

Monthly Indicators



July 2025

New Listings were up 39.2 percent for the Single Family-Duplex category but decreased 5.0 percent for the Townhouse-Condo category. Pending Sales increased 117.1 percent for Single Family-Duplex but decreased 25.4 percent for Townhouse-Condo.

The Median Sales Price was down 27.7 percent to \$1,700,000 for the Single Family-Duplex category but increased 9.1 percent to \$1,063,000 for the Townhouse-Condo category. Days on Market decreased 28.2 percent for Single Family-Duplex homes but increased 7.8 percent for Townhouse-Condo properties.

Nationally, the median existing-home sales price rose 2.0% year-over-year to \$435,300, a new monthly high and the 24th consecutive month of annual price gains, according to NAR. Slower sales activity has contributed to rising inventory this year, with 1.53 million properties listed for sale heading into July, a 15.9% increase from the same time last year and equivalent to a 4.7-month supply at the current sales pace.

Monthly Snapshot

+ 2.7%	+ 40.4%	+ 16.0%
One-Year Change in Closed Sales All Properties	One-Year Change in Active Listings All Properties	One-Year Change in Median Sales Price 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	7-2024	7-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		74	103	+ 39.2%	377	500	+ 32.6%
Pending Sales		35	76	+ 117.1%	246	276	+ 12.2%
Closed Sales		35	41	+ 17.1%	232	204	- 12.1%
Median Sales Price		\$2,350,000	\$1,700,000	- 27.7%	\$1,797,500	\$1,940,250	+ 7.9%
Average Sales Price		\$3,109,505	\$3,223,069	+ 3.7%	\$2,775,611	\$3,510,507	+ 26.5%
Pct. of List Price Received		97.3%	97.4%	+ 0.1%	97.4%	96.6%	- 0.8%
Days on Market Until Sale		78	56	- 28.2%	84	89	+ 6.0%
Housing Affordability Index		18	24	+ 33.3%	23	21	- 8.7%
Inventory of Active Listings		272	376	+ 38.2%	--	--	--
Months Supply of Inventory		7.2	11.0	+ 52.8%	--	--	--

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.

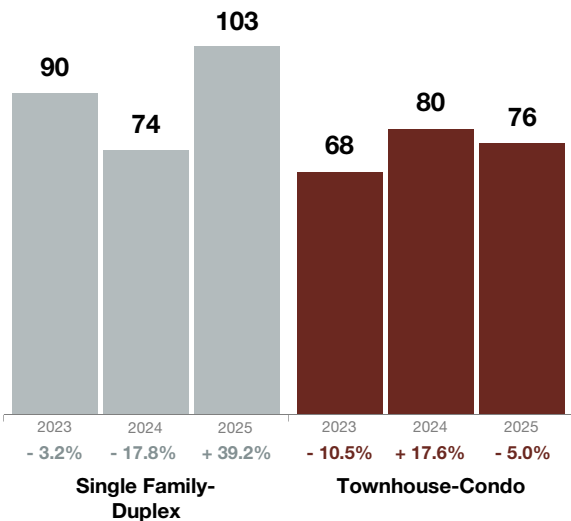


Key Metrics	Historical Sparkbars	7-2024	7-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		80	76	- 5.0%	437	500	+ 14.4%
Pending Sales		59	44	- 25.4%	295	279	- 5.4%
Closed Sales		38	34	- 10.5%	316	257	- 18.7%
Median Sales Price		\$974,000	\$1,063,000	+ 9.1%	\$1,323,000	\$1,110,000	- 16.1%
Avg. Sales Price		\$1,370,487	\$2,229,224	+ 62.7%	\$1,979,328	\$1,974,367	- 0.3%
Pct. of List Price Received		99.6%	96.2%	- 3.4%	98.2%	97.1%	- 1.1%
Days on Market Until Sale		64	69	+ 7.8%	73	75	+ 2.7%
Affordability Index		44	41	- 6.8%	32	39	+ 21.9%
Active Listings		221	316	+ 43.0%	--	--	--
Months Supply		4.6	7.5	+ 63.0%	--	--	--

