

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Vail Village and Lionshead

Includes the MLS areas of Vail Village and Lionshead

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	3	1	- 66.7%	10	15	+ 50.0%
Sold Listings	1	0	- 100.0%	4	8	+ 100.0%
Median Sales Price*	\$13,750,000	\$0	- 100.0%	\$16,125,000	\$25,350,000	+ 57.2%
Average Sales Price*	\$13,750,000	\$0	- 100.0%	\$21,500,000	\$22,593,750	+ 5.1%
Percent of List Price Received*	98.6%	0.0%	- 100.0%	92.3%	90.6%	- 1.8%
Days on Market Until Sale	142	0	- 100.0%	199	258	+ 29.6%
Inventory of Homes for Sale	9	14	+ 55.6%	--	--	--
Months Supply of Inventory	9.0	14.0	+ 55.6%	--	--	--

* 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

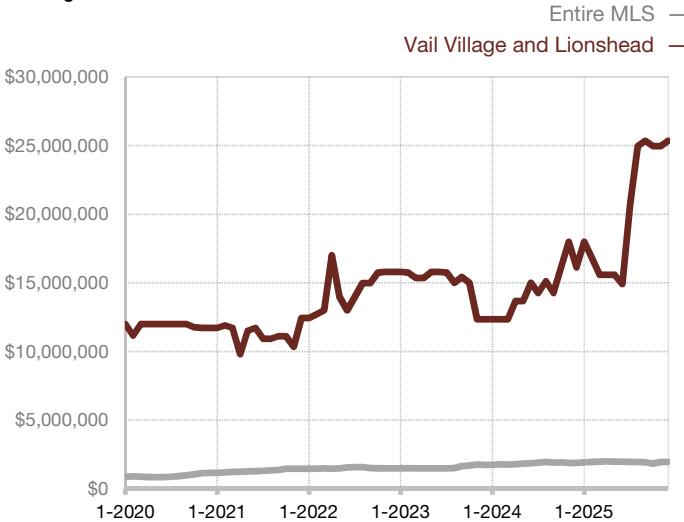
Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	14	7	- 50.0%	97	92	- 5.2%
Sold Listings	6	7	+ 16.7%	79	63	- 20.3%
Median Sales Price*	\$1,160,000	\$3,600,000	+ 210.3%	\$2,900,000	\$3,600,000	+ 24.1%
Average Sales Price*	\$2,953,167	\$4,808,571	+ 62.8%	\$3,838,615	\$5,011,097	+ 30.5%
Percent of List Price Received*	97.3%	95.6%	- 1.7%	97.6%	95.3%	- 2.4%
Days on Market Until Sale	61	85	+ 39.3%	106	99	- 6.6%
Inventory of Homes for Sale	30	32	+ 6.7%	--	--	--
Months Supply of Inventory	4.6	6.1	+ 32.6%	--	--	--

* 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

