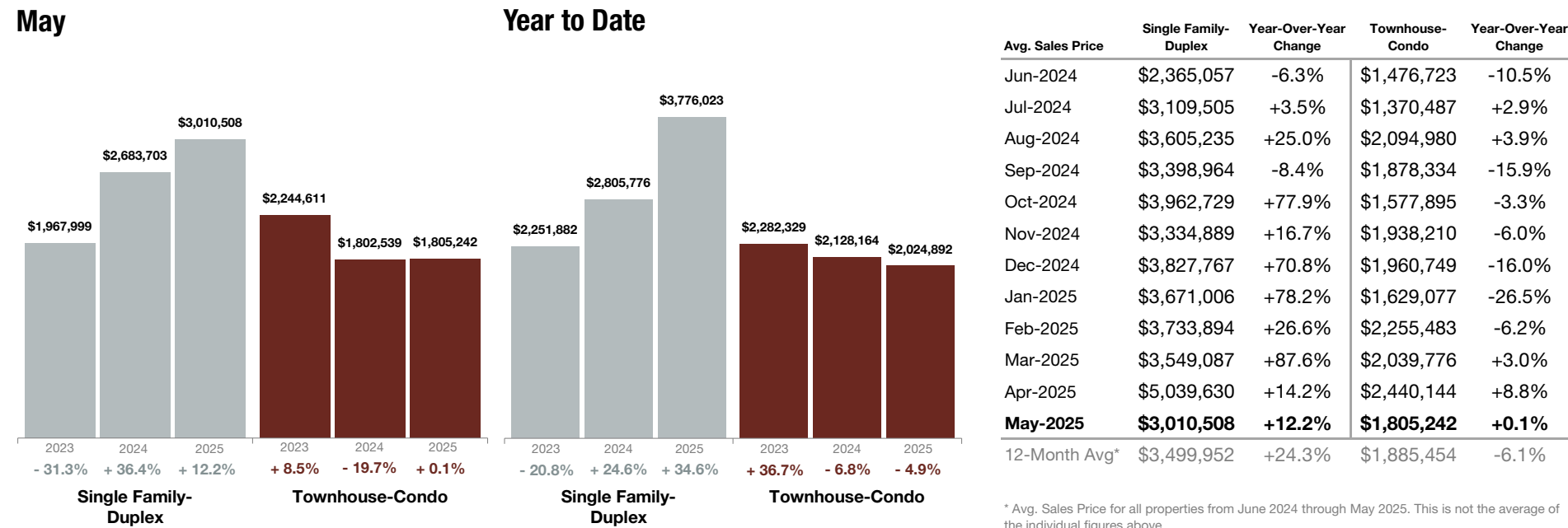


* Median Sales Price for all properties from June 2024 through May 2025. This is not the average of the individual figures above.

