Local Market Update for June 2025

A Research Tool Provided by the Colorado Association of REALTORS®

Town of Vail

Single Family-Duplex	June			Year to Date		
Key Metrics	**2024**	**2025**	Percent Change from Previous Year	**Thru 06-2024**	**Thru 06-2025**	Percent Change from Previous Year
New Listings	7	**14**	+ 100.0%	33	**41**	+ 24.2%
Sold Listings	1	**5**	+ 400.0%	21	**20**	- 4.8%
Median Sales Price*	$2,300,000	**$4,634,000**	+ 101.5%	$3,800,000	**$5,675,000**	+ 49.3%
Average Sales Price*	$2,300,000	**$6,135,114**	+ 166.7%	$5,219,575	**$8,898,779**	+ 70.5%
Percent of List Price Received*	92.2%	**94.4%**	+ 2.4%	95.3%	**92.9%**	- 2.5%
Days on Market Until Sale	14	**105**	+ 650.0%	184	**169**	- 8.2%
Inventory of Homes for Sale	40	**49**	+ 22.5%	--	--	--
Months Supply of Inventory	10.0	**12.5**	+ 25.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.
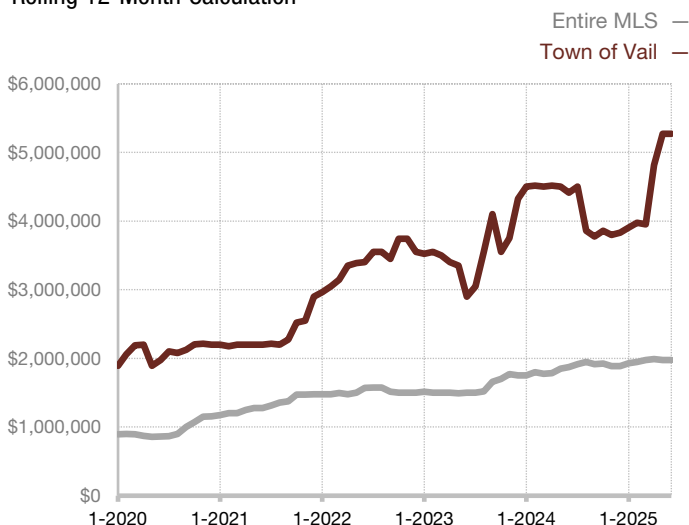** These monthly reports use Agent Days on Market data.

Townhouse/Condo	June			Year to Date		
Key Metrics	**2024**	**2025**	Percent Change from Previous Year	**Thru 06-2024**	**Thru 06-2025**	Percent Change from Previous Year
New Listings	23	**32**	+ 39.1%	114	**124**	+ 8.8%
Sold Listings	7	**13**	+ 85.7%	78	**68**	- 12.8%
Median Sales Price*	$1,875,000	**$1,700,000**	- 9.3%	$1,730,500	**$1,625,000**	- 6.1%
Average Sales Price*	$2,330,714	**$2,152,231**	- 7.7%	$2,802,896	**$2,928,251**	+ 4.5%
Percent of List Price Received*	95.3%	**95.2%**	- 0.1%	97.8%	**96.4%**	- 1.4%
Days on Market Until Sale	191	**146**	- 23.6%	83	**81**	- 2.4%
Inventory of Homes for Sale	62	**96**	+ 54.8%	--	--	--
Months Supply of Inventory	4.3	**7.7**	+ 79.1%	--	--	--

* 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 —