

# Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Town of Vail

### Single Family-Duplex

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	11	1	- 90.9%	76	89	+ 17.1%
Sold Listings	7	2	- 71.4%	48	50	+ 4.2%
Median Sales Price*	\$5,275,000	<b>\$7,047,500</b>	+ 33.6%	\$3,830,000	<b>\$3,950,000</b>	+ 3.1%
Average Sales Price*	\$6,382,286	<b>\$7,047,500</b>	+ 10.4%	\$6,060,361	<b>\$7,464,321</b>	+ 23.2%
Percent of List Price Received*	96.3%	<b>91.8%</b>	- 4.7%	95.1%	<b>93.3%</b>	- 1.9%
Days on Market Until Sale	64	<b>516</b>	+ 706.3%	152	<b>160</b>	+ 5.3%
Inventory of Homes for Sale	39	<b>41</b>	+ 5.1%	--	--	--
Months Supply of Inventory	9.8	<b>9.8</b>	0.0%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

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

### Townhouse/Condo

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	19	<b>21</b>	+ 10.5%	222	<b>224</b>	+ 0.9%
Sold Listings	11	<b>15</b>	+ 36.4%	160	<b>144</b>	- 10.0%
Median Sales Price*	\$1,300,000	<b>\$1,280,000</b>	- 1.5%	\$1,586,500	<b>\$1,575,000</b>	- 0.7%
Average Sales Price*	\$2,454,000	<b>\$2,732,333</b>	+ 11.3%	\$2,560,529	<b>\$2,890,185</b>	+ 12.9%
Percent of List Price Received*	98.1%	<b>95.4%</b>	- 2.8%	97.8%	<b>96.0%</b>	- 1.8%
Days on Market Until Sale	51	<b>137</b>	+ 168.6%	83	<b>96</b>	+ 15.7%
Inventory of Homes for Sale	62	<b>74</b>	+ 19.4%	--	--	--
Months Supply of Inventory	4.7	<b>6.2</b>	+ 31.9%	--	--	--

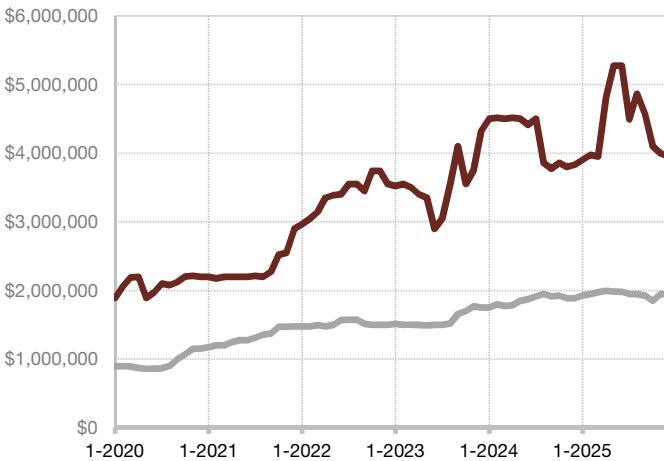
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

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

### Median Sales Price – Single Family-Duplex

Rolling 12-Month Calculation

Entire MLS —  
Town of Vail —



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

Entire MLS —  
Town of Vail —