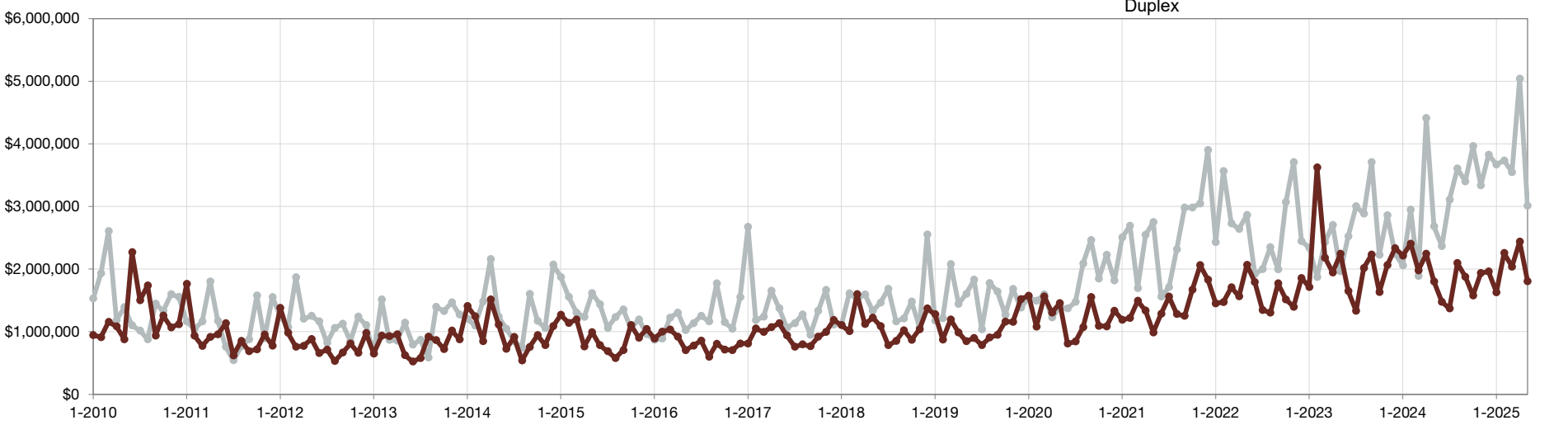
Historical Median Sales Price by Month



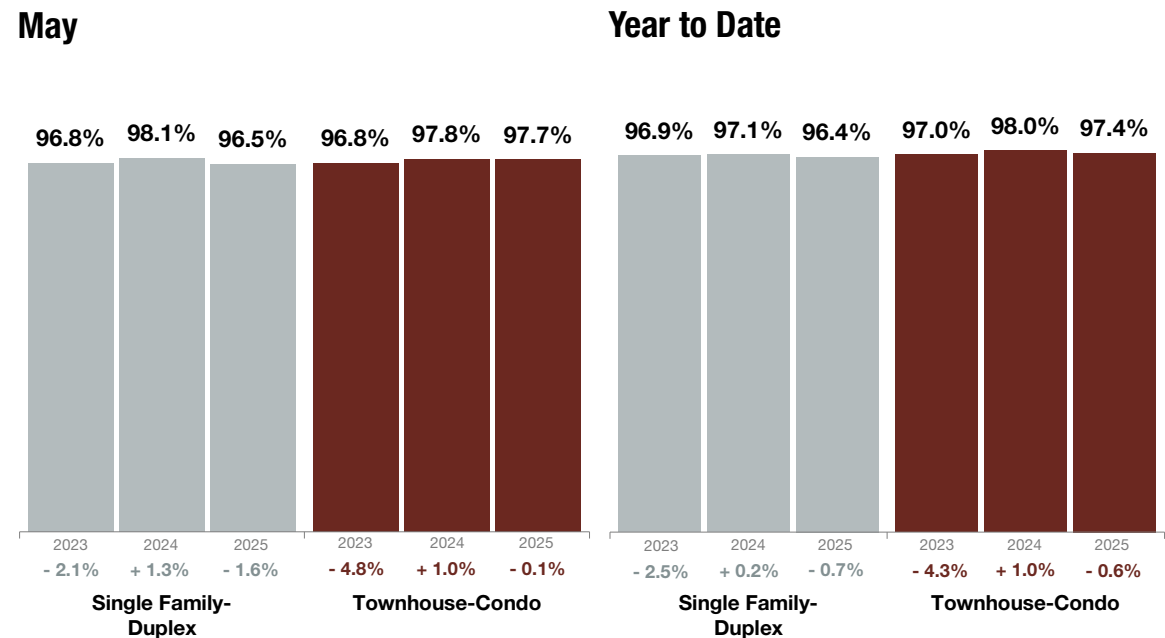
Average Sales Price



Historical Average Sales Price by Month



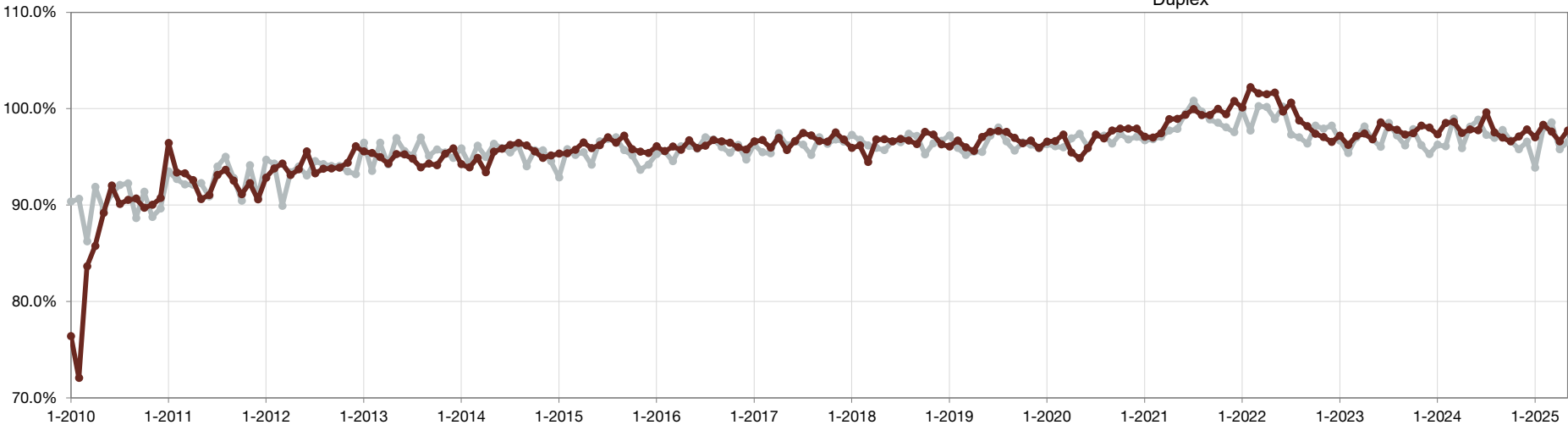
Percent of List Price Received



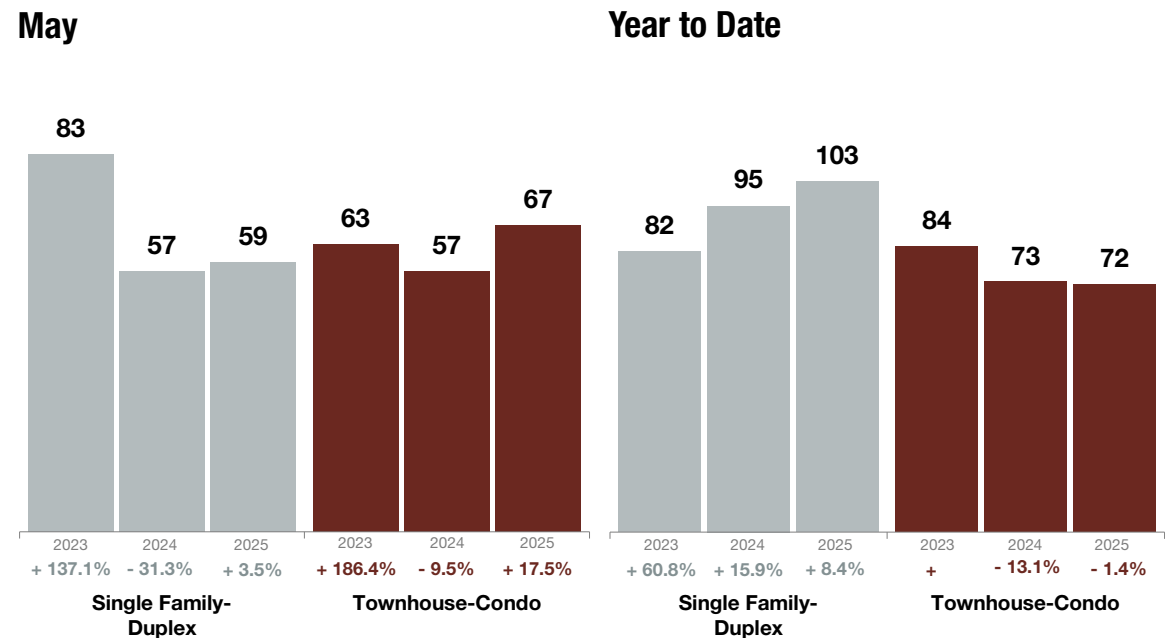
Pct. of List Price Received	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2024	98.8%	+2.9%	97.8%	-0.8%
Jul-2024	97.3%	-1.2%	99.6%	+1.5%
Aug-2024	97.0%	-0.2%	97.5%	-0.3%
Sep-2024	97.8%	+1.7%	97.0%	-0.3%
Oct-2024	96.7%	-1.2%	96.6%	-0.9%
Nov-2024	95.8%	-0.4%	97.1%	-1.1%
Dec-2024	96.6%	+1.4%	97.8%	-0.2%
Jan-2025	93.9%	-2.5%	97.0%	-0.3%
Feb-2025	98.0%	+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%
12-Month Avg*	96.9%	-0.0%	97.5%	-0.4%

