

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Town of Vail

Single Family-Duplex	December			Year to Date		
Key Metrics	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	\$7,047,500	+ 33.6%	\$3,830,000	\$3,950,000	+ 3.1%
Average Sales Price*	\$6,382,286	\$7,047,500	+ 10.4%	\$6,060,361	\$7,464,321	+ 23.2%
Percent of List Price Received*	96.3%	91.8%	- 4.7%	95.1%	93.3%	- 1.9%
Days on Market Until Sale	64	516	+ 706.3%	152	160	+ 5.3%
Inventory of Homes for Sale	39	41	+ 5.1%	--	--	--
Months Supply of Inventory	9.8	9.8	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.

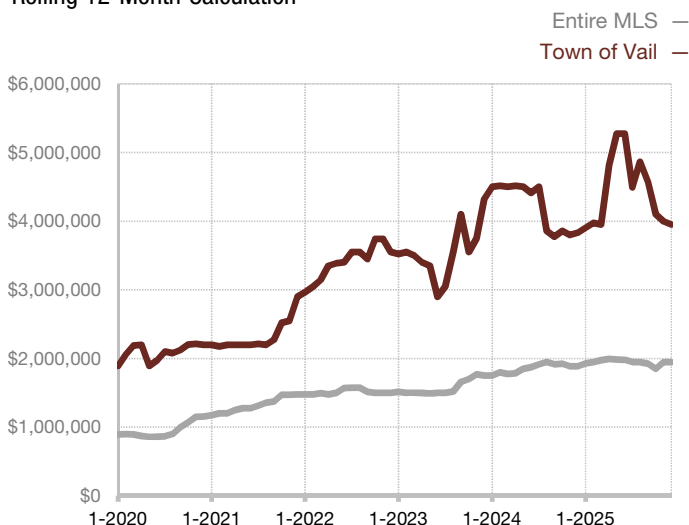
** These monthly reports use Agent Days on Market data.

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



Median Sales Price – Townhouse/Condo
Rolling 12-Month Calculation