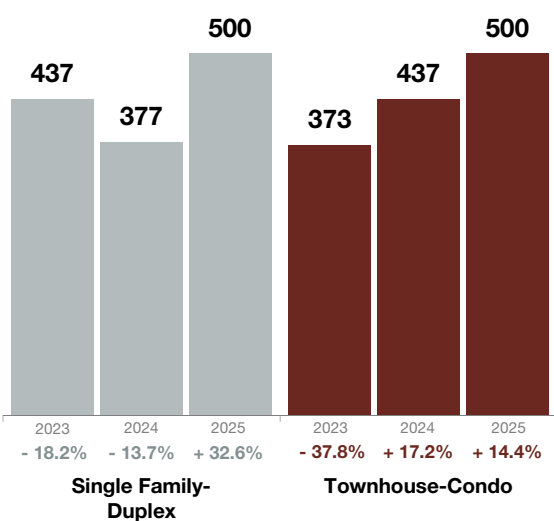
New Listings



July

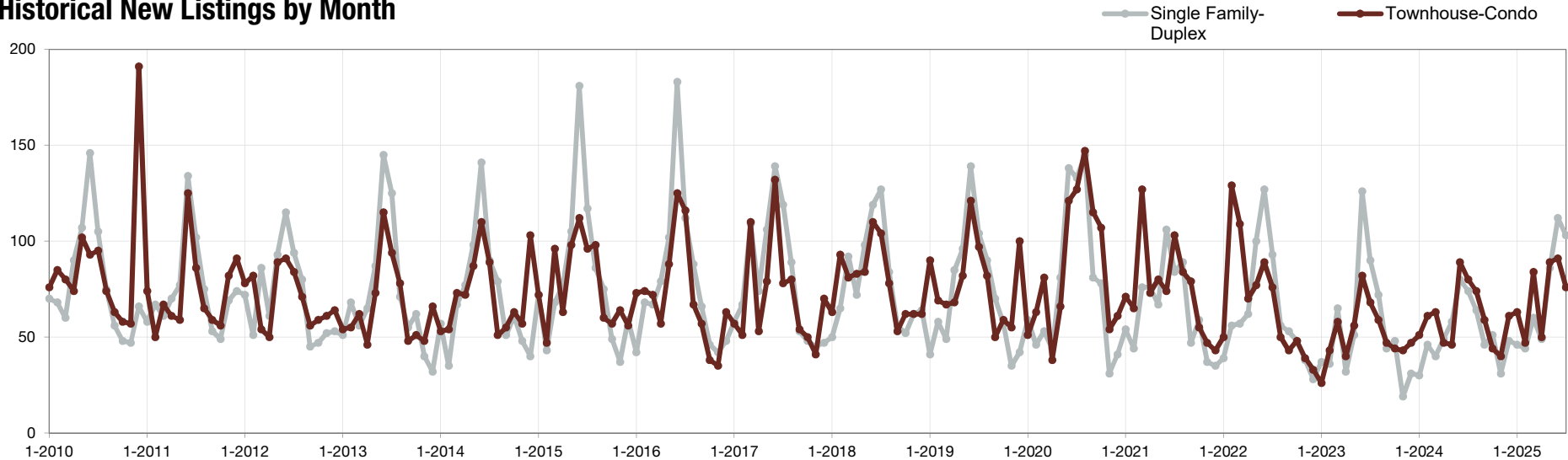


Year to Date

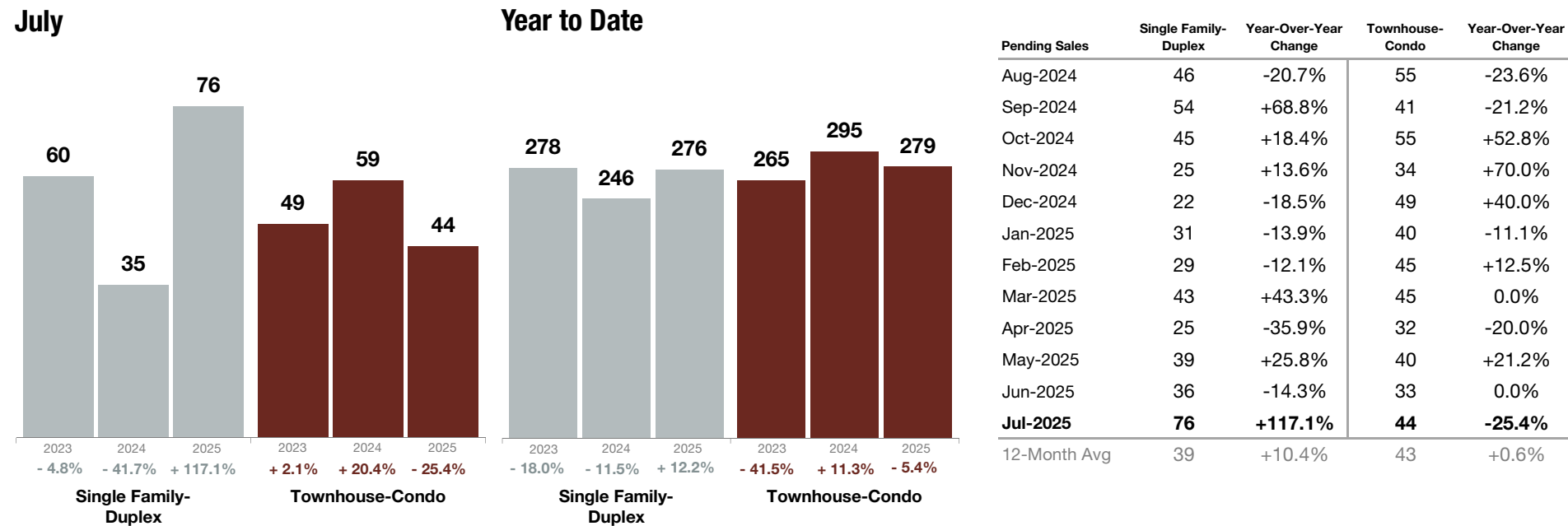


New Listings	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2024	64	-11.1%	74	+25.4%
Sep-2024	46	+4.5%	59	+25.5%
Oct-2024	51	+6.3%	44	0.0%
Nov-2024	31	+63.2%	40	-7.0%
Dec-2024	48	+54.8%	61	+29.8%
Jan-2025	46	+53.3%	63	+23.5%
Feb-2025	44	-4.3%	47	-23.0%
Mar-2025	60	+50.0%	84	+33.3%
Apr-2025	49	0.0%	50	+6.4%
May-2025	86	+48.3%	89	+93.5%
Jun-2025	112	+40.0%	91	+2.2%
Jul-2025	103	+39.2%	76	-5.0%
12-Month Avg	62	+25.2%	65	+14.9%