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

Historical Percent of List Price Received by Month



Days on Market Until Sale



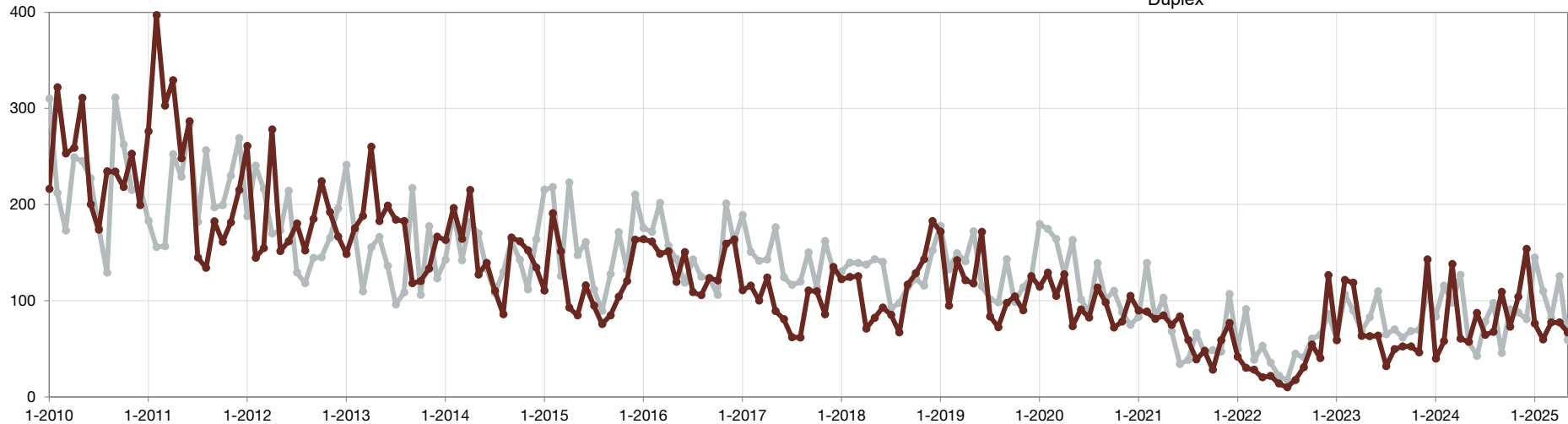
Days on Market	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2024	43	-60.9%	87	+35.9%
Jul-2024	78	+20.0%	64	+100.0%
Aug-2024	98	+40.0%	68	+38.8%
Sep-2024	46	-25.8%	109	+105.7%
Oct-2024	91	+33.8%	73	+40.4%
Nov-2024	88	+25.7%	104	+126.1%
Dec-2024	81	-25.0%	154	+7.7%
Jan-2025	145	+72.6%	76	+90.0%
Feb-2025	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%	67	+17.5%
12-Month Avg*	84	+0.8%	69	+25.0%

* Days on Market for all properties from June 2024 through May 2025. This is not the average of the individual figures above.

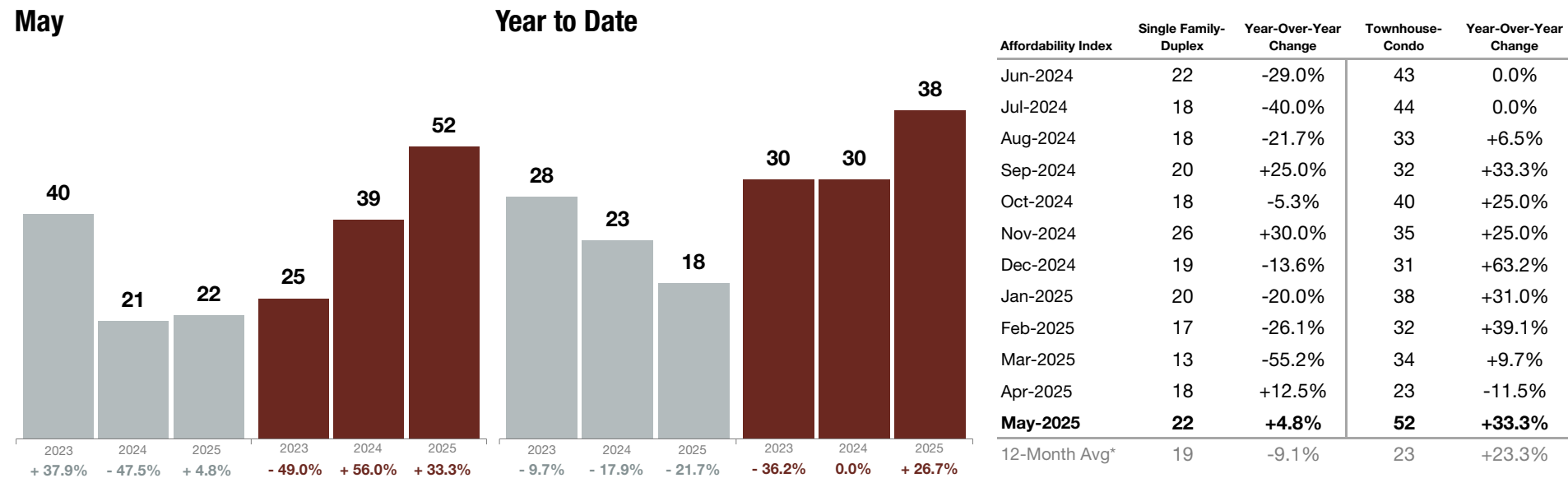
** These monthly reports use Agent Days on Market data.

Single Family-Duplex Townhouse-Condo

Historical Days on Market Until Sale by Month

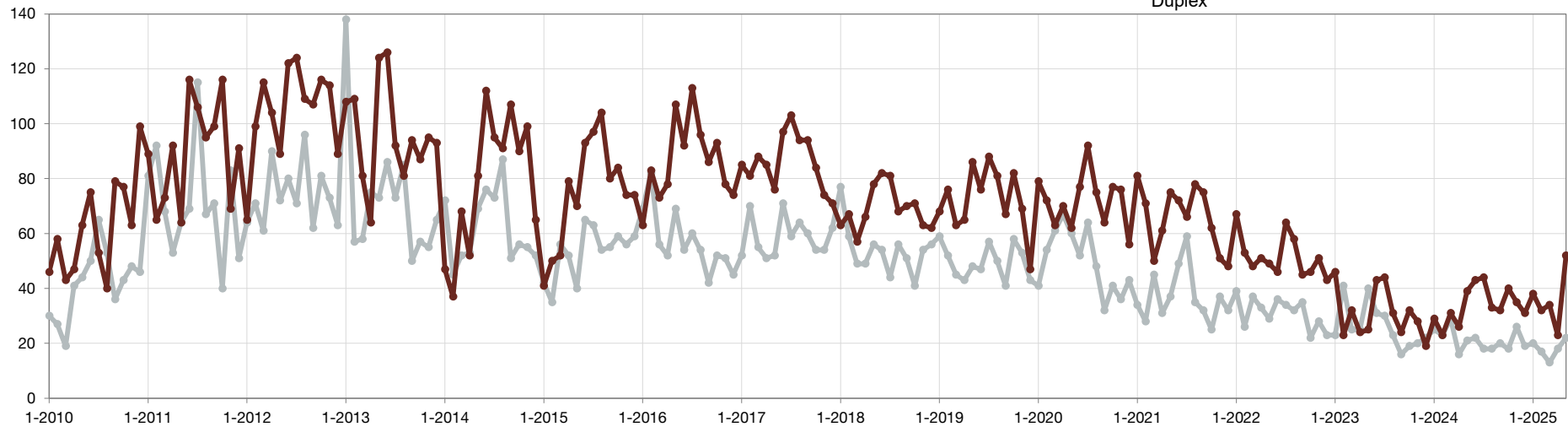


Housing Affordability Index



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

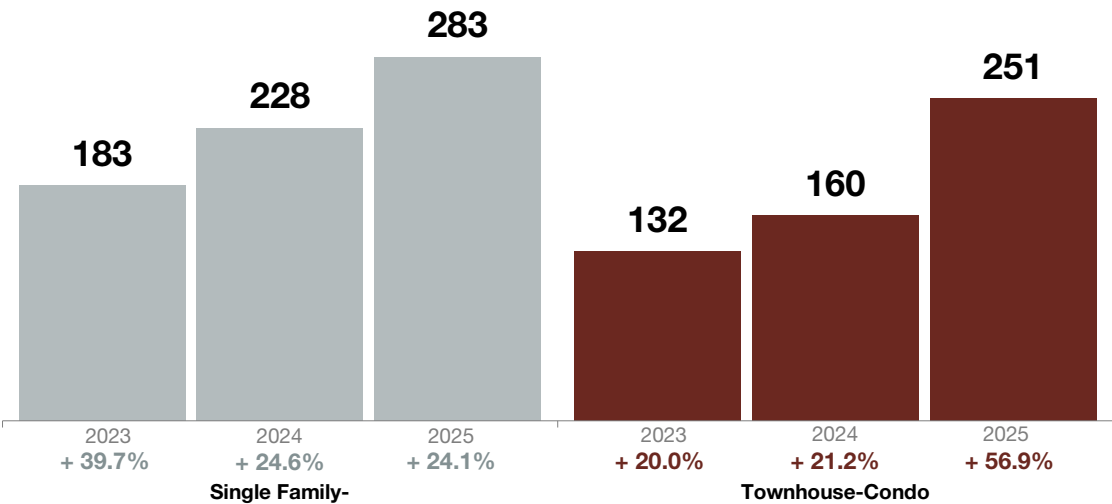
Historical Housing Affordability Index by Month