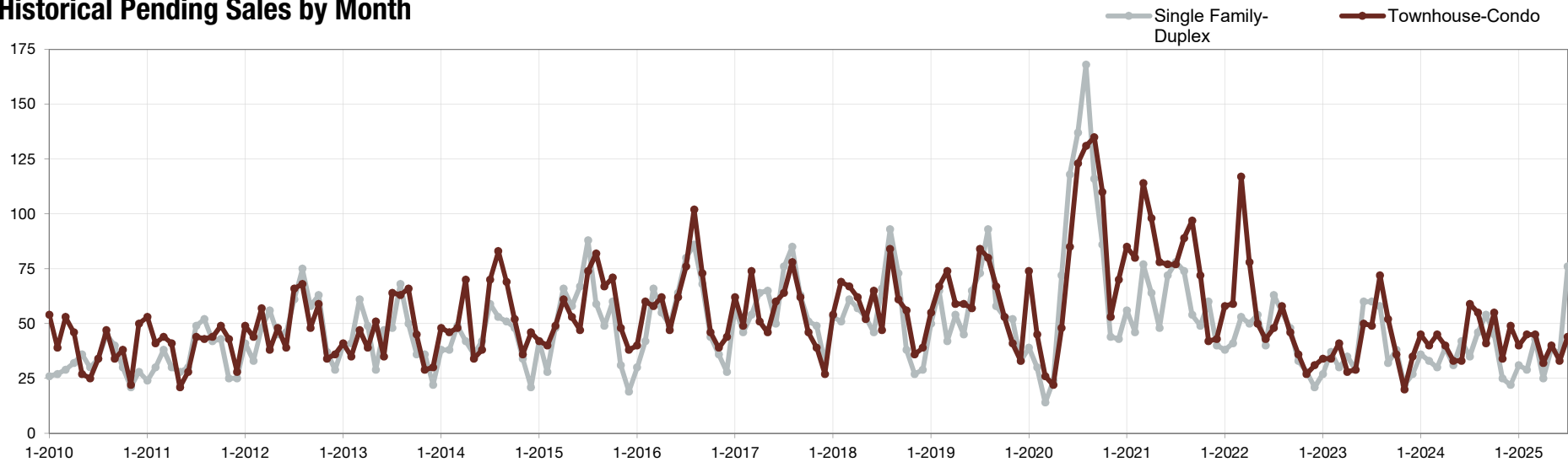
Historical New Listings by Month



Pending Sales



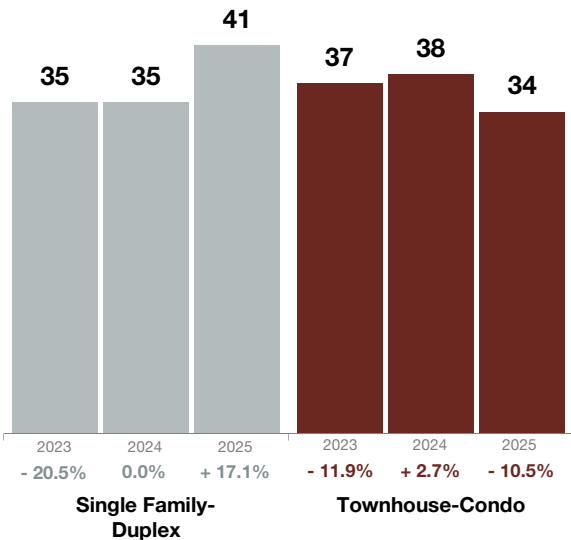
Historical Pending Sales by Month



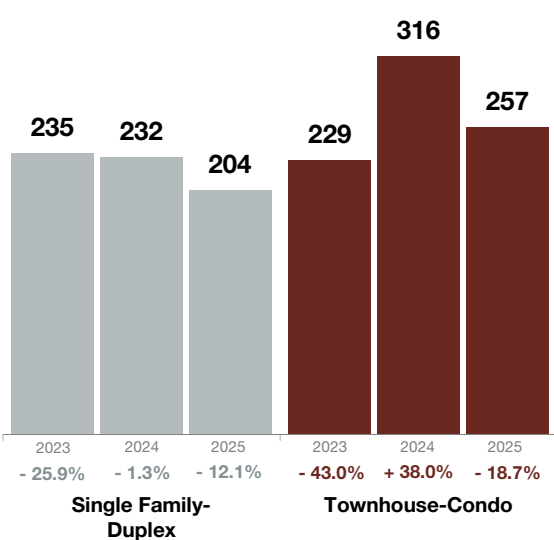
Closed Sales



July

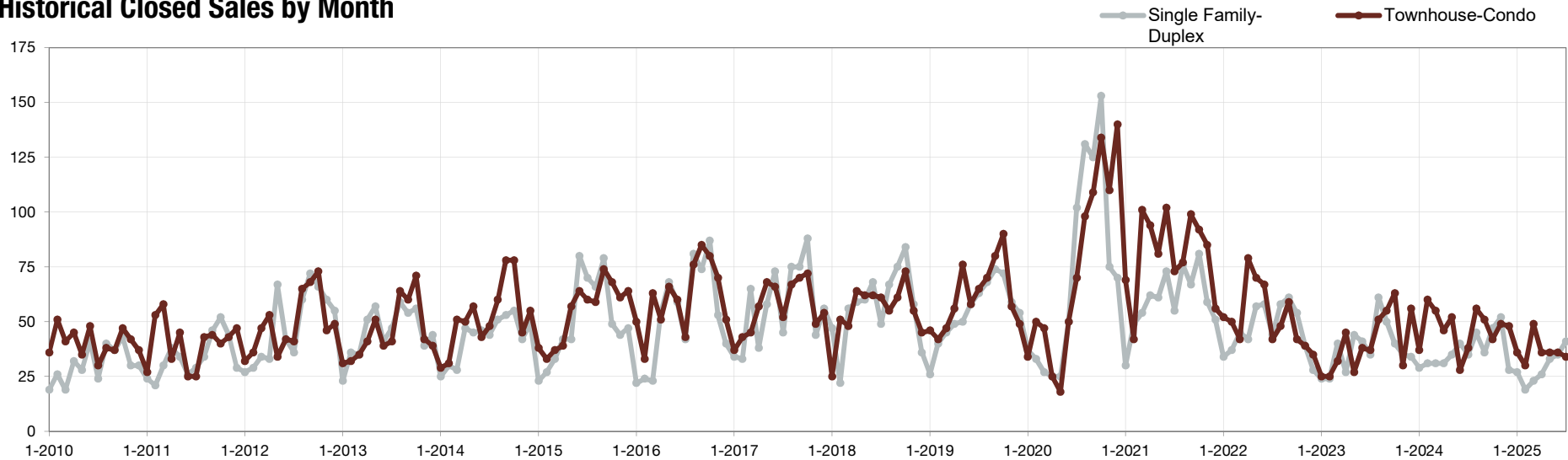


Year to Date

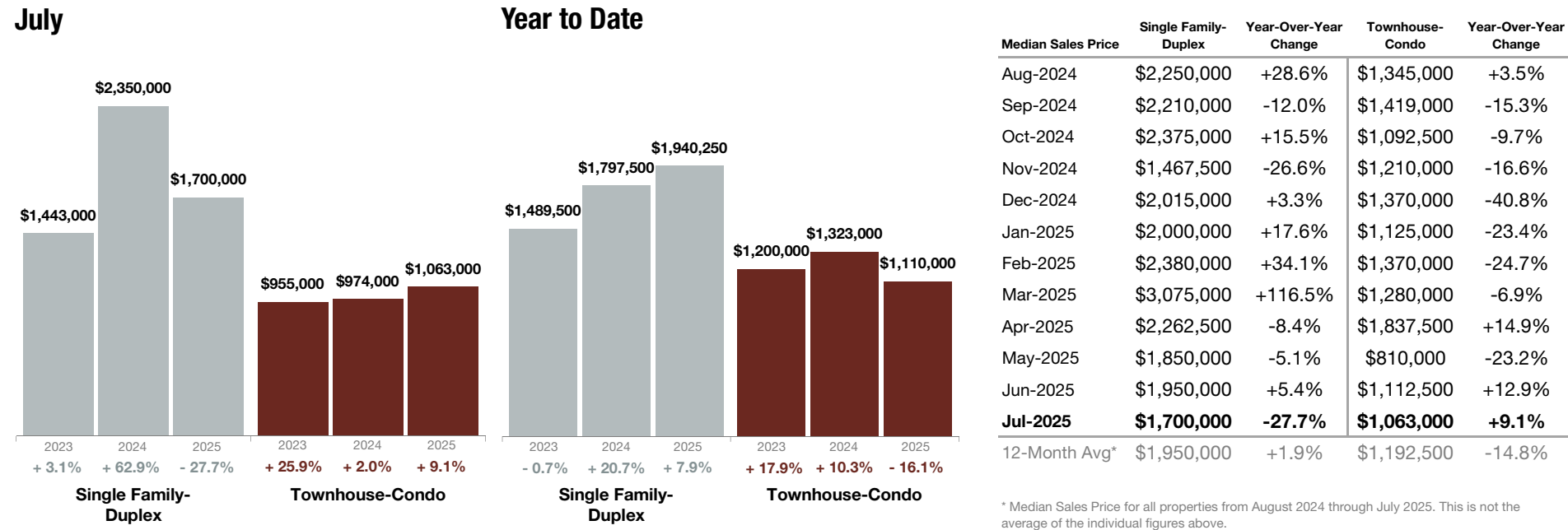


Closed Sales	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2024	45	-26.2%	56	+9.8%
Sep-2024	36	-28.0%	51	-7.3%
Oct-2024	47	+17.5%	42	-33.3%
Nov-2024	52	+48.6%	49	+63.3%
Dec-2024	28	-17.6%	48	-14.3%
Jan-2025	27	-6.9%	36	-2.7%
Feb-2025	19	-38.7%	30	-50.0%
Mar-2025	23	-25.8%	49	-10.9%
Apr-2025	26	-16.1%	36	-21.7%
May-2025	33	-5.7%	36	-30.8%
Jun-2025	35	-12.5%	36	+28.6%
Jul-2025	41	+17.1%	34	-10.5%
12-Month Avg	34	-8.8%	42	-11.9%