Inventory of Active Listings

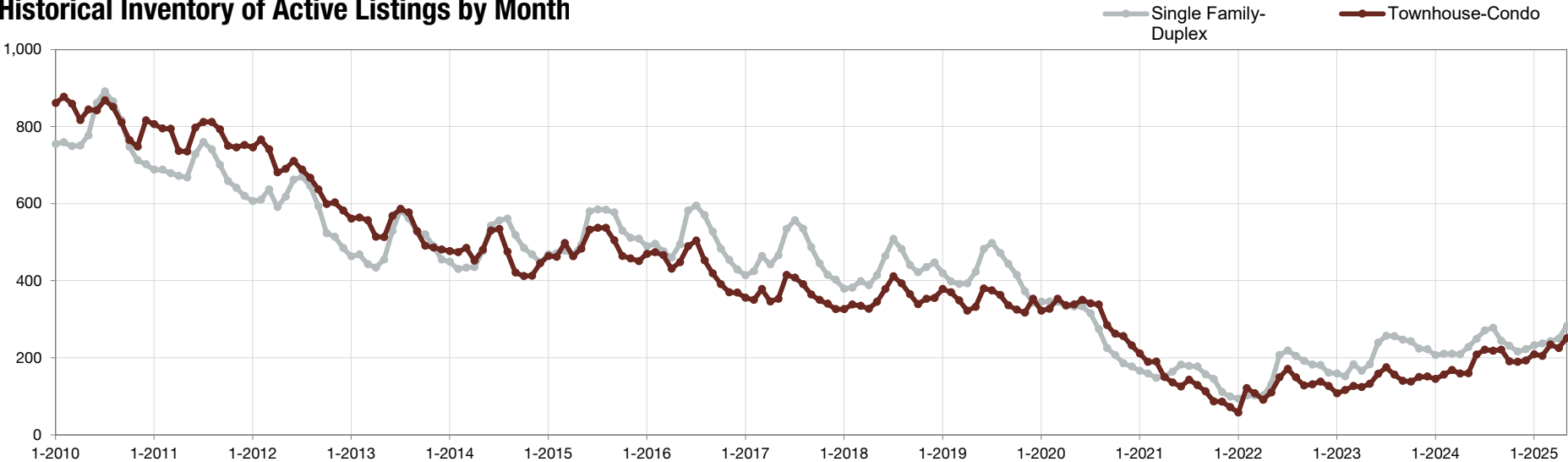


May



Active Listings	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2024	249	+4.2%	208	+31.6%
Jul-2024	271	+5.4%	221	+26.3%
Aug-2024	278	+8.6%	218	+39.7%
Sep-2024	244	-1.2%	221	+57.9%
Oct-2024	231	-4.9%	191	+38.4%
Nov-2024	216	-3.6%	189	+26.0%
Dec-2024	222	0.0%	193	+27.8%
Jan-2025	232	+12.1%	209	+44.1%
Feb-2025	237	+12.9%	205	+31.4%
Mar-2025	243	+15.7%	234	+39.3%
Apr-2025	250	+19.6%	225	+41.5%
May-2025	283	+24.1%	251	+56.9%
12-Month Avg	247	+7.6%	214	+38.6%

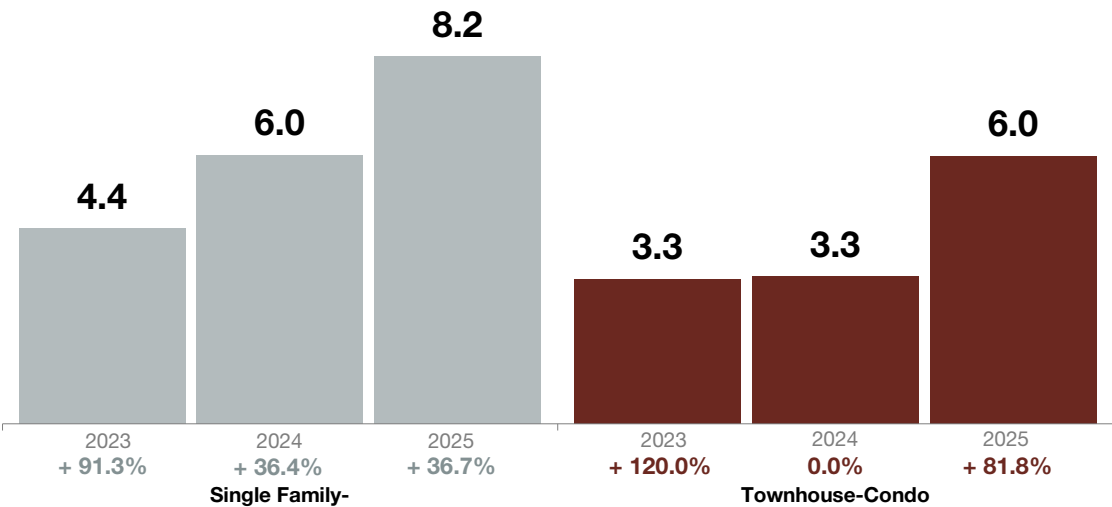
Historical Inventory of Active Listings by Month



Months Supply of Inventory



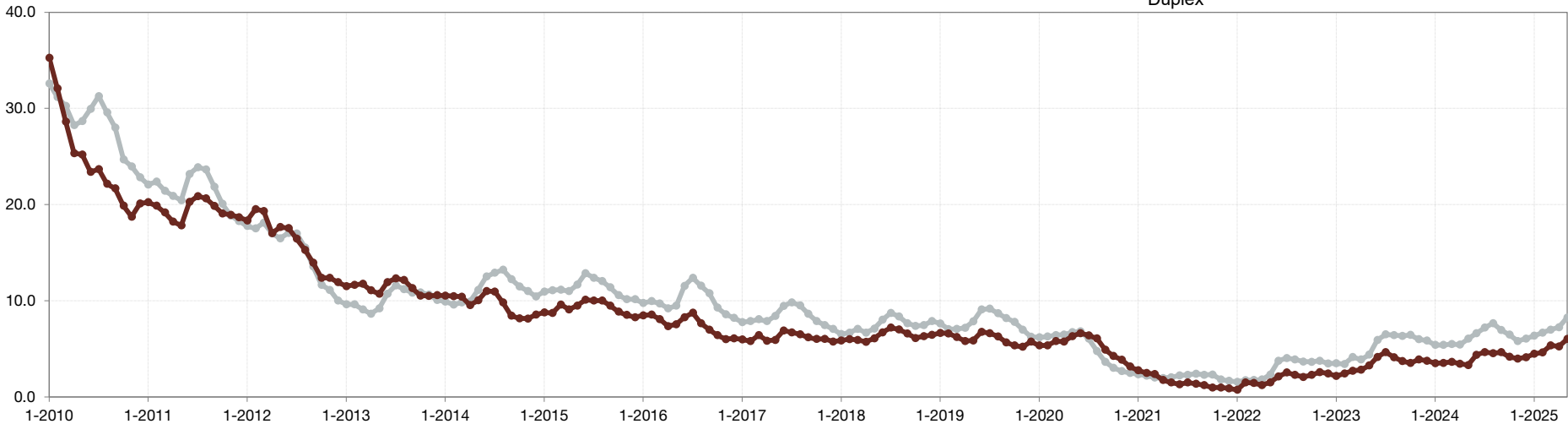
May



Months Supply	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Jun-2024	6.6	+11.9%	4.4	+7.3%
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%	4.2	+20.0%
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%	4.6	+31.4%
Mar-2025	7.0	+27.3%	5.3	+47.2%
Apr-2025	7.2	+33.3%	5.2	+52.9%
May-2025	8.2	+36.7%	6.0	+81.8%
12-Month Avg	6.9	+15.6%	4.7	+24.6%

* Months Supply for all properties from June 2024 through May 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	5-2024	5-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		104	175	+ 68.3%	493	619	+ 25.6%
Pending Sales		64	85	+ 32.8%	374	380	+ 1.6%
Closed Sales		88	71	- 19.3%	408	318	- 22.1%
Median Sales Price		\$1,300,000	\$1,110,000	- 14.6%	\$1,570,750	\$1,508,500	- 4.0%
Average Sales Price		\$2,139,599	\$2,365,436	+ 10.6%	\$2,385,222	\$2,735,257	+ 14.7%
Pct. of List Price Received		98.0%	97.2%	- 0.8%	97.7%	97.0%	- 0.7%
Days on Market Until Sale		57	63	+ 10.5%	82	85	+ 3.7%
Housing Affordability Index		31	36	+ 16.1%	26	26	0.0%
Inventory of Active Listings		388	534	+ 37.6%	--	--	--
Months Supply of Inventory		4.5	7.0	+ 55.6%	--	--	--

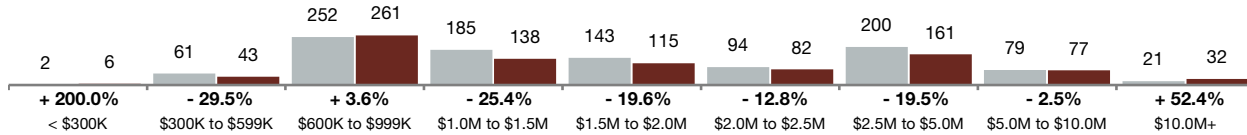
Closed Sales

Actual sales that have closed in a given month.



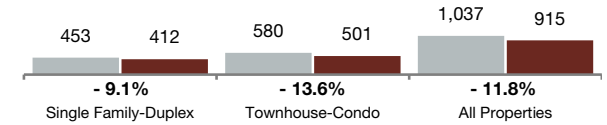
By Price Range – All Properties – Rolling 12 Months