Historical Closed Sales by Month

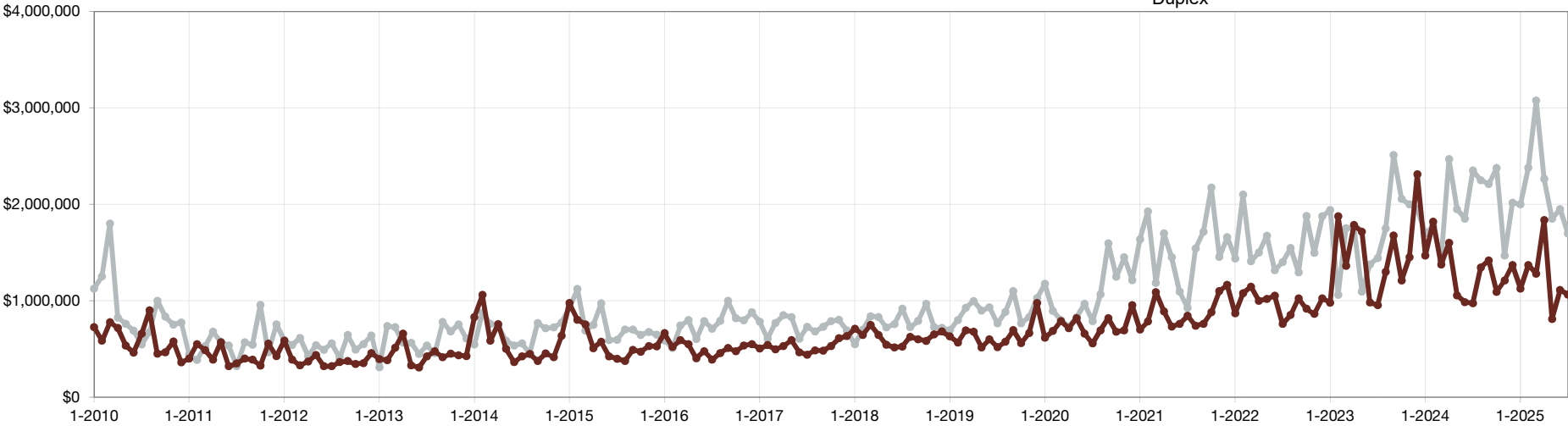


Median Sales Price

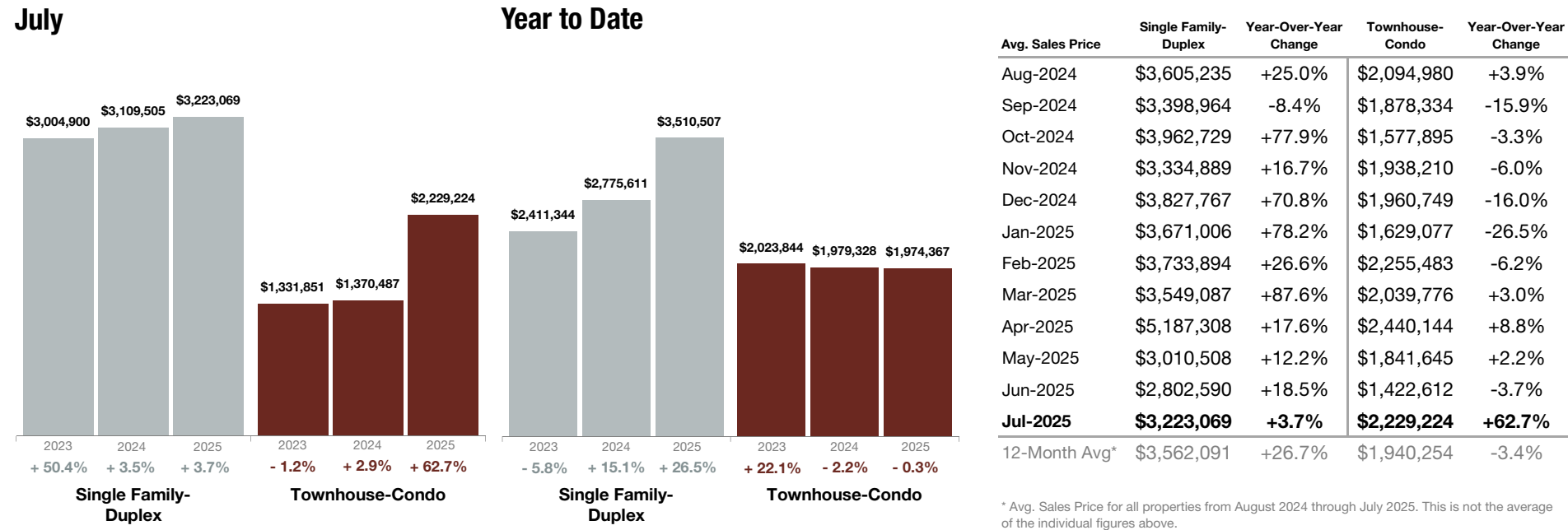


* Median Sales Price for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

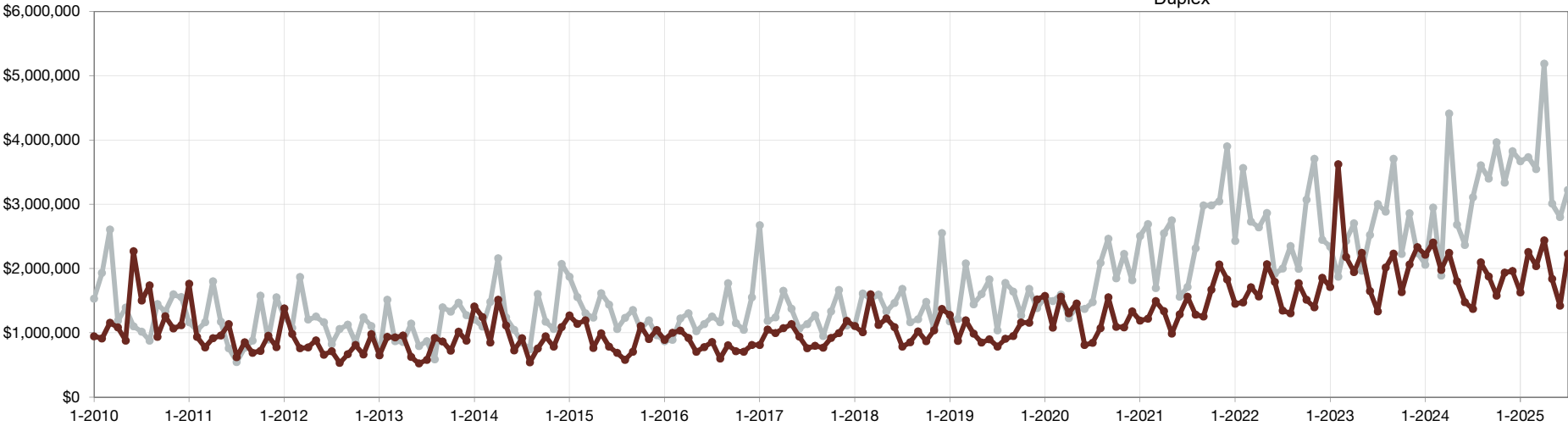
Historical Median Sales Price by Month



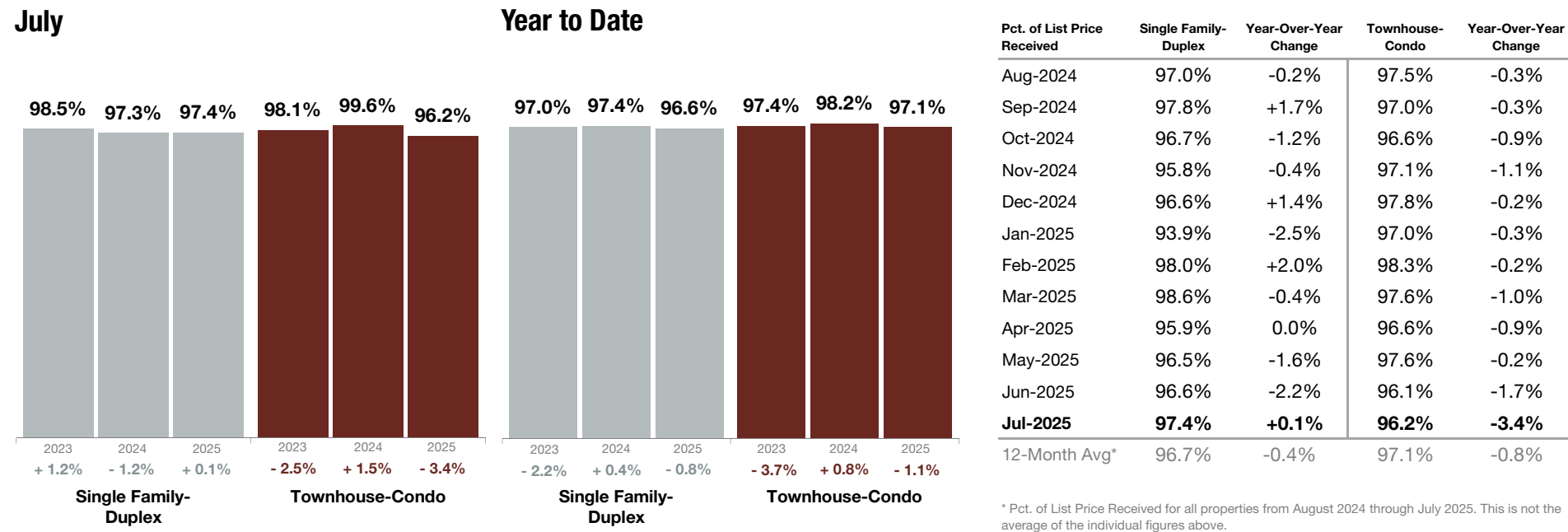
Average Sales Price



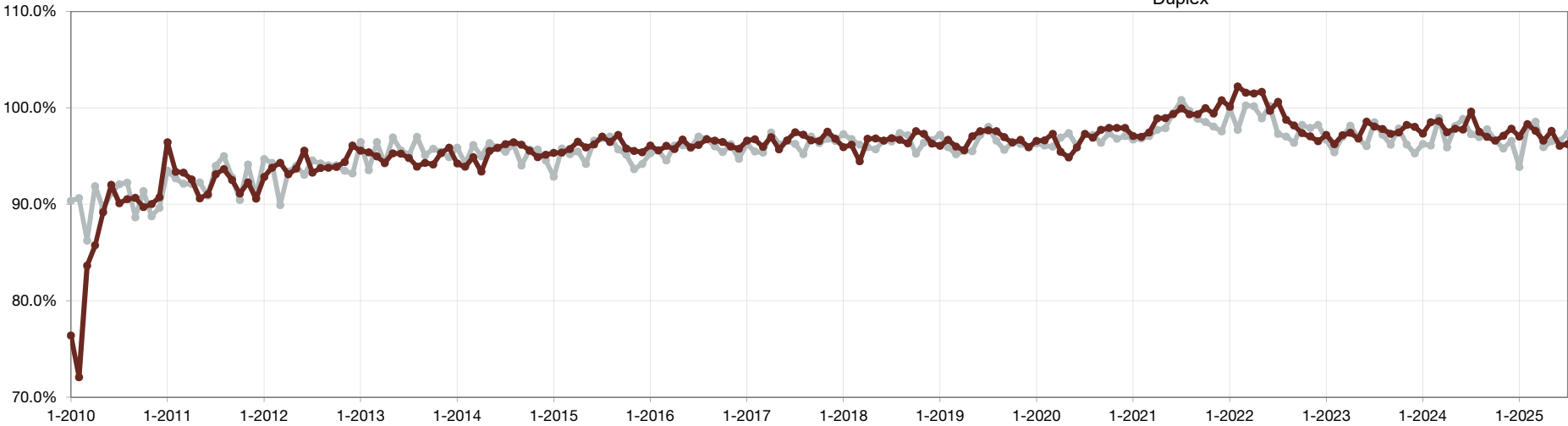
Historical Average Sales Price by Month



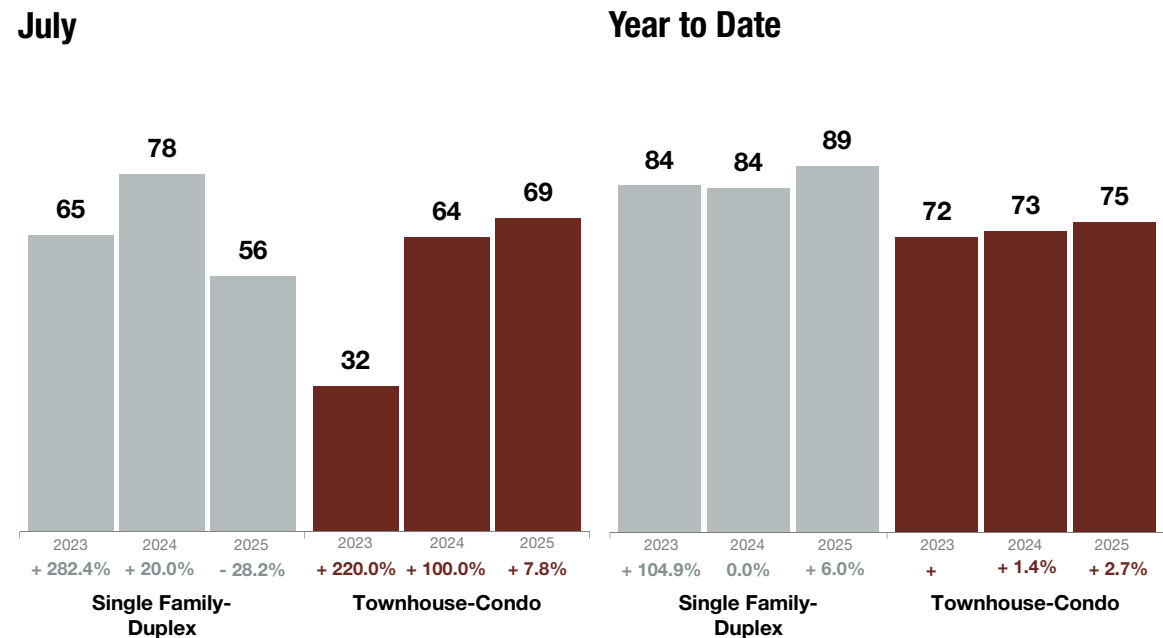
Percent of List Price Received



Historical Percent of List Price Received by Month



Days on Market Until Sale



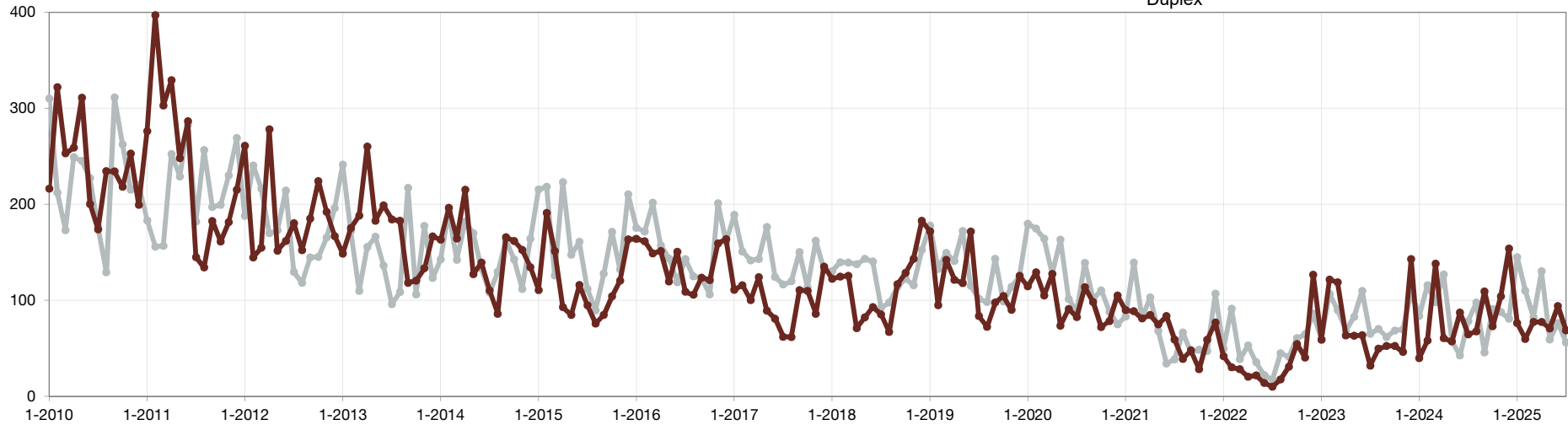
Days on Market	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2024	98	+40.0%	68	+38.8%
Sep-2024	46	-25.8%	109	+105.7%
Oct-2024	91	+33.8%	73	+40.4%
Nov-2024	88	+25.7%	104	+126.1%
Dec-2024	81	-25.0%	154	+7.7%
Jan-2025	145	+72.6%	76	+90.0%
Feb-2025	110	-5.2%	60	+3.4%
Mar-2025	82	-16.3%	77	-44.2%
Apr-2025	130	+2.4%	77	+28.3%
May-2025	59	+3.5%	71	+24.6%
Jun-2025	76	+76.7%	94	+8.0%
Jul-2025	56	-28.2%	69	+7.8%
12-Month Avg*	79	+8.8%	72	+21.0%