■ 5-2024 ■ 5-2025



By Property Type

■ 5-2024 ■ 5-2025



Rolling 12 Months

Compared to Prior Month

Year to Date

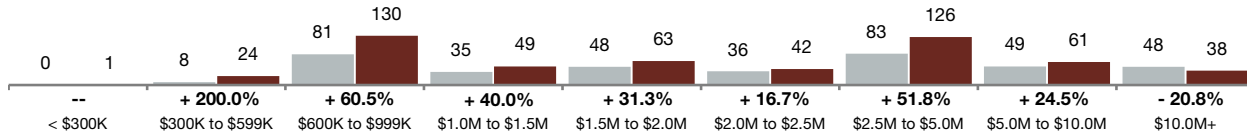
By Price Range	Single Family-Duplex			Townhouse-Condo			Single Family-Duplex			Townhouse-Condo			Single Family-Duplex			Townhouse-Condo		
	5-2024	5-2025	Change	5-2024	5-2025	Change	4-2025	5-2025	Change	4-2025	5-2025	Change	YTD 2024	YTD 2025	Change	YTD 2024	YTD 2025	Change
\$299,999 and Below	1	4	+ 300.0%	0	1	--	0	0	--	0	0	--	0	0	--	0	1	--
\$300,000 to \$599,999	27	8	- 70.4%	33	34	+ 3.0%	0	0	--	1	8	+ 700.0%	10	3	- 70.0%	12	15	+ 25.0%
\$600,000 to \$999,999	85	87	+ 2.4%	165	174	+ 5.5%	5	9	+ 80.0%	8	15	+ 87.5%	33	23	- 30.3%	72	63	- 12.5%
\$1,000,000 to \$1,499,999	75	49	- 34.7%	110	89	- 19.1%	3	4	+ 33.3%	8	6	- 25.0%	23	17	- 26.1%	46	34	- 26.1%
\$1,500,00 to \$1,999,999	60	60	0.0%	83	55	- 33.7%	4	7	+ 75.0%	2	3	+ 50.0%	28	19	- 32.1%	40	18	- 55.0%
\$2,000,000 to \$2,499,999	54	41	- 24.1%	40	41	+ 2.5%	3	4	+ 33.3%	3	1	- 66.7%	9	15	+ 66.7%	12	15	+ 25.0%
\$2,500,000 to \$4,999,999	87	81	- 6.9%	113	80	- 29.2%	2	4	+ 100.0%	10	2	- 80.0%	33	25	- 24.2%	46	30	- 34.8%
\$5,000,000 to \$9,999,999	48	54	+ 12.5%	31	23	- 25.8%	7	3	- 57.1%	4	2	- 50.0%	16	16	0.0%	21	10	- 52.4%
\$10,000,000 and Above	16	28	+ 75.0%	5	4	- 20.0%	3	2	- 33.3%	0	1	--	5	11	+ 120.0%	1	3	+ 200.0%
All Price Ranges	453	412	- 9.1%	580	501	- 13.6%	27	33	+ 22.2%	36	38	+ 5.6%	157	129	- 17.8%	250	189	- 24.4%

Inventory of Active Listings

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

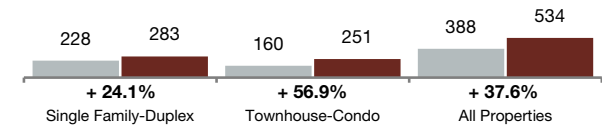
By Price Range – All Properties

■ 5-2024 ■ 5-2025



By Property Type

■ 5-2024 ■ 5-2025



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		
	5-2024	5-2025	Change	5-2024	5-2025	Change	4-2025	5-2025	Change	4-2025	5-2025	Change					
\$299,999 and Below	0	1	--	0	0	--	1	1	0.0%	0	0	--					
\$300,000 to \$599,999	4	5	+ 25.0%	4	19	+ 375.0%	3	5	+ 66.7%	15	19	+ 26.7%					
\$600,000 to \$999,999	48	59	+ 22.9%	33	71	+ 115.2%	59	59	0.0%	53	71	+ 34.0%					
\$1,000,000 to \$1,499,999	12	17	+ 41.7%	23	32	+ 39.1%	12	17	+ 41.7%	33	32	- 3.0%					
\$1,500,00 to \$1,999,999	22	30	+ 36.4%	26	33	+ 26.9%	23	30	+ 30.4%	30	33	+ 10.0%					
\$2,000,000 to \$2,499,999	22	30	+ 36.4%	14	12	- 14.3%	24	30	+ 25.0%	15	12	- 20.0%					
\$2,500,000 to \$4,999,999	37	70	+ 89.2%	46	56	+ 21.7%	57	70	+ 22.8%	53	56	+ 5.7%					
\$5,000,000 to \$9,999,999	39	40	+ 2.6%	10	21	+ 110.0%	42	40	- 4.8%	20	21	+ 5.0%					
\$10,000,000 and Above	44	31	- 29.5%	4	7	+ 75.0%	29	31	+ 6.9%	6	7	+ 16.7%					
All Price Ranges	228	283	+ 24.1%	160	251	+ 56.9%	250	283	+ 13.2%	225	251	+ 11.6%					

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.