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

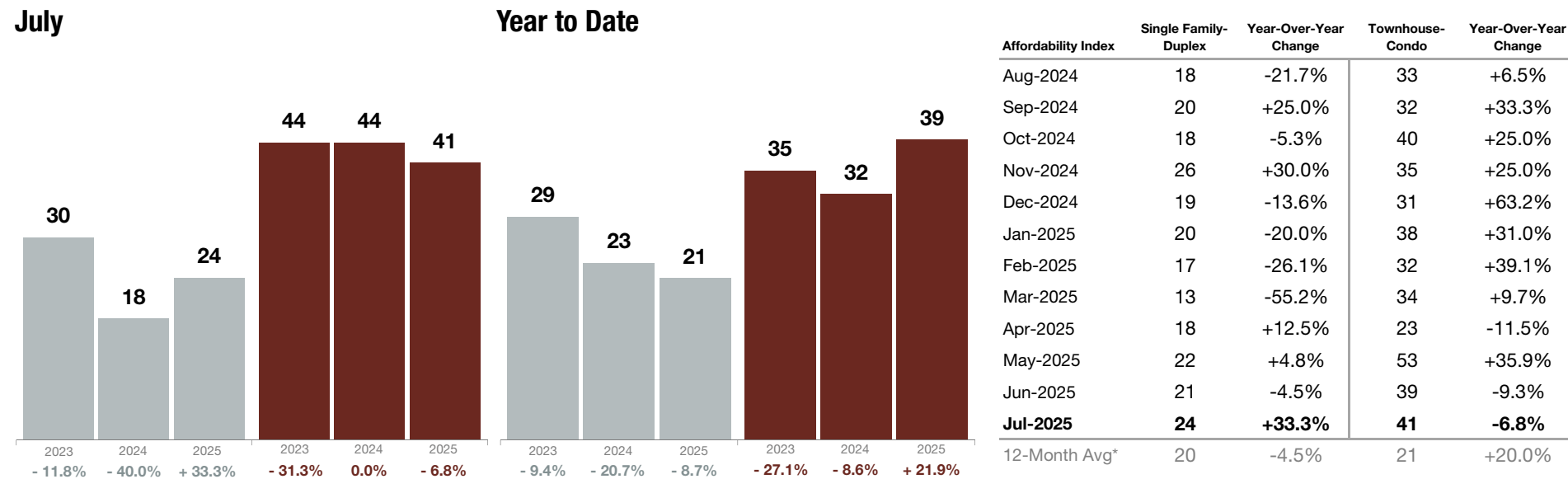
** These monthly reports use Agent Days on Market data.

Single Family-Duplex Townhouse-Condo

Historical Days on Market Until Sale by Month

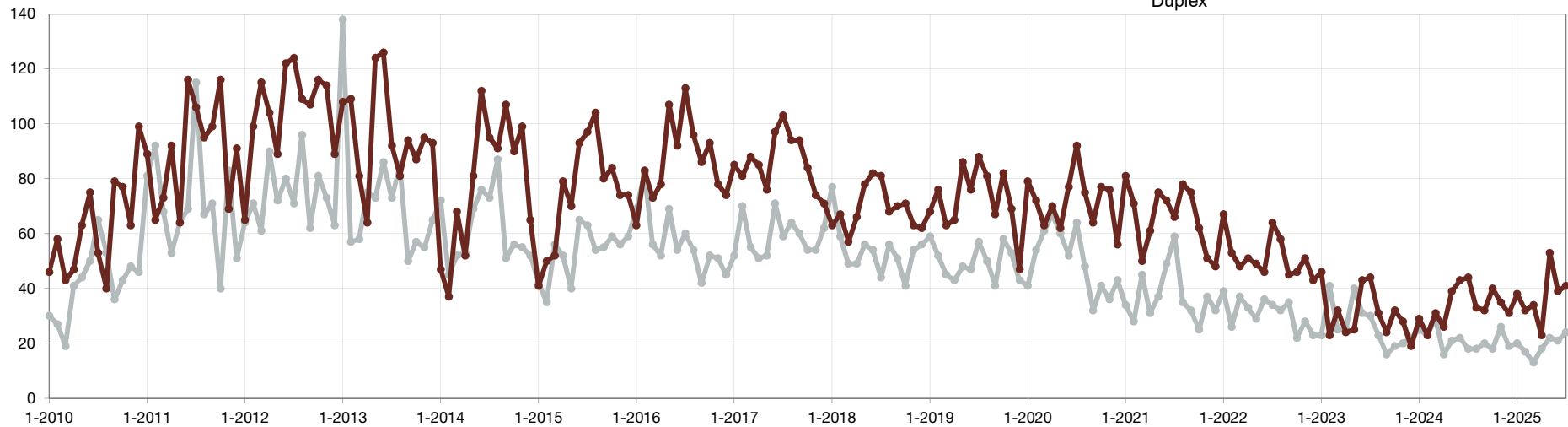


Housing Affordability Index



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

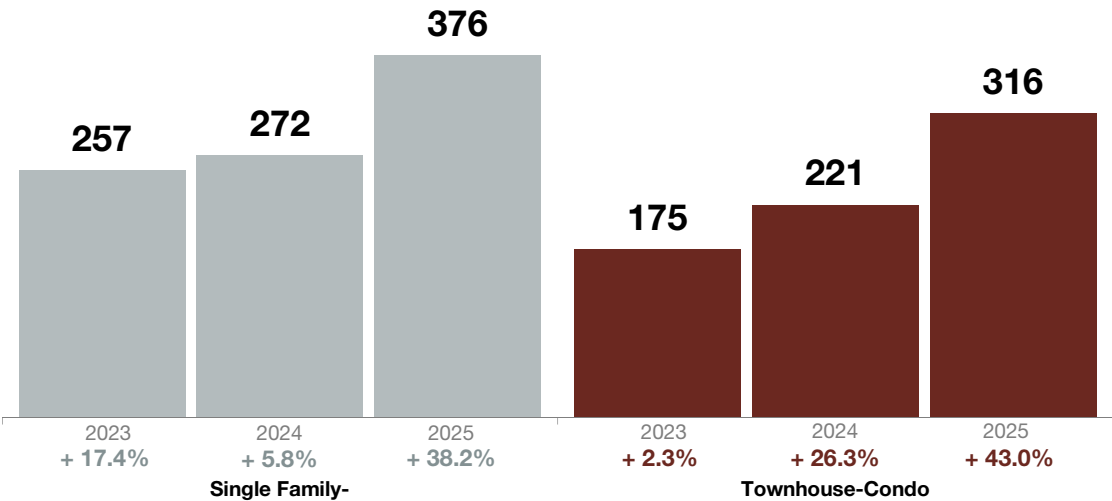
Historical Housing Affordability Index by Month



Inventory of Active Listings

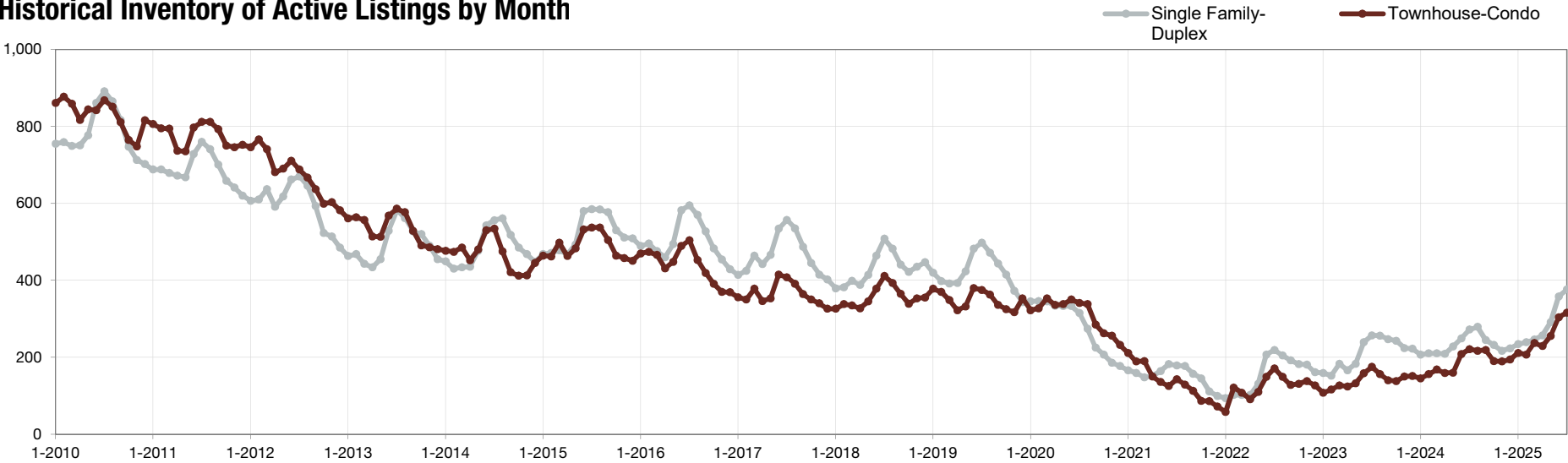


July



Active Listings	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2024	279	+9.0%	217	+39.1%
Sep-2024	245	-0.8%	219	+56.4%
Oct-2024	232	-4.5%	190	+37.7%
Nov-2024	217	-3.1%	189	+26.0%
Dec-2024	223	+0.5%	194	+28.5%
Jan-2025	234	+13.0%	211	+45.5%
Feb-2025	239	+13.8%	207	+32.7%
Mar-2025	246	+17.1%	237	+41.1%
Apr-2025	257	+23.0%	229	+44.0%
May-2025	291	+27.6%	255	+59.4%
Jun-2025	358	+43.8%	304	+46.2%
Jul-2025	376	+38.2%	316	+43.0%
12-Month Avg	267	+15.4%	231	+41.7%

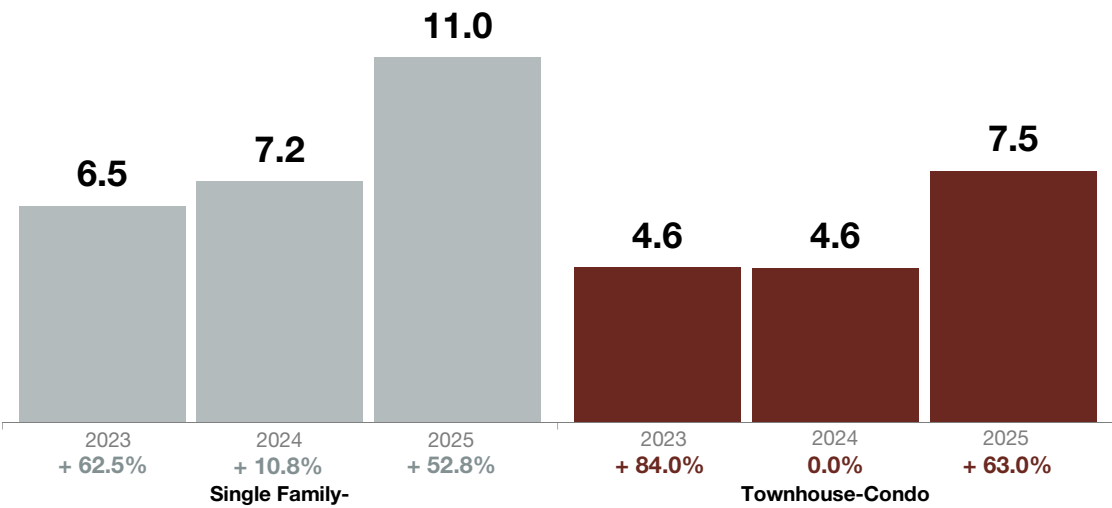
Historical Inventory of Active Listings by Month



Months Supply of Inventory



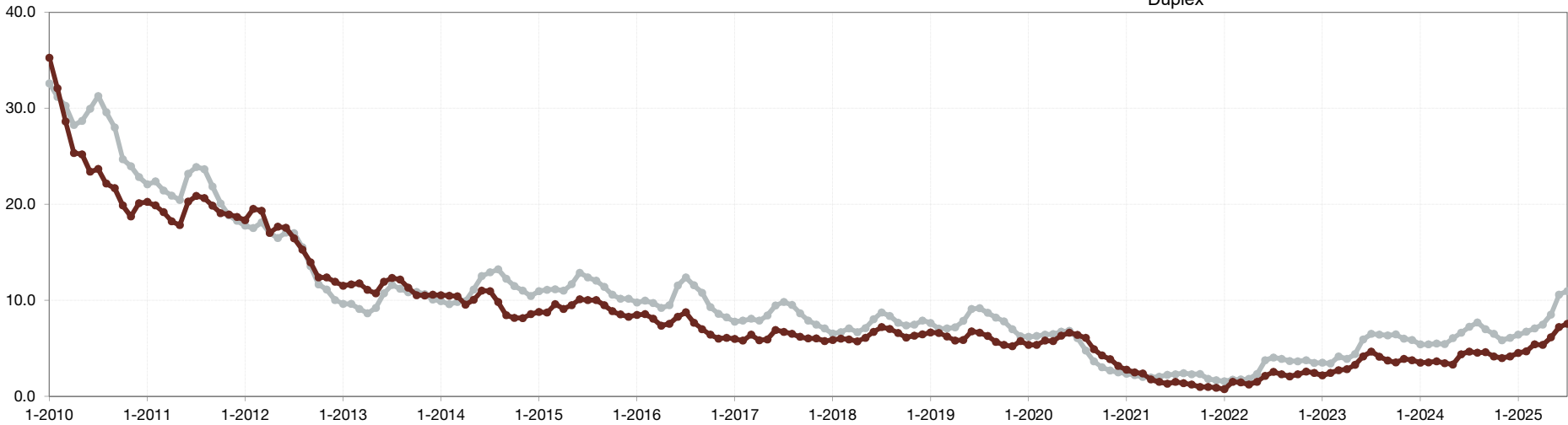
July



Months Supply	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Aug-2024	7.7	+20.3%	4.5	+9.8%
Sep-2024	7.0	+11.1%	4.6	+24.3%
Oct-2024	6.5	+1.6%	4.1	+17.1%
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%	4.7	+34.3%
Mar-2025	7.1	+29.1%	5.4	+50.0%
Apr-2025	7.5	+38.9%	5.3	+55.9%
May-2025	8.5	+41.7%	6.1	+84.8%
Jun-2025	10.6	+60.6%	7.2	+63.6%
Jul-2025	11.0	+52.8%	7.5	+63.0%
12-Month Avg	7.6	+25.2%	5.2	+36.8%

* Months Supply for all properties from August 2024 through July 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	7-2024	7-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		154	179	+ 16.2%	816	1,000	+ 22.5%
Pending Sales		94	120	+ 27.7%	543	555	+ 2.2%
Closed Sales		73	75	+ 2.7%	550	461	- 16.2%
Median Sales Price		\$1,250,000	\$1,450,000	+ 16.0%	\$1,500,000	\$1,515,000	+ 1.0%
Average Sales Price		\$2,204,263	\$2,772,526	+ 25.8%	\$2,309,577	\$2,654,134	+ 14.9%
Pct. of List Price Received		98.5%	96.8%	- 1.7%	97.9%	96.9%	- 1.0%
Days on Market Until Sale		71	62	- 12.7%	77	82	+ 6.5%
Housing Affordability Index		33	28	- 15.2%	28	27	- 3.6%
Inventory of Active Listings		493	692	+ 40.4%	--	--	--
Months Supply of Inventory		5.8	9.1	+ 56.9%	--	--	--

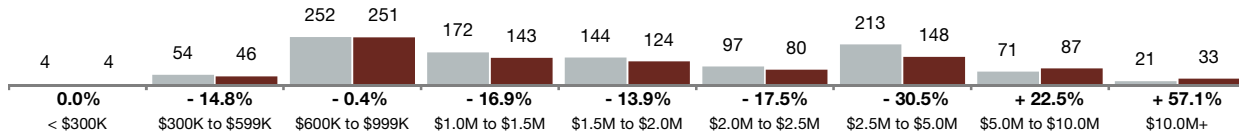
Closed Sales

Actual sales that have closed in a given month.



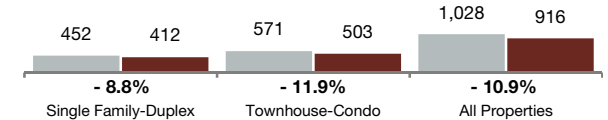
By Price Range – All Properties – Rolling 12 Months

7-2024 7-2025



By Property Type

7-2024 7-2025



Rolling 12 Months

Compared to Prior Month

Year to Date

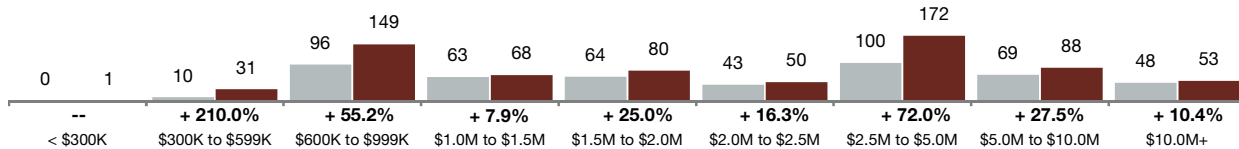
By Price Range	Single Family-Duplex			Townhouse-Condo			Single Family-Duplex			Townhouse-Condo			Single Family-Duplex			Townhouse-Condo		
	7-2024	7-2025	Change	7-2024	7-2025	Change	6-2025	7-2025	Change	6-2025	7-2025	Change	YTD 2024	YTD 2025	Change	YTD 2024	YTD 2025	Change
\$299,999 and Below	2	3	+ 50.0%	0	1	--	0	0	--	0	0	--	1	0	- 100.0%	0	1	--
\$300,000 to \$599,999	22	9	- 59.1%	31	36	+ 16.1%	0	3	--	4	5	+ 25.0%	12	6	- 50.0%	19	24	+ 26.3%
\$600,000 to \$999,999	89	85	- 4.5%	161	166	+ 3.1%	8	9	+ 12.5%	11	9	- 18.2%	52	40	- 23.1%	99	82	- 17.2%
\$1,000,000 to \$1,499,999	65	49	- 24.6%	107	94	- 12.1%	4	5	+ 25.0%	9	7	- 22.2%	31	25	- 19.4%	56	49	- 12.5%
\$1,500,00 to \$1,999,999	61	66	+ 8.2%	83	58	- 30.1%	8	8	0.0%	7	4	- 42.9%	38	35	- 7.9%	48	29	- 39.6%
\$2,000,000 to \$2,499,999	55	38	- 30.9%	42	42	0.0%	3	3	0.0%	3	3	0.0%	18	21	+ 16.7%	17	21	+ 23.5%
\$2,500,000 to \$4,999,999	99	74	- 25.3%	114	74	- 35.1%	6	6	0.0%	1	2	+ 100.0%	52	37	- 28.8%	55	33	- 40.0%
\$5,000,000 to \$9,999,999	43	60	+ 39.5%	28	27	- 3.6%	5	4	- 20.0%	1	3	+ 200.0%	19	25	+ 31.6%	21	14	- 33.3%
\$10,000,000 and Above	16	28	+ 75.0%	5	5	0.0%	1	3	+ 200.0%	0	1	--	9	15	+ 66.7%	1	4	+ 300.0%
All Price Ranges	452	412	- 8.8%	571	503	- 11.9%	35	41	+ 17.1%	36	34	- 5.6%	232	204	- 12.1%	316	257	- 18.7%

Inventory of Active Listings

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

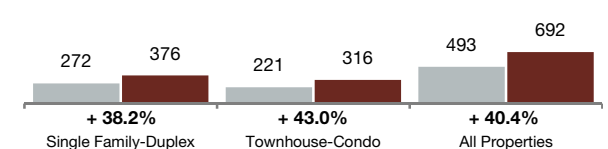
By Price Range – All Properties

7-2024 7-2025



By Property Type

7-2024 7-2025



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		
	7-2024	7-2025	Change	7-2024	7-2025	Change	6-2025	7-2025	Change	6-2025	7-2025	Change					
\$299,999 and Below	0	1	--	0	0	--	1	1	0.0%	0	0	--	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.				
\$300,000 to \$599,999	6	9	+ 50.0%	4	22	+ 450.0%	11	9	- 18.2%	20	22	+ 10.0%					
\$600,000 to \$999,999	48	56	+ 16.7%	48	93	+ 93.8%	56	56	0.0%	90	93	+ 3.3%					
\$1,000,000 to \$1,499,999	17	23	+ 35.3%	46	45	- 2.2%	24	23	- 4.2%	43	45	+ 4.7%					
\$1,500,00 to \$1,999,999	32	41	+ 28.1%	32	39	+ 21.9%	37	41	+ 10.8%	39	39	0.0%					
\$2,000,000 to \$2,499,999	25	36	+ 44.0%	18	14	- 22.2%	40	36	- 10.0%	13	14	+ 7.7%					
\$2,500,000 to \$4,999,999	45	100	+ 122.2%	55	72	+ 30.9%	93	100	+ 7.5%	69	72	+ 4.3%					
\$5,000,000 to \$9,999,999	55	66	+ 20.0%	14	22	+ 57.1%	63	66	+ 4.8%	22	22	0.0%					
\$10,000,000 and Above	44	44	0.0%	4	9	+ 125.0%	33	44	+ 33.3%	8	9	+ 12.5%					
All Price Ranges	272	376	+ 38.2%	221	316	+ 43.0%	358	376	+ 5.0%	304	316	+ 3.9%					

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.